



Sindh Building Control Authority

No: SBCA/DD(PSA&C)/38/Adv- 42/2022
Dated: 09-03-2022

Civic Centre, Annexe University Road,
Gulshan-e-Iqbal, Karachi-5(Pakistan)
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(1) Mr. Abdul Rehman Naqi S/o Muhammad Naqi,
holding CNIC No.42201-5037153-3
(2) Mr. Muhammad Amin S/o Abdul Karim
holding CNIC No. 42201-8851148-1
(3) Mr. Jawed Suleman S/o Suleman Muhammad
holding CNIC No. 42201-7293245-1
(4) Mr. Muhammad Arif S/o Muhammad Sadiq
holding CNIC No. 42101-9948902-7
Co-owners of plot & Partners of
M/s Saudagar Corporation (BL-3701)
6th Floor Siddiq Sons Tower, 3 J
CHS, Shahrah-e-Faisal,
Karachi.

Basement (Shops + ARS + Parking + Services) +
Ground to 1st Floor (Shops + Parking + Recreation) +
2nd to 14th Floors (Flats) + Roof (Solar Panel +
Battery Room + Services) Only (admeasuring
16536.00 Sq. Yds.).

DATE OF COMPLETION OF PROJECT: 31-12-2026

SUBJECT: **NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF FLATS, SHOPS & PENT HOUSE FOR PROJECT "PS DYNASTY" SURVEY NO. 305-1, LAND MEASURING 4.00 ACRES, DEH THOMING TAPPO GUJRO, SCHEME-33, KARACHI.**

Reference: Your application dated: 19-12-2021

I have been directed to convey the approval of the subject noted NOC. The copies of Approved Draft of Advertisement, Terms and Conditions and Specifications for Construction are enclosed. No addition or alteration is allowed in the approved documents at any stage:-

THIS NOC IS BEING ISSUED WITH THE FOLLOWING CONDITIONS:

1. This NOC is being issued on the basis of ABAD'S Guarantee in lieu of security deposit in favour of SBCA bearing # 0234, Dated: 05-03-2022, amounting to Rs. 5,16,71,540/- issued by M/s ABAD against the 1% Security Deposit.
2. This NOC is being issued on the basis of Approval of Building Plan / Valid Construction Permit approved by Deputy Director One Window Cell / Architectural & Planning Section Head Quarters, SBCA, vide No. Sch-33/PC-13/OWC/Arch.& Planning/Construction Permit/2021/05, Dated: 21-01-2022. In case of any litigation / dispute pertain to land status / ownership / violation of approved building plan, the PSA&C Section will not be a party and this NOC will be treated as withdrawn / cancelled.
3. As per undertakings dated: 17-09-2021 submitted by the builder.
4. That the Builder shall follow the terms & conditions for allotment of units as prescribed in Chapter 5-1 of KB & TPR-2002 as amended up to date and Section-12 of SBCO 1979 amended up to date.
5. This NOC is being issued only for Advertisement & Marketing purpose only. Design Section is not responsible for violation in approved plan / delay in completion of project.
6. The Builder shall submit the Printed Brochure within 30 days.
7. Notice Board (4'-0" X 4'-0) displaying the information material pertaining to the project should be installed at the booking office and copy of NOC, Building Plan, information regarding the covered area, Numbers of units should place on the Notice Board.
8. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
9. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.
10. The builder shall follow the decision of Anomaly Committee and instruction of the Authority.
11. The builder shall submit list of booked units and site progress report duly verified by the License Architect and D.D Concerned on quarterly basis.

12. Builder will execute an agreement with each individual allottee on stamp paper as per the approved Model Agreement of KBCA in pursuance of Section 12(4) of SBCO within 30 days of booking of the unit and before issuance of allocation letter the agreement will be got countersigned and witnessed by the authorized representative of ABAD within 15 days otherwise will not be allowed to collect further payments / installments as per approved schedule of payment.
13. The concerned town (District East) is liable for the compliance of conditions in respect of NOC for Sale and Advertisement.

PROJECT SUMMARY

| TYPE | FLOOR | NOS | COVERED AREA | UNIT PRICE |
|-----------------|-------------------------------------|-----|---------------|-------------------|
| TOWER-A | | | | |
| A | 2 nd to 13 th | 48 | 356.06 Sq.ft | Rs. 28,50,000/- |
| B | 2 nd to 13 th | 96 | 1152.25 Sq.ft | Rs. 92,00,000/- |
| Pent House | 14 th | 03 | 1844.25 Sq.ft | Rs. 1,47,50,000/- |
| TOWER-B | | | | |
| A | 2 nd to 13 th | 156 | 1311.20 Sq.ft | Rs. 1,05,00,000/- |
| Pent House-I | 14 th | 02 | 1418.06 Sq.ft | Rs. 1,13,50,000/- |
| Pent House-II | 14 th | 02 | 1385.63 Sq.ft | Rs. 1,10,00,000/- |
| TOWER-B1 | | | | |
| A | 2 nd to 13 th | 180 | 1311.20 | Rs. 1,05,00,000/- |
| Pent House | 14 th | 02 | 1385.63 | Rs. 1,10,00,000/- |
| TOWER-C | | | | |
| A | 2 nd to 13 th | 180 | 901.61 | Rs. 72,50,000/- |
| Pent House | 14 th | 03 | 1173.88 | Rs. 95,00,000/- |
| TOWER-C1 | | | | |
| A | 2 nd to 13 th | 144 | 901.61 | Rs. 72,50,000/- |
| Pent House | 14 th | 02 | 1173.88 | Rs. 95,00,000/- |
| TOWER-C2 | | | | |
| A | 2 nd to 13 th | 216 | 901.61 | Rs. 75,00,000/- |
| Pent House | 14 th | 03 | 1173.88 | Rs. 95,00,000/- |
| Shops | | | | |
| Shops | Basement | 07 | 20424.19 | @Rs. 20,000/- PSF |
| | Ground | | 20217.46 | @Rs. 20,000/- PSF |
| | 1 st | | 17801.50 | @Rs. 20,000/- PSF |

The above mentioned prices do not include the documentation, Corner, West Open, Road Facing charges. Extra charges will be as follows:

- Documentation charges to be clearly mentioned in schedule of payment as per clause 5-1.13 of KB & TPR-2002 (Amended up to date).
- Transfer fee will be 2% of unit price.
- Corner charges is equal to 2% of unit price can only be levied on the units facing the two CDGK's planned roads (if applicable).
- West open is equal to 2% of unit price (if applicable).
- Road facing is equal of 1% of unit price (if applicable).

Enclosure:

As above.

(Signature)
Assistant Director
Public Sale & Advertisement &
Complaints, SBCA

Copy to: -

- Director (PSA&C), SBCA.
- Deputy Director (District East), SBCA, with the request to provide site progress report on quarterly basis & Look after the Terms & Conditions of NOC for Sale.
- Deputy Director (OWC / Town Planning Section, SBCA.
- ✓ Deputy Director (I.T), SBCA.....with request to please insert QR Code & upload in website.
- Deputy Director (Vigilance), SBCA.
- Secretary ABAD.