

TRANSFER DEED

THIS DEED OF TRANSFER is made at Taxila on this 13th day of Aug 2005 by M/S Capital Builders (Pvt) Ltd. Through their Chief Executive, hereinafter called "Transferor".

IN FAVOUR OF

The Capital Development Authority, Islamabad, hereinafter called the "Transferee".

WHEREAS the transferor is absolute owner with possession of land measuring 800 Kanals bearing Khasrajat Nos. 607, 565, 545, 542, 541, 610, 609, 553, 606, 611, 612, 613, 614, 558/4, 554, 1087/557, 1053/596, 1055/596, 1054/596, 584, 580, 581, 583, 579, 603, 602, 601, 605, 600, 544, 619, 618, 561, 578, 571 in Moza Sang Janni, 62, 131, 168, 53, 54, 55, 313, 307, 315, 176, 308/1, 192, 200, 202, 175, 308, 309, 182, 265, 266, 268, 303, 304, 305, 306, 80, 66, 68, 81, 94, 60, 52, 128, 129, 144, 61, 96, 208, 218, 181, 325, 207, 206, 322, 204, 203, 201, 205, 320, 323, 319, 132, 133, 134, 136, 137, 142, in Mouza Eidana Khurd, 29, 976, in Mouza Paswal, Rawalpindi, 3, 5, 57, 63, 81, 86, 90, 91, 92, 93, 94, 97, 105, 106, 114, 116, 118, 121, 123, 124, 137, 150, 195, 196, 205, 247, 250, 254, 267, 285, 286, 287, 391, 453, 481, 484, 552/359, in Mouza Saray Madhu, Islamabad.

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Chief Executive
Capital Builders (Pvt) Ltd.

ISLAMABAD

211-4
 154
 9/8/2005
 CDA اسلام آباد

RAJA HASSAN AKHTAR
 Vendor
 M/o UNITED DEVELOPERS
 Mujahid Road, Blue Area, Isb.
 Lic No. 122

100+10+10=120/-

4224
 1

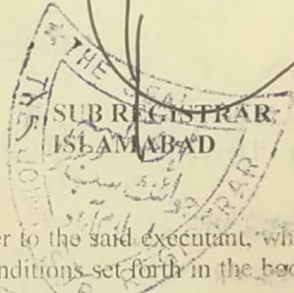
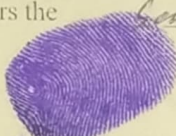
Presented for Registration of this Deed of Transfer by M/S Capital Builders (Pvt) Ltd.
 Through their Chief Executive, before me at the office of sub
 Registrar, Islamabad, on this 13th day of August 2005, between the
 13 to 14 hrs the

Executant:

For and on behalf of
 M/S Capital Builders (Pvt) Ltd

61101-1141482-1

Chief Executive
 Capital Builders (Pvt) Ltd.



The contents of this deed have read over to the said executant, who admitted and
 subscribes to and abide by all the terms and conditions set forth in the body of this deed.
 The executant is identified by M/S

No. 1 Rana Riaz Ahmed Khan S/O Rana Nazir Ahmed Khan
 H.No. 441 St.No. 158 SEC. G-11/4 Islamabad Nic No 61101-7658382-1

No. 2 YASIR FAROOQ KHAN S/O MOHAMMAD FAROOQ KHAN
 H.No 726 St.No 74 SEC. G-10/4 Islamabad

The witnesses are relied upon.

