



October 23, 2023

GRR/2023/PSX/086

Mr. Hafiz Maqsood Munshi
Head, Listed Companies Compliance Department – RAD
Pakistan Stock Exchange Limited
Stock Exchange Building
Stock Exchange Road
Karachi.

Dear Sir

Re: Public Notice

This refers to your letter # Gen-1704 dated October 19, 2023 on the subject.

We have noticed a post circulating on social media claiming our projects (including Globe) are mentioned as unapproved by the Sindh Building Control Authority (SBCA).

We would like to assure our stakeholders that we have complete set of approvals from SBCA (copy enclosed). This misunderstanding may have been caused since approvals are sought prior to the project launch at which stage only details pertaining to plot number and location are stated.

Please rest assured, all our projects have necessary approvals and NOCs and the complete list with plot numbers at Naya Nazimabad is accessible on the SBCA's website.

Thank you for your continued support.

We believe that these explanations adequately address our position. However, please feel free to ask if you need any more information in this regard.

Yours sincerely

Razi Haider
CFO & Company Secretary



Encl: As attached

Cc:

1. The Director (LCD-SD) – SECP
2. The Chief Regulatory Officer - PSX



Sindh Building Control Authority

NO: SBCA/DD-I(D&C-I)/95/Adv- 30 /2020
Dated: 24 -01-2020

Civic Centre, Annexe University Road,
Gulshan-e-Iqbal, Karachi-5(Pakistan)
Phones: Tel: 021-9923029
Fax: 021-99230326
www.sbca.gov.pk

Abdus Samad S/o Arif Habib
CNIC No. 42000-0548037-1
Owner of Plot and Chief Executive Officer of
M/s Javedan Corporation Pvt. Ltd. (BL-3248)
Head Office 1st Floor, Arif Habib Centre
23 M.T.Khan Road, Karachi.

Basement-2 (Parking) + Basement-1 (Parking + ARS) +
Ground Floor (Parking + Services) + 1st Floor (Recreation +
Flats) + 2nd to 13th Upper Floors (Flats) only (Admeasuring
4508 Sq. Yds.)

DATE OF COMPLETION OF PROJECT: 01-02-2024

SUBJECT: NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF FLATS/SHOPS FOR
PROJECT "NAYA NAZIMABAD APARTMENT-3" PLOT NO. FL-03. SURVEY NOS. 38 & 40
NAYA NAZIMABAD SCHEME-43, DEH MANGHOPIR, GADAP TOWN, KARACHI.

Reference: Your application dated: 26-12-2019

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 Guarantee in lieu of Security Deposit in favour of SBCA bearing # **0101 dated: 20-01-2020**, after receiving of cheque No. **28269105** amounting to **Rs. 1,16,03,439/-** issued by **M/s. ABAD**, against the 1% Security Deposit.
2. This NOC is being issued on the basis of **Architectural Concept Building Plan** vide No. **SBCA/DD/(Gadap Town)/2019/1633**, Dated: **23-10-2019** Forwarded by Deputy Director (Gadap Town) vide No. **SBCADD (Gadap Town)/2019/647**, Dated: **24-12-2019**.
3. As per Notification Dated: **27-11-2019**, that Builder Owner sponsor will be allowed only to advertise and carry out booking of units in the project by collecting the booking amount upto only **10% of total price approved in NOC**. No further installment payment will be allowed to be collected till issuance of valid construction permit. Further installments will be collected according to the stage of construction mentioned in the schedule of payment duly approved by SBCA. Furthermore agreements executed between builder and purchaser as per clause-5-1.10 of KB&TPR duly countersigned by ABAD will be submitted to SBCA before issuance of construction permit. Collection of further installments will be allowed by Design Section after issuance of Final Approval of Building Plan (Construction Permit).
4. **Builder will submit NOC from PAF before issuance of Final Approved Building Plan..**
5. As per undertaking dated: **19-12-2019**, submitted by the builder.
6. 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.
7. The Builder shall submit the Printed Brochure within 30 days.
8. 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.
9. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
10. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.
11. The builder shall follow the decision of Anomaly Committee and instruction of the Authority.

