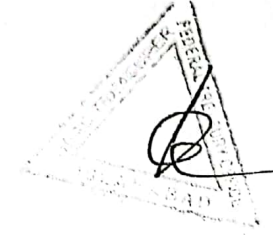


MORTGAGE DEED

THIS MORTGAGE DEED is made at Islamabad on the 15th day of **July** in the year 2021 between **M/S GRACE VALLEY PVT LTD ISLAMABAD**, it's office situated at **T-Chowk, Rawat, Zone-V, Islamabad**, through their Director, **Nasir Rasheed S/o Abdul Rasheed**, Residence of **House No. 1000-A/3, Galli Mohallah-9, Dhok Chaudrian, Afshan Colony, Rawalpindi**, CNIC No. **37405-1580027-5**, a company/Society registered under the Companies Ordinance 1984, (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, an authority established under the CDA Ordinance, 1960, through Patwari (HS) CDA, Islamabad **Mr. Tanveer Akhtar S/o Zameer Hussain**, CNIC No. **61101-0920961-9**, vide CDA letter No. CDA/PLW (HS)/352/2019/279, Dated 06th July, 2021 (hereinafter referred to as the "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, for approval of a Housing Scheme named Grace Valley PVT LTD at Rawat Zone V Islamabad, over an area of **436 Kanals** on land bearing Malkiati/Shamlati Khasra Nos.

468, 484, 485, 497, 498, 502, 503, 504, 505, 506, 507, 508, 760, 761, 762, 770, 770/1, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 821, 483, 489, 769, 828, 956, in Mouza **Rawat**, District Islamabad.



Presented for registration this Mortgage Deed by **M/S GRACE VALLEY PVT LTD ISLAMABAD**, its office situated at **T-Chowk, Rawat, Zone-V, Islamabad**, through there Director, **Nasir Rasheed S/o Abdul Rasheed**, Residence of House No. **1000-A/3, Galli Mohallah-9, Dhok Chaudrian, Afshan Colony, Rawalpindi**, before me in the office of Sub Registrar, District Courts, Islamabad, on this _____ day of _____, between _____ hours.

Executant: _____
For and on behalf of
M/S GRACE VALLEY (PVT) LIMITED ISLAMABAD
Through Director Grace Valley, (Pvt) Ltd
Islamabad.

SARDAR NASIR RASHEED
CNIC No. 37405-1580027-5

Execution and completion of this Mortgage Deed has been admitted by the said Party who subscribes to and abides by all the conditions set forth in the body of this Mortgage Deed.

SUB REGISTRAR ISLAMABAD

The Executant is identified by:-

1. **Umer Sajjad S/o Muhammad Aslam R/o Prime Minister Colony, H. No. A-78, Havelian Cantt, Tehsil Havelian, District Abottabad. CNIC No. 13101-3997958-3**

2. **Raza Ali Abdi S/o Asghar Ali R/o Main Street, Kalar Road, Pakistan Town, Phase 1, H. No. 114, Islamabad. CNIC No. 37405-5955284-5**

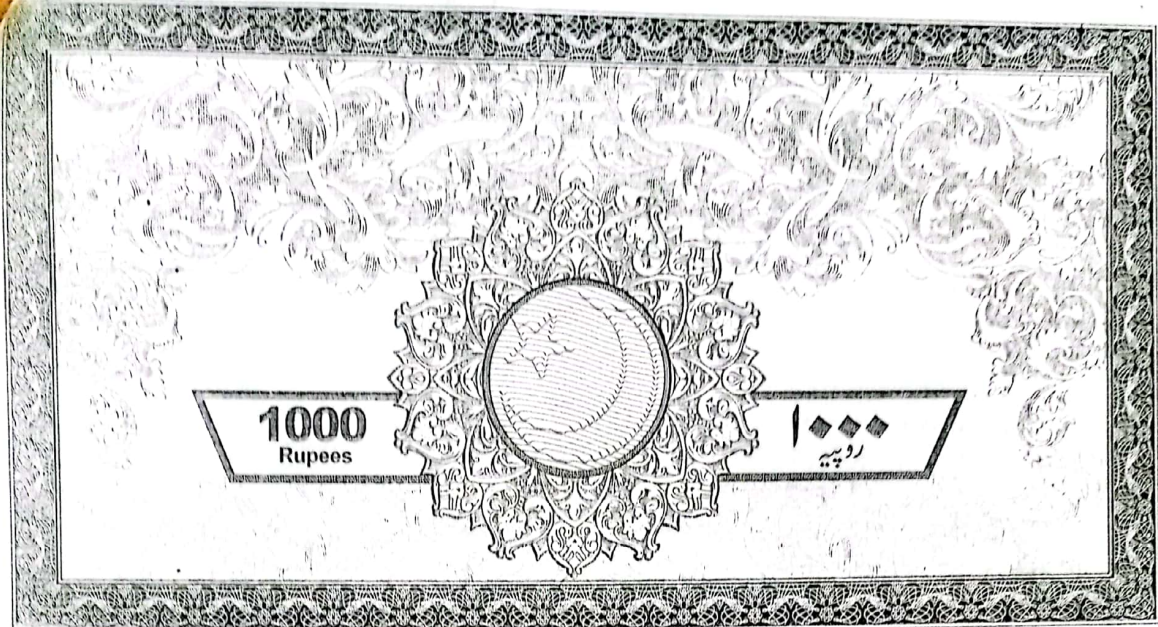
The witnesses are relied upon.

