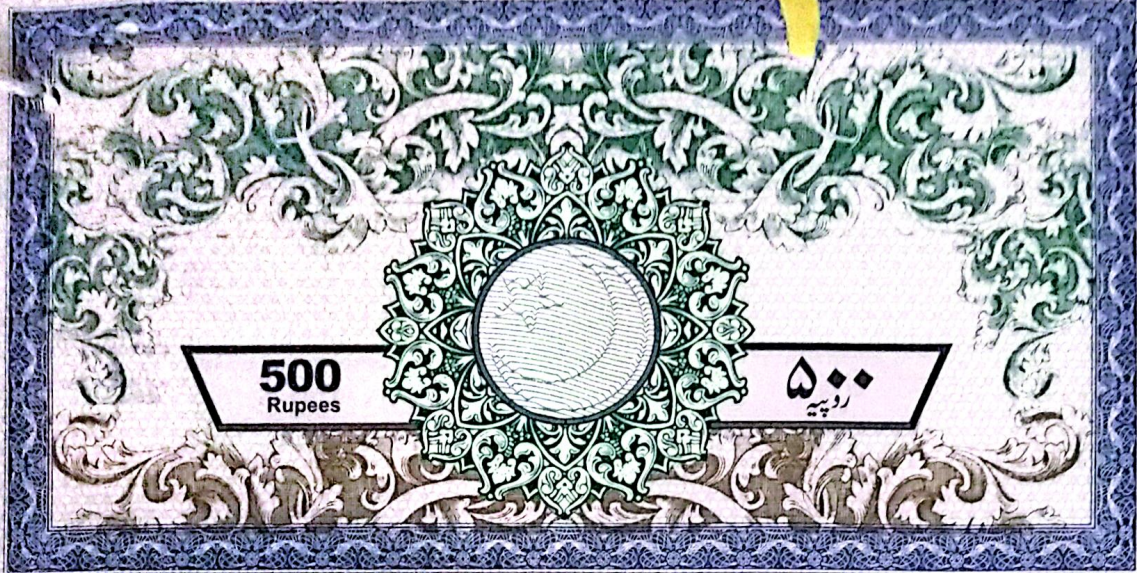


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ANNEXURE "C"

TRANSFER DEED

This **DEED OF TRANSFER** made on the 02 day of Oct in the year **2023** by **M/s ZEDEM INTERNATIONAL (PVT.) LTD.** having its office at Faisal Tower, Faisal Town, Main Fatah Jang Road N-80, Near Tarnol Interchange Motorway M-1, Rawalpindi through its Company Secretary **MUHAMMAD PERVAIZ S/O MUHAMMAD SAEED** hereinafter called the "**TRANSFEROR**":-

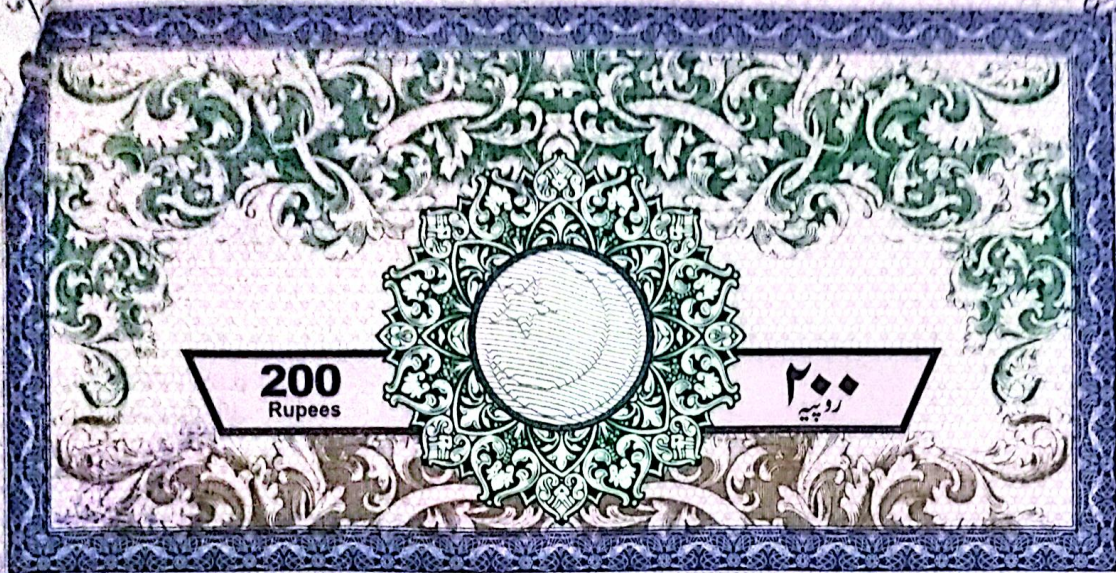
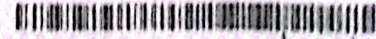
IN FAVOUR OF

