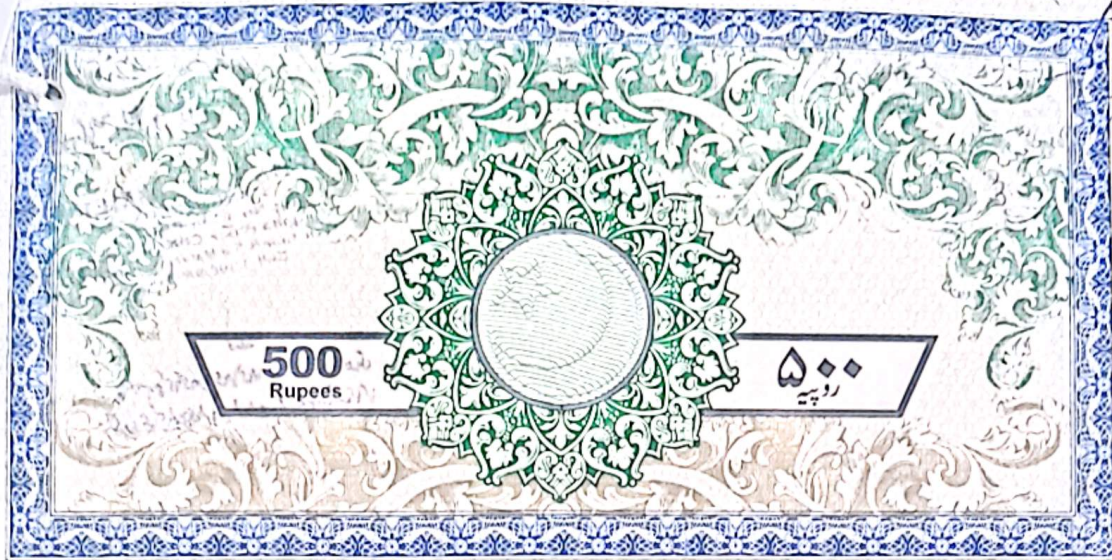




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2ND MORTGAGE DEED**ANNEXURE "B"**

This 2ND Mortgage Deed is made at Islamabad on the 7 day of Nov 2024 between **M/S ZEDEM INTERNATIONAL (PVT.) LTD.** having its office at Faisal Tower, Faisal Town, Main Fateh Jang Road N-80, Near Tarnol Interchange Motorway M-1, Rawalpindi a Company registered with Securities & Exchange Commission of Pakistan (SECP) under the Companies Ordinance, 1984 (XLVII of 1984) (Now the Companies Act, 2017) (hereinafter referred to as the "Sponsor" which expression shall, where the context so admits, include its executors, administrators, legal representatives, assigns and Successors-in-interest) of the One Part **AND** The **CAPITAL DEVELOPMENT AUTHORITY ISLAMABAD**, an authority established under the CDA Ordinance, 1960, (hereinafter referred to as "the Authority", which expression shall include its successors-in-office, representative and assigns) of the other part.

Whereas the Sponsors has applied to the Authority in pursuance of ICT (Zoning) Regulation, 1992, and Regulation for Planning and Development for approval of a Housing Scheme "Faisal Residencia" in **MOUZA PIND PARIYAN & MOUZA DORA**, Islamabad over an area of **1220.60 Kanals**.