Cont.....

12. 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.
13. 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.

PROJECT SUMMARY

TYPE	FLOOR	NOS	COVERED AREA	UNIT PRICE
A	1st to 10 th	34	1414.81 SQ.FT	RS. 2,00,00,000/-
B	1st to 13th	104	967.84 SQ.FT	RS. 1,36,00,000/-

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.

Muhammad Arshad
(MUHAMMAD ARSHAD)

Deputy Director-I

Design & Complaint-I, SBCA

Copy to: -

- Director (Design & Complaint), SBCA.
- Deputy Director (Gadap Town), SBCA, with the request to provide site progress report on quarterly basis & Look after the Terms & Conditions of NOC for Sale.
- Deputy Director (Computer Section), SBCA.
- Deputy Director (Vigilance Section), SBCA.



Sindh Building Control Authority

NO: SBCA/DD-I(D&C-I)/98/Adv- 31 /2020
Dated: 24-01-2020

Abdus Samad S/o Arif Habib
CNIC No. 42000-0548037-1
Owner of Plot and Chief Executive Officer of
M/s Javedan Corporation Pvt. Ltd. (BL-3248)
Head Office 1st Floor, Arif Habib Centre
23 M.T.Khan Road, Karachi.

Civic Centre, Annexe University Road,
Gulshan-e-Iqbal, Karachi-5(Pakistan)
Phones: Tel: 021-9923029
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www.sbca.gov.pk

Basement-2 (Parking) + Basement-1 (Parking + ARS) +
Ground Floor (Parking + Services) + 1st Floor (Recreation +
Flats) + 2nd to 14th Upper Floors (Flats) only (Admeasuring
4188 Sq. Yds.)

DATE OF COMPLETION OF PROJECT: 01-02-2025

SUBJECT: NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF FLATS/SHOPS FOR
PROJECT "NAYA NAZIMABAD APARTMENT-4" PLOT NO. FL-04, SURVEY NOS. 40, NAYA
NAZIMABAD SCHEME-43, DEH MANGHOPIR, GADAP TOWN, KARACHI.

Reference: Your application dated: 26-12-2019

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 Guarantee in lieu of Security Deposit in favour of SBCA bearing # **0102 dated: 20-01-2020**, after receiving of cheque No. **28269106** amounting to **Rs. 1,21,35,638/-** issued by **M/s. ABAD**, against the 1% Security Deposit.
2. This NOC is being issued on the basis of **Architectural Concept Building Plan** vide No. **SBCA/DD/(Gadap Town)/2019/1634**, Dated: **23-10-2019** Forwarded by Deputy Director (Gadap Town) vide No. **SBCADD (Gadap Town)/2019/645**, Dated: **24-12-2019**.
3. As per Notification Dated: 27-11-2019, that Builder Owner sponsor will be allowed only to advertise and carry out booking of units in the project by collecting the booking amount upto only **10% of total price approved in NOC**. No further installment payment will be allowed to be collected till issuance of valid construction permit. Further installments will be collected according to the stage of construction mentioned in the schedule of payment duly approved by SBCA. Furthermore agreements executed between builder and purchaser as per clause-5-1.10 of KB&TPR duly countersigned by ABAD will be submitted to SBCA before issuance of construction permit. Collection of further installments will be allowed by Design Section after issuance of Final Approval of Building Plan (Construction Permit).
4. **Builder will submit NOC from PAF before issuance of Final Approved Building Plan.**
5. As per undertaking dated: **19-12-2019**, submitted by the builder.
6. 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.
7. The Builder shall submit the Printed Brochure within 30 days.
8. 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.
9. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
10. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.
11. The builder shall follow the decision of Anomaly Committee and instruction of the Authority.

Cont.....

12. 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.
13. 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.