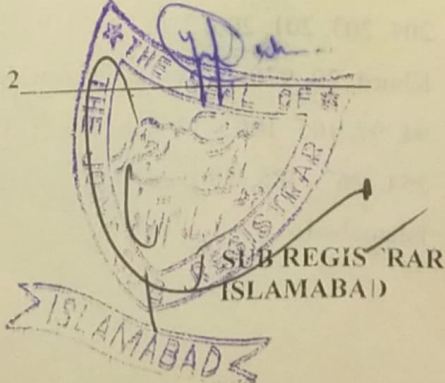
Nic No. 61101-9753764-3

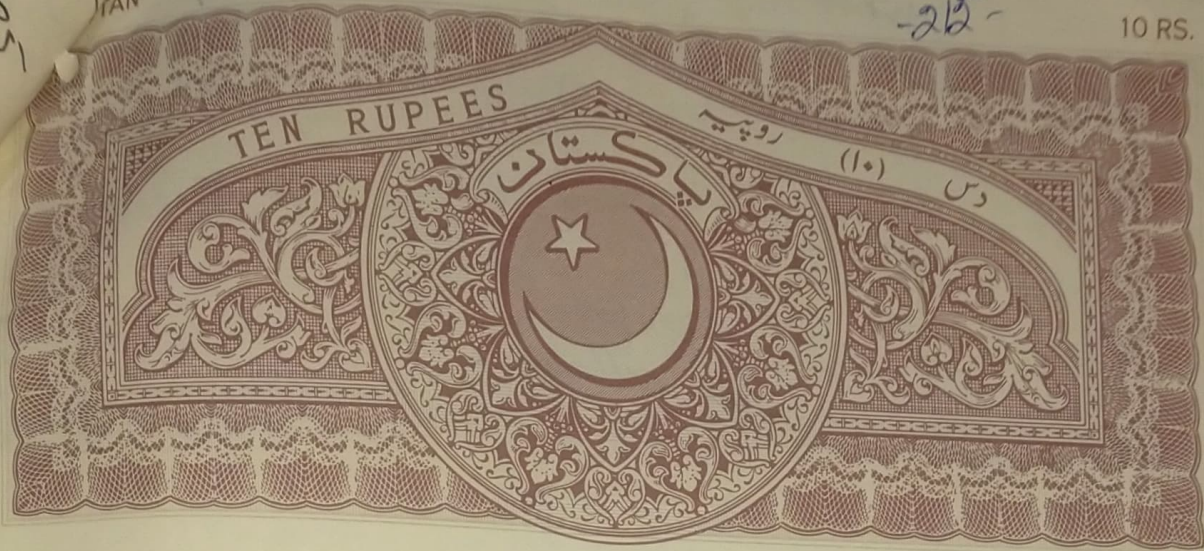
Executant:

Witnesses: Capital Builders (Pvt) Ltd.

No. 1

No. 2





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AND WHEREAS the Transferee has approved the layout of a Housing Scheme on the land, in which an area measuring a total of 361.5 Kanals (Shown in Blue on the Plan annexed hereto) is reserved for General Public Use as follows (hereinafter called the "Property").

	<u>KANALS</u>	<u>MARLAS</u>	<u>SQ. FT</u>
a. For Road	248	16	-
b. For Parks	64	-	-
c. For Grave Yards	16	-	-
d. For Public Building	32	14	-

NOW, THEREFORE, this deed witnessed as follows:

1. That the transferee hereby declares and warrants that he is the absolute owner of the property and no person whatsoever has any charge, encumbrance, lien or mortgage over the property and same is free therefrom.
2. That the consideration of public welfare, the transferor hereby transfers to the Transferee, free of charge, all its rights, interest, easements, appurtenant to the property and to hold the same by the transferee as absolute and lawful owner.
3. That the transferor further agrees at all times hereafter, upon the request and at the expenses of the transferee, To execute or cause to be executed all such lawful deeds, acts, and things whatsoever for better and more perfectly conveying and assuring the "Property" unto the transferee, its successors-in-office, administrator, assigns as shall be reasonably required by the transferee and placing at in its possession according to the true interest and meaning of the deed.