The Khewat No. 80, Khatoni No. 131, Khasra No. 204, land measuring 11K-3M, Khasra No. 205, land measuring 7K-2M, Khasra No. 206, land measuring 4K-11M, Khasra No. 207, land measuring 2K-12M, Khasra No. 208, land measuring 8K-13M Qitta (5) Total land measuring 34K-1M (Share 414/681 = 20K-14M), Khewat No. 314, Khatoni No. 473, Khasra No. 203, land measuring 16K-11M, Khasra No. 208/1, land measuring 1K-9M, Khasra No. 209, land measuring 2K-14M (Qitta (3) Total land 20K-14M (Share 240/414 = 12K), Khasra No. 79, Khatoni No. 131, Khasra No. 210, land measuring 6K (Share 5/6 = 5K), Khewat No. 81, Khatoni No. 134, Khasra No. 211, land measuring 2K-11M, Khasra No. 212, land measuring 3K-14M Qitta (2) Total land 6K-5M (Share 70/125 = 3K-10M), Khewat No. 352, Khatoni No. 537, Khasra No. 213, land measuring 5K-6M, Khasra No. 219 land measuring 4K-9M Qitta (2) Total land 9K-15M (Share 30/195 = 1K-10M), Khewat No. 113, Khatoni No. 183, Khasra No. 181, land measuring 8K-17M (Share 60/177 = 3K), Khewat No. 257, Khatoni No. 394, Khasra No. 183/2, land measuring 13K-14M (Share 80/274 = 4K), Khewat No. 31, Khatoni No. 62, Khasra No. 169, land measuring 22K-12M (Share 78/452 = 3K-18M) & Khewat No. 259, Khatoni No. 396, Khasra No. 172, land measuring 10K-2M (Share 20/202 = 1K) Total land measuring 54K-12M (Fifty Four Kanal Twelve Marla), Registered Mortgage Deed approved, situated in the Revenue Estate **MOUZA PIND PARIYAN, TEHSIL & DISTRICT ISLAMABAD** as is evidenced by Register Huqdar-e-Zameen for the year 2006-07. Fard prepared by the Revenue Official on 25.10.2024 AND Khewat No. 37, Khatoni No. 61 to 67 Khasra No. 509/1, land measuring 13K-15M, Khasra No. 573/1, land measuring 5K-19M, Khasra

Continued on page 2,...

سید زید عالم انٹرنیشنل پرائیویٹ لمیٹڈ
مارٹگج ڈیڈ کی سی ڈی کے اسٹم پر

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05 NOV 2024

STAMP VENDOR
Lic No 613/DRA/2013
Margalla Block Chamber # 19,
Dall Courts F & Markar Islamabad
Cell 0300/999994

www.camscanner.com
Mobile: 9999999999

Presented for the registration of this deed of Mortgage Deed by M/s ZEDEM INTERNATIONAL (PVT.) LTD. having its office at Faisal Tower, Faisal Town, Main Fateh Jang Road N-80, Near Tarnol Interchange Motorway M-1, Rawalpindi through its Company Secretary Mr. MUHAMMAD PERVAIZ S/O MUHAMMAD SAEED, before me at the office of the Joint Sub Registrar Islamabad, on this 07 day of Nov 2024 between the hours 4 to 7

EXECUTANT:
M/s ZEDEM INTERNATIONAL (PVT.) LTD
RAWALPINDI through Company Secretary
MUHAMMAD PERVAIZ
CNIC No. 61101-1847080-5

JOINT SUB REGISTRAR
ISLAMABAD

Execution and completion of this deed has been admitted by the said executant who subscribes to and abide by all the terms and conditions set forth in the body of this deed. The executant is identified by:

CNIC :- 37406-0857998-7

No.1. Syed Imran Hussain Shah S/o Syed Ibtar Hussain Shah

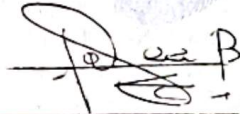
CNIC :- 37406-1471479-5

No.2. Muhammad Haseeb S/o Muhammad Siddique

The witnesses are relied upon.

Executant:

Witnesses:

1. 
2. 

JOINT SUB REGISTRAR
ISLAMABAD



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No.545/1,land measuring 17K-7M,Khasra No.543/1, land measuring 33K-17M,Khasra No.567/1,land measuring 10M Qitta (5) Total land measuring 71K-8M (Share 322/1428 = 16K-2M). Total land measuring 16K-2M (Sixteen Kanal Two Marla) Registered Mortgage Deed approved,situated in the Revenue Estate **MOUZA DORA, TEHSIL & DISTRICT ISLAMABAD** as is evidenced by Register Huqdar-e-Zameen for the year 2007-08,Fard prepared by the Revenue Official on 25-10-2024. Now total mortgage area of Mouza Pind Pariyan & Dora, Tehsil & District Rawalpindi is 70.67 Kanal.

The Layout Plan of the Scheme has already been approved from CDA.

And whereas, the sponsor has elected to mortgage with the Authority 20% of the saleable area of the scheme i.e. 149.17 Kanal.