PROJECT SUMMARY

TYPE	FLOOR	NOS	COVERED AREA	UNIT PRICE
A	1st to 14th	28	1375.99 SQ.FT	RS. 1,99,42,000/-
A1	1st to 11th	40	1379.81 SQ.FT	RS. 2,00,00,000/-
B	1st to 11th	53	959.68 SQ.FT	RS. 1,39,13,000/-

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.

Muhammad Arshad
24.01.2020

(MUHAMMAD ARSHAD)

Deputy Director-I

Design & Complaint-I, SBCA

[Signature]

Copy to: -

- Director (Design & Complaint), SBCA.
- Deputy Director (Gadap Town), SBCA, with the request to provide site progress report on quarterly basis & Look after the Terms & Conditions of NOC for Sale.
- Deputy Director (Computer Section), SBCA.
- Deputy Director (Vigilance Section), SBCA.



Sindh Building Control Authority

NO: SBCA/DD-I(D&C-I)/99/Adv- 32 /2020
Dated: 24-01-2020

Abdus Samad S/o Arif Habib
CNIC No. 42000-0548037-1
Owner of Plot and Chief Executive Officer of
M/s Javedan Corporation Pvt. Ltd. (BL-3248)
Head Office 1st Floor, Arif Habib Centre
23 M.T.Khan Road, Karachi.

Civic Centre, Annexe University Road,
Gulshan-e-Iqbal, Karachi-5(Pakistan)
Phones: Tel: 021-9923029
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www.sbca.gov.pk

Basement-2 (Parking + ARS) + Basement-1 (Parking) + Ground
Floor (Parking + Services + Recreation) + 1st Floor (Recreation
+ Flats) + 2nd to 16th Upper Floors (Flats) only (Admeasuring
14325 Sq. Yds.)

DATE OF COMPLETION OF PROJECT: 01-02-2025

SUBJECT: NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF FLATS/SHOPS FOR
PROJECT "NAYA NAZIMABAD APARTMENT-5" PLOT NO. FL-05, SURVEY NOS. 37, 38, 40,
NAYA NAZIMABAD SCHEME-43, DEH MANGHOPIR, GADAP TOWN, KARACHI.

Reference: Your application dated: 26-12-2019

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 Guarantee in lieu of Security Deposit in favour of SBCA bearing # **0103 dated: 20-01-2020**, after receiving of cheque No. **28269108** amounting to **Rs. 4,62,57,839/-** issued by **M/s. ABAD**, against the 1% Security Deposit.
2. This NOC is being issued on the basis of **Architectural Concept Building Plan** vide No. **SBCA/DD/(Gadap Town)/2019/1635, Dated: 29-10-2019** Forwarded by Deputy Director (Gadap Town) vide No. **SBCADD (Gadap Town)/2019/644, Dated: 24-12-2019**.
3. As per Notification Dated: 27-11-2019, that Builder Owner sponsor will be allowed only to advertise and carry out booking of units in the project by collecting the booking amount upto only **10% of total price approved in NOC**. No further installment payment will be allowed to be collected till issuance of valid construction permit. Further installments will be collected according to the stage of construction mentioned in the schedule of payment duly approved by SBCA. Furthermore agreements executed between builder and purchaser as per clause-5-1.10 of KB&TPR duly countersigned by ABAD will be submitted to SBCA before issuance of construction permit. Collection of further installments will be allowed by Design Section after issuance of Final Approval of Building Plan (Construction Permit).
4. **Builder will submit NOC from PAF before issuance of Final Approved Building Plan.**
5. As per undertaking dated: **19-12-2019**, submitted by the builder.
6. 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.
7. The Builder shall submit the Printed Brochure within 30 days.
8. 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.
9. In case of any misrepresentation of facts the NOC/Approval will be treated as withdrawn without any notice.
10. In case of any violation/deviation of the NOC/Approval will be suspended /withdrawn.
11. The builder shall follow the decision of Anomaly Committee and instruction of the Authority.