EXECUTANT: _____

WITNESS NO: 1 _____

2. _____

SUB REGISTRAR ISLAMABAD



(2)

The Authority has agreed to approve the scheme on the condition that the sponsor deposit with the authority as security as sum of Rs. _____/- (Rupees _____ Only) towards cost of development of the scheme **OR**, in the alternative, Mortgage Vide Letter No. CDA/PLW/HS(209)/2020/363, Dated 22nd July, 2020, with the Authority 20% of the saleable area of the said Housing Scheme.

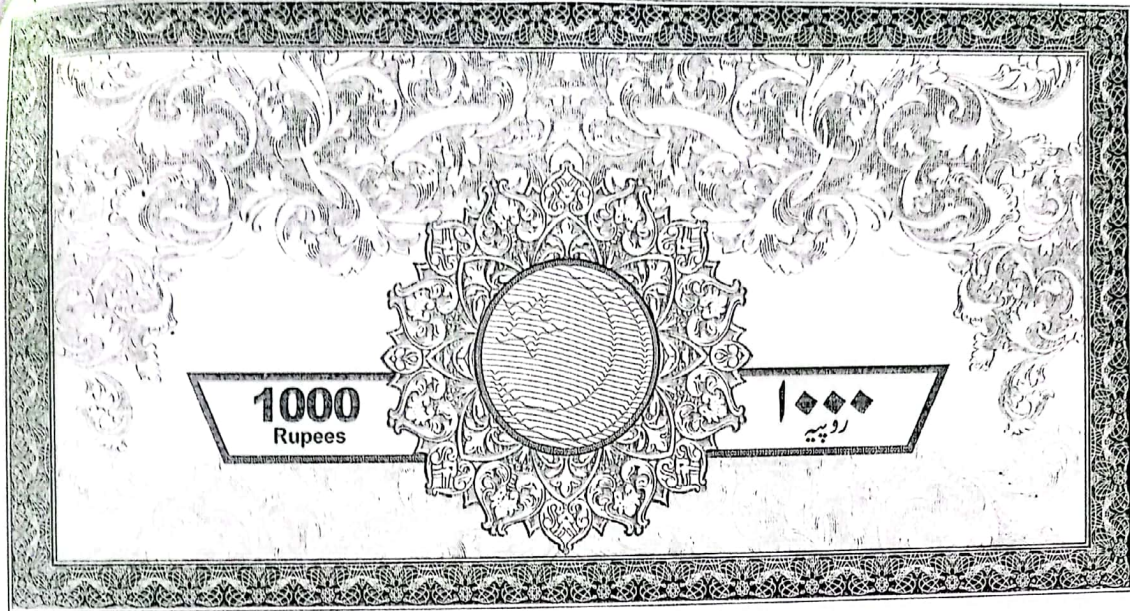
AND WHEREAS, the sponsor has selected to mortgage with the Authority 20% of the saleable area of the scheme.

Now, therefore, this 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, plots no.