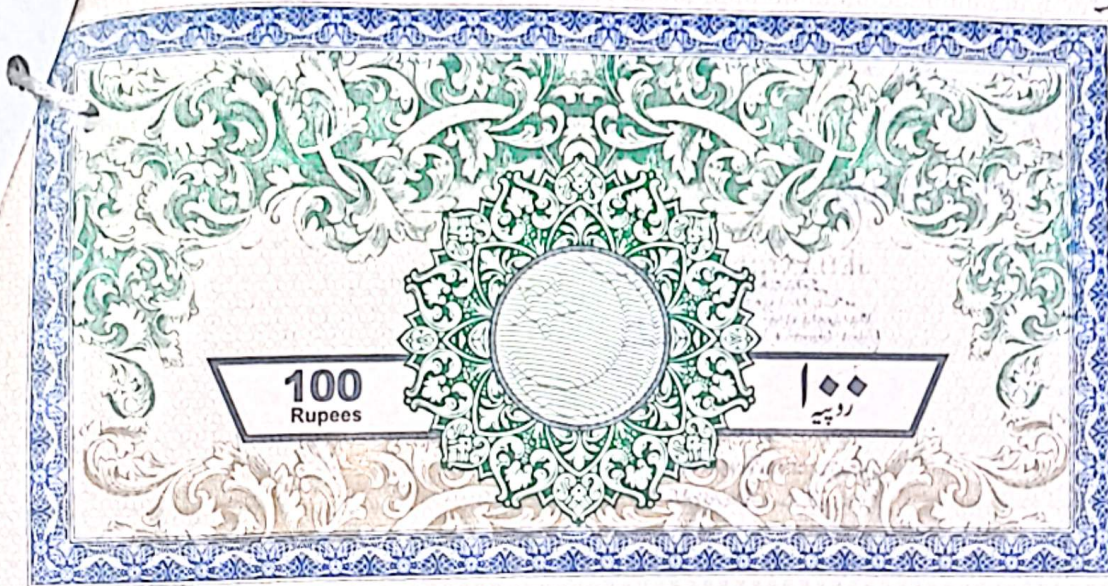
And whereas, the sponsor has already mortgaged the following plots measuring 78 Kanal 10 Marla in Mouza Pind Parlyan & Mouza Dora, Islamabad vide Mortgage Deed No. 9208,Book No.1, Vol.No.9778 on 02-10-2023 with Joint Sub Registrar Islamabad as a security for the proper development of the scheme in accordance with the engineering designs,detailed specification of services/utilities and time schedule approved and laid down by the Authority, the sponsor hereby grants, assures, demises and mortgages unto the Authority, plots No.75~77, 117~118, 709~730, 1071~1094, 1575~1580, 1587~1592, 1636~1638, 1641~1643, 1692~1694, 1697~1699, 1748~1750, 1753~1756, 1832~1835, 1872~1875, 1889~1899, 1904~1925, 1930~1963, 1968~1986, 2968~2971, 3075~3100, 3123~3130, 3137~3146, 3167~3176.

NOW,THEREFORE, THIS 2ND MORTGAGE DEED WITNESSED AS FOLLOWS :-

1. As a security for the proper development of the scheme in accordance with the engineering designs, detailed specification of services/utilities and time schedule approved and laid down by the Authority, the sponsor hereby grants, assures, demises and mortgages unto the Authority, the remaining area 70.67 kanals in Mouza Pind Parlyan & Mouza Dora, Islamabad, the sponsor hereby grants, assures, demises and mortgages unto the Authority, 04 Commercial Plot (Blue Area) No. 07 (size 175'x330'), 08,09,i3 (size 265'x330'), 09 Residential Plot No. 142 to 150 (size 40'x80'), 08 Residential Plot No. 241 to 247 and 120 (size 50'x90') over an area measuring 70.67 Kanal shown in red Colour on the attached scheme plan, bearing drawing No. TFC/ZM/LOP-02.