Cont.....

12. 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.
13. 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.

PROJECT SUMMARY

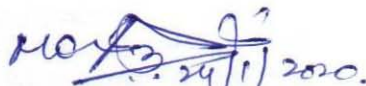
TYPE	FLOOR	NOS	COVERED AREA	UNIT PRICE
A	1 st to 14 th	55	1377.76 Sq.ft	Rs. 2,00,00,000/-
A1	1 st to 10 th	39	1331.41 Sq.ft	Rs. 1,93,18,000/-
B	1 st to 16 th	344	1008.24 Sq.ft	Rs. 1,46,30,000/-
B1	1 st to 14 th	14	1008.29 Sq.ft	Rs. 1,46,30,000/-
B2	1 st to 14 th	42	981.97 Sq.ft	Rs. 1,42,52,000/-

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.


 (MUHAMMAD ARSHAD)
 Deputy Director-I
 Design & Complaint-I, SBCA

Copy to: -

- Director (Design & Complaint), SBCA.
- Deputy Director (Gadap Town), SBCA, with the request to provide site progress report on quarterly basis & Look after the Terms & Conditions of NOC for Sale.
- Deputy Director (Computer Section), SBCA.
- Deputy Director (Vigilance Section), SBCA.



Sindh Building Control Authority

NO: SBCA/DD-I(D&C-I)/97/Adv- 33 /2020
Dated: 24-01-2020

Abdus Samad S/o Arif Habib
CNIC No. 42000-0548037-1
Owner of Plot and Chief Executive Officer of
M/s Javedan Corporation Pvt. Ltd. (BL-3248)
Head Office 1st Floor, Arif Habib Centre
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Basement-2 (Parking) + Basement-1 (Parking + ARS) + Ground
Floor (Parking + Services) + 1st Floor (Recreation + Flats) + 2nd
to 16th Upper Floors (Flats) only (Admeasuring 9469 Sq. Yds.).

DATE OF COMPLETION OF PROJECT: 01-02-2025

SUBJECT: NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF FLATS/SHOPS FOR
PROJECT "NAYA NAZIMABAD APARTMENT-7" PLOT NO. FL-07, SURVEY NOS. 256, NAYA
NAZIMABAD SCHEME-43, DEH MANGHOPIR, GADAP TOWN, KARACHI.

Reference: Your application dated: 26-12-2019

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 Guarantee in lieu of Security Deposit in favour of SBCA bearing # 0104 dated: 20-01-2020, after receiving of cheque No. 28269107 amounting to Rs. 3,02,98,480/- issued by M/s. ABAD, against the 1% Security Deposit.
2. This NOC is being issued on the basis of Architectural Concept Building Plan vide No. SBCA/DD/(Gadap Town)/2019/1636, Dated: 29-10-2019 Forwarded by Deputy Director (Gadap Town) vide No. SBCADD (Gadap Town)/2019/646, Dated: 24-12-2019.
3. As per Notification Dated: 27-11-2019, that Builder Owner sponsor will be allowed only to advertise and carry out booking of units in the project by collecting the booking amount upto only 10% of total price approved in NOC. No further installment payment will be allowed to be collected till issuance of valid construction permit. Further installments will be collected according to the stage of construction mentioned in the schedule of payment duly approved by SBCA. Furthermore agreements executed between builder and purchaser as per clause-5-1.10 of KB&TPR duly countersigned by ABAD will be submitted to SBCA before issuance of construction permit. Collection of further installments will be allowed by Design Section after issuance of Final Approval of Building Plan (Construction Permit).
4. **Builder will submit NOC from PAF before issuance of Final Approved Building Plan.**
5. As per undertaking dated: 19-12-2019, submitted by the builder.
6. 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.
7. The Builder shall submit the Printed Brochure within 30 days.
8. 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.
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11. The builder shall follow the decision of Anomaly Committee and instruction of the Authority.

Cont.....

12. 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.
13. 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.