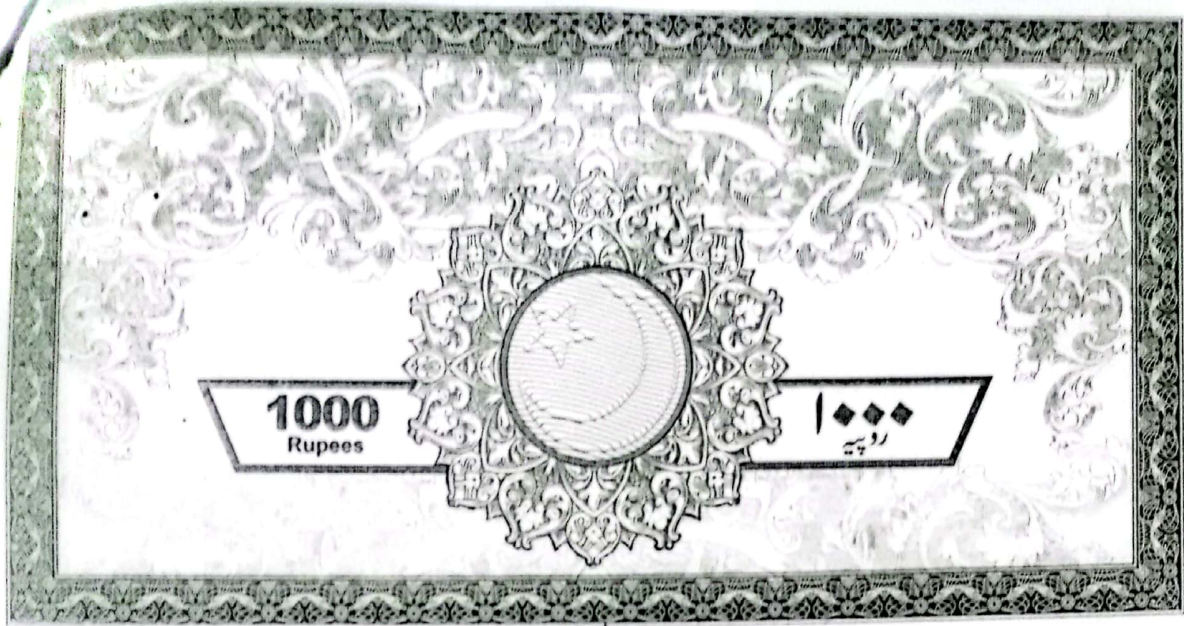
Executant: _____

[Handwritten signature]



(3)

(A) DETAILS OF MORTGAGED RESIDENTIAL PLOTS OF GRACE VALLEY					
HOUSING SCHEME BLOCK WISE & PLOTS TYPES					
S/No.	BLOCK NUMBER & PLOTS TYPES	TOTAL	TOTAL AREA (KANAL)	PLOTS NUMBERS AND DETAILS	KHASRA NUMBERS
1	A (Irregular Plots)	15	9.7	From Plots No. 73 to 76 (04 Plots)(35X70) Plot Area is 1.80K Irregular Plots Area 7.9K (11 Plots) Plot No. 1,3,4,18,24,29,30,39,40,61, 62	Mouza Rawat Khasra No. 956, 502, 503, 761, 762, 770, 772, 776
2	B (Irregular Plots)	21	6.37	Plots No. 79,102,103,106, 214 (05 Plots)(25X45) Plot Area is 1.03K Irregular Plots Area 5.34K (16 Plots) Plot No. 1,52,54,75,80,to 82,104,105,126,166,167,23 to206	Mouza Rawat Khasra No. 956, 485
3	C (Irregular Plots)	66	21.7	Plots No. 237to242 (06 Plots)(25X45) Plot Area is 1.24K Irregular Plots Area 20.46K (60 Plots) Plot No. 1to4,31,42,43,52,53,60,61, 70,71,81,96,107,119,120, 123to128.139,140,146to15 2,175,179,180,184,189,190 ,208to215,218,231,to234,2 43to248	Mouza Rawat Khasra No. 956
	TOTAL	102	37.77	37K-15M-40SFT	