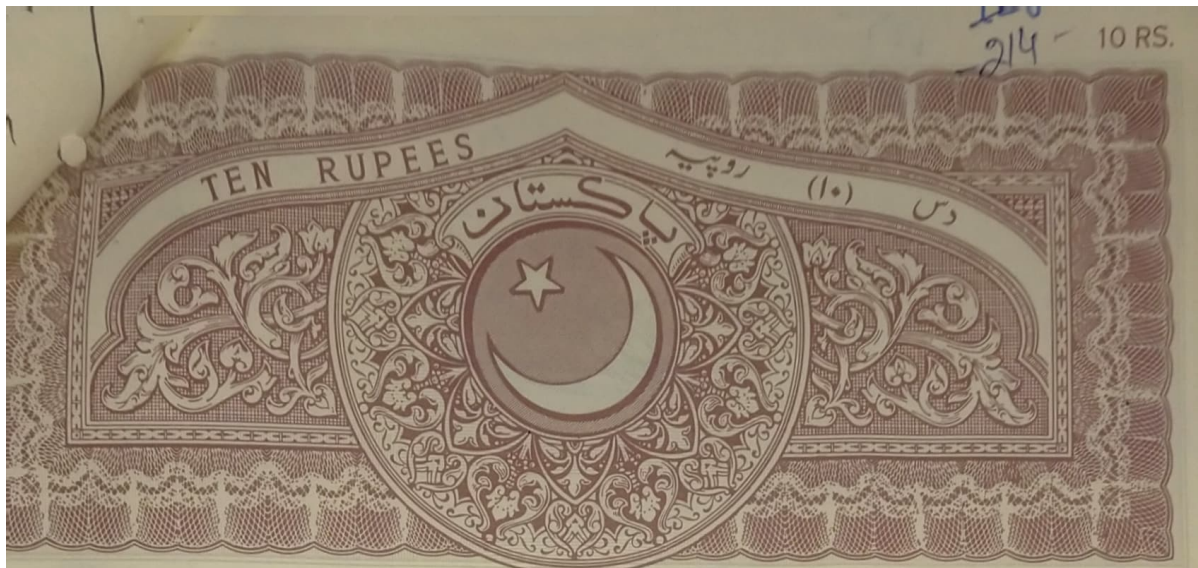
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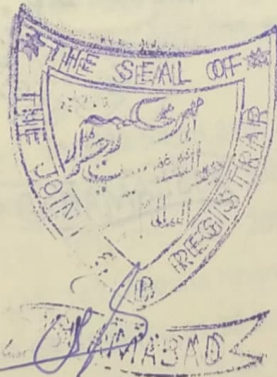
RAJA HASSAN AKHTAR
Sole Vender
M/s UNITECH
Mujhaib Plaza Blue Area, Isb.
Lic No. 122



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4. That after the execution of this transfer deed, the land under the roads, playground, parks, green area, graveyard, incidental open spaces etc, will become the property of the transferee. But not what standing the transfer, the transferor will remain responsible for construction of roads, development of parks, etc and their maintenance in accordance with the standard laid down or directions issued by the CDA unless and until the scheme as a whole is handed over to and taken over by CDA. The transferee will be responsible for managing the area transferred to it by the Transferor.

IN WITNESSES WHEREOF both the parties have put their respective hands and seals on the year first above written.



For and behalf of the

M/S Capital Builders

Chief Executive
Capital Builders (Pvt) Ltd.

Witnesses:

No. 1 Rana Riaz Ahmed Khan

For and on behalf of the

Capital Development Authority

MUHAMMAD IQBAL NOORI
Deputy Director General Planning
C.D.A. Islamabad.

No. 2

YASIR FAROOQ KHAN

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215-

9/8/2005

4224

[Handwritten signature]

RAJA HASSAN AKHTAR
Sole Vendor
M/s UNITED INTERNATIONAL
Mujahid Plaza, Blue Area, Isb.
Lic No. 122

C E R T I F I C A T E

Registered at No. 4224 on this day of 13th Aug 2005 and a
duplicate copy pasted in Book No. 1 Vol No. 1719 on
pages 174 to 173. The executant and witnesses
have put their respective hands in my presence.