PROJECT SUMMARY

TYPE	FLOOR	NOS	COVERED AREA	UNIT PRICE
A	1 st to 16 th	59	1378.71 Sq.ft	Rs. 2,00,00,000/-
A1	1 st to 10 th	39	1378.40 Sq.ft	Rs. 1,99,85,000/-
B	1 st to 16 th	221	974.84 Sq.ft	Rs. 1,41,40,000/-

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.


 (MUHAMMAD ARSHAD)
 Deputy Director-I
 Design & Complaint-I, SBCA

Copy to: -

- Director (Design & Complaint), SBCA.
- Deputy Director (Gadap Town), SBCA, with the request to provide site progress report on quarterly basis & Look after the Terms & Conditions of NOC for Sale.
- Deputy Director (Computer Section), SBCA.
- Deputy Director (Vigilance Section), SBCA.



Sindh Building Control Authority

NO: SBCA/DD-I(D&C-I)/96/Adv- 34 /2020
Dated: 24-01-2020

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Abdus Samad S/o Arif Habib
CNIC No. 42000-0548037-1
Owner of Plot and Chief Executive Officer of
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Head Office 1st Floor, Arif Habib Centre
23 M.T.Khan Road, Karachi.

**Basement-2 (Parking) Basement-1 (Parking +ARS) + Ground
Floor (Parking + Services + Recreation) + 1st to 18th Upper
Floors (Flats) only (Admeasuring 8010 Sq. Yds.)**

DATE OF COMPLETION OF PROJECT: 01-02-2025

SUBJECT: NO OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT OF FLATS/SHOPS FOR
PROJECT "NAYA NAZIMABAD APARTMENT-8" PLOT NO. FL-08, SURVEY NOS. 256, NAYA
NAZIMABAD SCHEME-43, DEH MANGHOPIR, GADAP TOWN, KARACHI.

Reference: Your application dated: 26-12-2019

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 Guarantee in lieu of Security Deposit in favour of SBCA bearing # **0105** dated: **20-01-2020**, after receiving of cheque No. **28269109** amounting to **Rs. 1,37,36,805/-** issued by **M/s. ABAD**, against the 1% Security Deposit.
2. This NOC is being issued on the basis of **Architectural Concept Building Plan vide No. SBCA/DD/(Gadap Town)/2019/1637, Dated: 29-10-2019** Forwarded by Deputy Director (Gadap Town) vide No. **SBCADD (Gadap Town)/2019/643, Dated: 24-12-2019**.
3. As per Notification Dated: 27-11-2019, that Builder Owner sponsor will be allowed only to advertise and carry out booking of units in the project by collecting the booking amount upto only **10% of total price approved in NOC**. No further installment payment will be allowed to be collected till issuance of valid construction permit. Further installments will be collected according to the stage of construction mentioned in the schedule of payment duly approved by SBCA. Furthermore agreements executed between builder and purchaser as per clause-5-1.10 of KB&TPR duly countersigned by ABAD will be submitted to SBCA before issuance of construction permit. Collection of further installments will be allowed by Design Section after issuance of Final Approval of Building Plan (Construction Permit).
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Cont.....

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13. 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.

PROJECT SUMMARY


TYPE	FLOOR	NOS	COVERED AREA	UNIT PRICE
A	1 st to 18 th	114	1434.88 Sq.ft	Rs. 2,00,00,000/-
B	1 st to 16 th	128	1008.24 Sq.ft	Rs. 1,40,00,000/-

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).
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Enclosure:

As above.


 (MUHAMMAD ARSHAD)
 Deputy Director-I
 Design & Complaint-I, SBCA

Copy to: -

- Director (Design & Complaint), SBCA.
- Deputy Director (Gadap Town), SBCA, with the request to provide site progress report on quarterly basis & Look after the Terms & Conditions of NOC for Sale.
- Deputy Director (Computer Section), SBCA.
- Deputy Director (Vigilance Section), SBCA.