

**CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
Directorate of Housing Societies**



No. CDA/PLW-HS(127)/2022/ 487

Islamabad, 13th November, 2025

Secretary,
M/s IBECHS,
Head Office, Street No. B-04,
Business Park, Gulberg Greens, Islamabad.

Subject: SUBMISSION OF DRAFT MORTGAGE DEED, TRANSFER DEED, ENGINEERING DESIGNS AND PUBLIC NOTICE IN RESPECT OF REVISED & EXTENDED LAYOUT PLAN OF GULBERG RESIDENCIA (IBECHS PHASE-III) HOUSING SCHEME, ZONE-5, ISLAMABAD.

Ref:- i. This office letter Nos. CDA/PLW/HS(127)/2025/376, dated 01-9-2025
ii. Your Office letter No. IBECHS/33/2009/569, 676 & 1025 dated 11-8-2025, 20-9-2025 & 11-10-2025, regarding the subject matter.

I am directed to inform that the **Mortgage Deed/ Transfer Deed** submitted vide above referred letter, have been examined. It has been observed that neither the Mortgage Deed/ Transfer Deed Correspond with the Approved Layout Plan. Moreover, the copy of Approved LOP showing the Land/ Plots to be Mortgaged/ Transferred in favor of CDA, duly Singed & Stamped by the Consultant Town Planner and Secretary/ President of M/s IBECHS, is **Not Attached** with the Draft Deed, as per the Specimen provided at the **Annex-C**, of the "Regulation for Planning and Development of Private Housing/ Farm Housing, Apartments/ Commercial Schemes/ Projects in Zones-2, 4 & 5 of Islamabad Capital Territory, 2023, framed under ICT Zoning Regulation, 1992", Gazette Notified vide S.R.O 886(I)/2023, dated 07-7-2023.

2. Therefore, the same are hereby returned in Original, with the direction to submit the same, **Strictly** as per the Specimen provided at the Annex-B & C, of the Regulations, *ibid.*, along with the approved Layout Plan, highlighting the Land/ Area/ Plots to be Mortgaged/ Transferred in favor of CDA, duly Singed & Stamped by the Consultant Town Planner and Secretary/ President of M/s IBECHS, within **7 days** of issuance of this letter.

3. It is further informed that the Engineering Designs submitted vide above referred letter dated 11-10-2025, is **INCOMPLETE**. Therefore, you are directed to submit the Consultants Certificate and 3rd Party Validation Certificate, as per the Annex-K of the Regulations, *ibid.*, (on stamp paper of Rs. 100), along the Registration Certificates of Consultant & Vetting Firm, in PEC & CDA.

4. It is pertinent to mention here that Clause-13(iii & v) of Regulations, *ibid.*, states that "The Mortgage Deed/ Transfer Deed shall be Executed by the Sponsor in the form attached as Annexure "B" & "C" and be got registered with the Registrar, ICT, Islamabad, within 45 days after clearance of detailed Layout Plan of the scheme". Therefore, the Penalty for late Mortgage & Transfer of Land as mentioned at Sr. No. 9 & 10, of Annex-F of the Regulations, *ibid.*, shall be applicable, till the Execution of the same, by the Sponsors. Moreover, Penalty for late submission of Engineering Designs is also applicable as per the Clause 15(iv) of the Regulations, *ibid.*, till the complete submission of the same.

5. In addition to above, M/s IBECHS is advised to Publish the Public Notice of Approved Layout Plan, in 02 leading National Dailies [one English & one Urdu] in compliance of Clause 12(viii) of the Regulations, as per the attached approved Draft.

6. This is issued with the approval of Director Housing Societies, CDA.

Encl: As above.

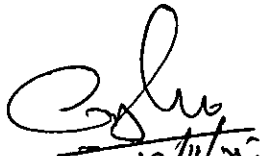
(ARSLAN ABBAS)
Town Planner (HS-II)

Copy to:-

1. Member (P&D), CDA
2. Dy. Commissioner/Registrar Co-operative Societies, ICT, Islamabad
3. DG (Urban Planning), CDA
4. Director (EM-III), CDA
5. Mrs. Kiran Saeed, Director Housing (Monitoring & Evaluation), CDA
6. Director Building Control (South), CDA
7. Director (I.T), CDA

[It is requested to upload the Approved LOP of subject Scheme, along with the approval letter, on CDA Website for general Public's Awareness]

8. Director Staff to Chairman, CDA
9. Master File


13/11/21
Town Planner (HS-II)

Copy to:- CDA
Dy. Comm. 3084
17-11-21

web