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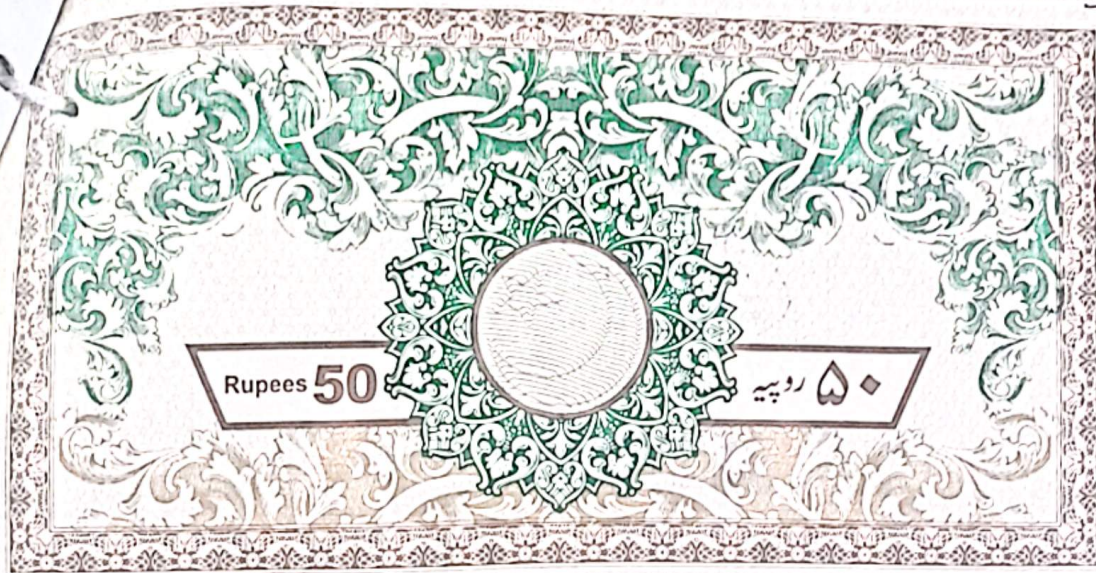


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2. The Sponsor shall pay all stamp duties, registration charges and other incidental expenses for and in connection with this and any other document to be required for the redemption of this mortgage deed.
3. The Authority shall release the mortgaged plots in proportion to the development that may be completed by the sponsors: -
 - a. On completion of 10% of the development work, 10% of the mortgaged plots shall be released to the sponsor.
 - b. On completion of 20% of the development work another 10% of the mortgaged plots shall be released to the sponsor.
 - c. On completion of 30% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - d. On completion of 40% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - e. On completion of 50% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - f. On completion of 60% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - g. On completion of 70% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - h. On completion of 80% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - i. On completion of 90% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - j. On completion of 100% of the development work, remaining 10% of the mortgaged plots shall be released to the sponsors.



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4. If the sponsor fails to abide by any of the terms of the undertaking which is being given by the sponsor to the Authority separately in this behalf, the approval may be withdrawn and the scheme shall be taken over by the Authority without any extra liability.
5. The plot mortgaged to the Authority as a security towards the development of the scheme shall be open to inspection at any time by any officer of the Authority deputed for the purpose.
6. The Sponsor hereby covenants with the Authority and guarantees as follows:
 - a. That it will from time to time and at all times hereafter comply with all the regulations framed by the Capital Development Authority under the CDA Ordinance, 1960.
 - b. That the property hereby mortgaged is exclusive and absolute property of the sponsor in which no one else has any claim, concern, right or interest of whatsoever nature.
 - c. That it has a legal right, full power, absolute authority to mortgage the aforesaid property by way of such mortgage.
 - d. That it has not prior to the date of THESE PRESENTS done, made, committed, caused or knowingly suffered to be done any act under a deed or matter whereby the right to this mortgage has been or may be impaired.
 - e. That it hereby declares that the property offered as security for development of the scheme is free from all sorts of encumbrances and charges and undertakes that the said property shall not be sold or charged without the prior approval in writing of the Authority.
 - f. That it shall not put the said property in any other charge or otherwise transfer the same or any part thereof in any way and would keep and hold the Authority secured, harmless and indemnified against all losses and damages caused to be suffered or sustained by the Authority as a result of any defect in its title or any one with respect to the said property or any part thereof.
 - g. That it shall keep the property mortgaged with the Authority as security till the entire scheme is fully developed in accordance with the approved plan and designs of services.