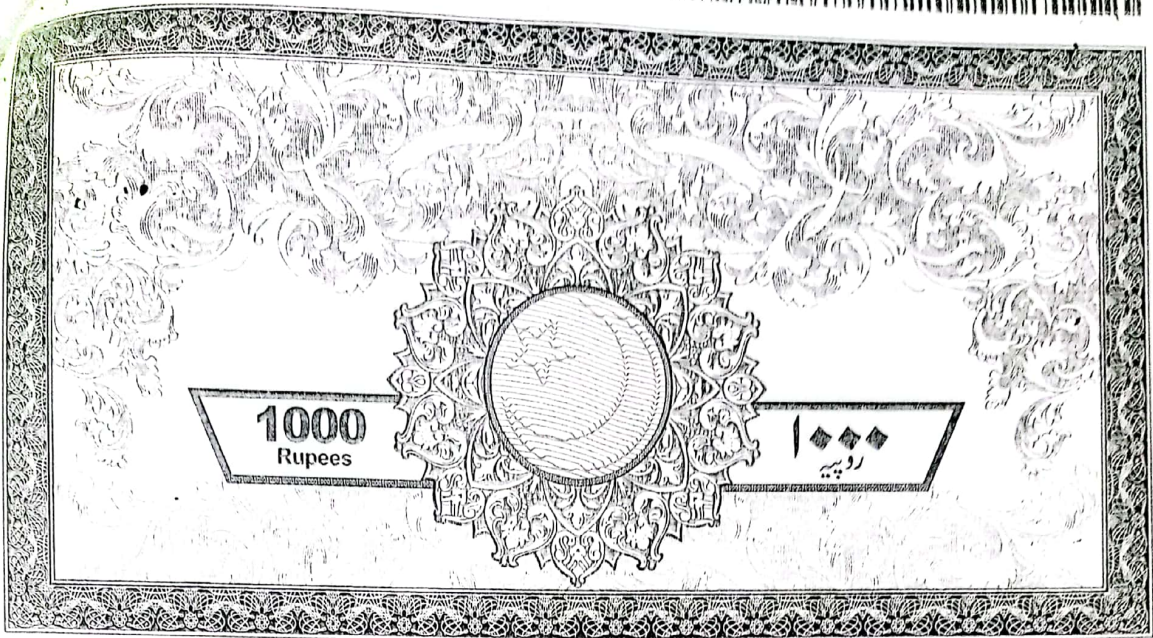


(4)

(B) DETAILS OF MORTGAGED COMMERCIAL PLOTS OF GRACE VALLEY HOUSING SCHEME BLOCK WISE & PLOTS TYPES					
S/No.	BLOCK NUMBER & PLOTS TYPES	TOTAL	TOTAL AREA (KANAL)	PLOTS NUMBERS AND DETAILS	KHASRA NUMBERS
1	BUSINESS BAY	9	1.33	Plots No. 1,10 (02 Plots) Plot Area is 0.73K Plots No. 13to19 (20X23) (07 Plots) Plots Area is 0.59K	Mouza Rawat Khasra No. 771, 769
2	CENTRAL COMMERCIAL	1	0.16	Plots No. 10 (30X30) (01 Plot) Plot Area is 0.16K	Mouza Rawat Khasra No. 956
3	COMMERCIAL COMPLEX	1	0.34	Plots No. 1 (40X45) (01 Plots) Plots Area is 0.34K	Mouza Rawat Khasra No. 508
	TOTAL	11	1.83	1K-16M-60SFT	
Grand Total Area of Residential and Commercial Plots 39K-12M					

Shown in yellow colour on the attached scheme plan, bearing drawing No GV/01/2021

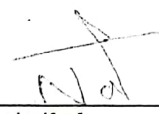
2. The Sponsor shall pay all stamp duties, registration charges and other incidental expenses for an in connection with this and any other document to be required for the redemption of this mortgage deed.
3. The Authority shall release the mortgaged plots in proportion to the development that may be completed by the sponsor:-
 - 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.




(5)

- 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, a nother 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, another 10% of the mortgaged plots shall be released to the sponsor.

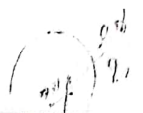
IN WITNESS WHEREOF, the parties hereto have hereunto set their hand and seal the day and year first above written.



For and on behalf of
M/S GRACE VALLEY (PVT) LIMITED
ISLAMABAD
Through Director Grace Valley, (Pvt) Ltd
Islamabad.
NASIR RASHEED
CNIC No. 37405-1580027-5


For and on behalf of
THE CAPITAL DEVELOPMENT
AUTHORITY, ISLAMABAD
Through Patwari (HS) CDA, Islamabad.
MR. TANVEER AKHTAR
CNIC No. 61101-0920961-9

In the presence of"

Witnesses:

1. 
Name: Umer Sajjad
S/o: Muhammad Asiam
R/o: Prime Minister Colony, H. No. A-78,
Havelian South, Tehsil Havelian, District

2. 
Name: Raza Ali Abdi
S/o: Asghar Ali
R/o: Main Street, Kalar Road, Pakistan
Town Phase 4, H. No. 444, Islamabad

Amount of Document
Registered



9584

721
RAWAT

GRACE VALLEY



Document Registration

Misc.

CNIC of Executant

37405-1580027-5

CNIC of Executant B

61101-0920961-9

CNIC of Witnesses

Name of Executant Seller

Name of Executant Purchaser

CERTIFICATE

Registered at No: 721 on this 11/10/04 day of 2004 and its duplicate copy pasted in Additional Book
No. 1 Volume No: 101 on pages 101 to 101.

The Executant and the witnesses have signed in my presence.

SUB REGISTRAR
ISLAMABAD