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7. In case the sponsors fails to develop the scheme in accordance with approved layout plan and services designs as required by the Authority under the preceding clauses, the Authority shall, without any further notice to or concurrence on the part of the Sponsor, be entitled to:-

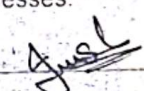
- i. Takeover possession of the mortgaged property.
- ii. Sell or dispose of the said property or any part thereof, together or in parcel, on the account and at the risk of the sponsor, either privately or by public auction or by private contract, on such terms and conditions as the Authority shall think fit and proper, without the bid and intervention of a court of law and without prejudice to the Authority's rights to execute the necessary sale deed, present it for registration and get the same registered and have the necessary mutation of names entered in the Government and Authority's/Municipal records, and on such transfer the property shall vest in the transferee and all rights in or to the property transferred as if the property had been sold to the transferee by the owner and for the purposes aforesaid or any of them to make agreement, execute assurance and given effectual receipt for discharge for the purchase money and do all other acts and things for completing the sale, which the person or persons exercising powers of sale shall think proper and the aforesaid power shall be deemed to be a power to sell concur in selling without the intervention of the Court.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hand and seal the day and year first above written.

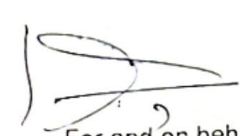
In the presence of

For and on behalf of
M/S Zedem International (Pvt.) Ltd.

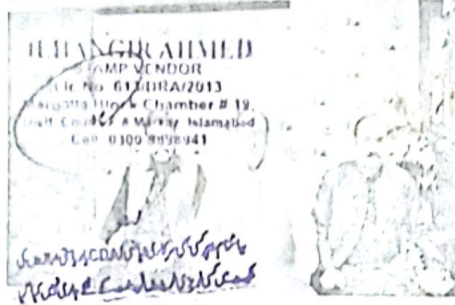
Witnesses:

1. 
2. 

 
(through its Company Secretary
MUHAMMAD PERVAIZ
S/O MUHAMMAD SAEED
CNIC No. 61101-1847080-5


For and on behalf of
Capital Development Authority

Sy 15978
05 NOV 2024

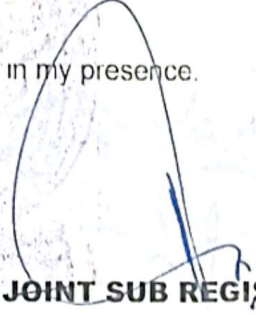


CERTIFICATE

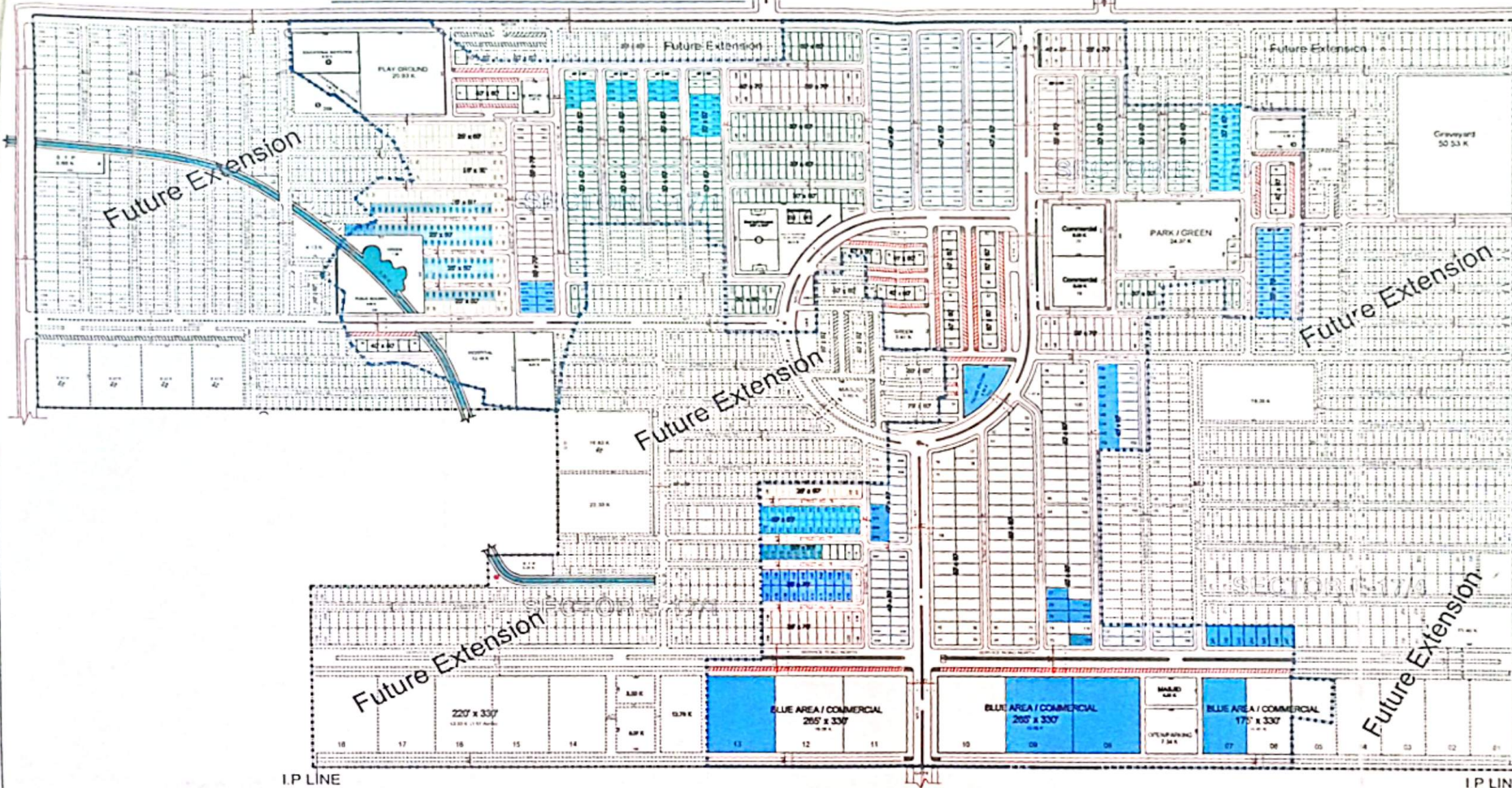
Registered at No 8708 Book No. 09 Vol No. 10247

On pages 30 to 34 on this 07 day of Nov 2024

The Executant and the witnesses have signed in my presence.


JOINT SUB REGISTRAR
ISLAMABAD

LAYOUT PLAN OF FAISAL RESIDENCIA (FR) SECTOR E-17, ISLAMABAD MORTGAGE PLOTS WITH CDA



PLAT SCHEME FOR 1022 TO KANAL

No.	DESCRIPTION	Area
1	50' X 50'	127
2	40' X 50'	107
3	30' X 50'	10
4	40' X 50'	08
5	50' X 50'	130
6	50' X 50'	06
7	50' X 50'	411
8	25' X 50'	208
TOTAL		1164

LAND USE DISTRIBUTION 1022 TO KANAL

USE	Area	Percentage
Residential	471.75	40.47
Commercial	10.00	0.87
Public	10.00	0.87
Green	10.00	0.87
Graveyard	50.53	4.34
Other	10.00	0.87
Total	1164.28	100.00

PLAT SCHEME IN BLUE AREA

No.	DESCRIPTION	Area
1	200' X 100'	06
2	175' X 100'	07
TOTAL		08

LIST OF MORTGAGE PLOTS

No.	DESCRIPTION	No. of PLOTS
1	Commercial	04
2	Residential	251
TOTAL		256

SCHEME AREA - 1022 TO KANAL
BLUE AREA - 178.21 KANAL
GRAND TOTAL - 1770.60 KANAL

FAISAL RESIDENCIA (FR)

LAYOUT PLAN OF MORTGAGE PLOTS

SCALE: 1:1000
DATE: 04-11-2024
DRAWN BY: [Name]
CHECKED BY: [Name]

Town Planner	Signature
DATE: 04-11-2024	DATE: 04-11-2024