THE CAPITAL DEVELOPMENT AUTHORITY, ISLAMABAD, hereinafter called the "**TRANSFeree**".

WHEREAS the transferor is an absolute owner with possession of land measuring **1220 Kanal 12 Marlas**, falling in **MOUZA PIND PARYAN & MOUZA DORA** bearing Khewat No.308, Khatoni No.465, Khasra No.150 land measuring **9K-5M**, ka **35/185** Share land measuring **1K-15M**, Khewat No.82, Khatoni No.135, Khasra No.165 land measuring **37K-8M**, ka **117/748** Share land measuring **5K-17M**, Khewat No.58, Khatoni No.102 to 104, Khasra No.167 land measuring **33K-7M**, ka **182/667** Share land measuring **9K-2M**, 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** ka **509/681** Share land measuring **25K-9M**, 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 measuring **20K-14M**, ka **283/414** Share land measuring **14K-3M**, Khewat No.335, Khatoni No.514, Khasra No.220 land measuring **8K-2M**, ka **60/162** Share land measuring **3K-0M**, Khewat No.129, Khatoni No.206, Khasra No.173 land measuring **14K-16M**, ka **152/296** Share land measuring **7K-12M**, Khewat No.112, Khatoni No.182, Khasra No.187 land measuring **19K-8M**, ka **237/388** Share land measuring **11K-17M**, Khewat No.75, Khatoni No.127, Khasra No.188/1 land measuring **5K-15M**, salam land measuring **5K-15M**, Khewat No.76, Khatoni No.128, Khasra No.189 land measuring **15K-3M**, ka **233/303** Share land measuring **11K-13M**, Khewat No.235, Khatoni No.354, Khasra No.200 land measuring **7K-13M**, Khasra No.201 land measuring **7K-14M**, Khasra No.202 land measuring **15K-11M** Qitta (3) Total Land measuring **31K-1M** ka **159/621** Share land measuring **7K-19M**, Khewat No.354, Khatoni No.545, Khasra No.221 land measuring **4K-2M**, ka **52/82** Share land measuring **2K-12M**, Khewat No.151, Khatoni No.243, Khasra No.164 land measuring **1K-1M**, Khasra No.160 land measuring **3K-11M**, Khasra No.161 land measuring **8K-5M**, Khasra No.162 land measuring **9K-13M**, Khasra No.163 land measuring **3K-18M** Qitta (5) Total Land measuring **26K-8M**, ka **15/82** Share land measuring **0K-15M**, Khewat No.284, Khatoni No.435, Khasra No.151 land measuring **9K-16M**, ka **20/196** Share land measuring **1K-0M**, Khewat No. 60, Khatoni No.106, Khasra No.180 land measuring **13K-12M**, ka **200/ 272** Share land measuring **10K-0M**, Khewat No.114, Khatoni No.184, Khasra No.190/1, land measuring **8K-4M**, ka **146/164** Share land measuring **7K-6M**,

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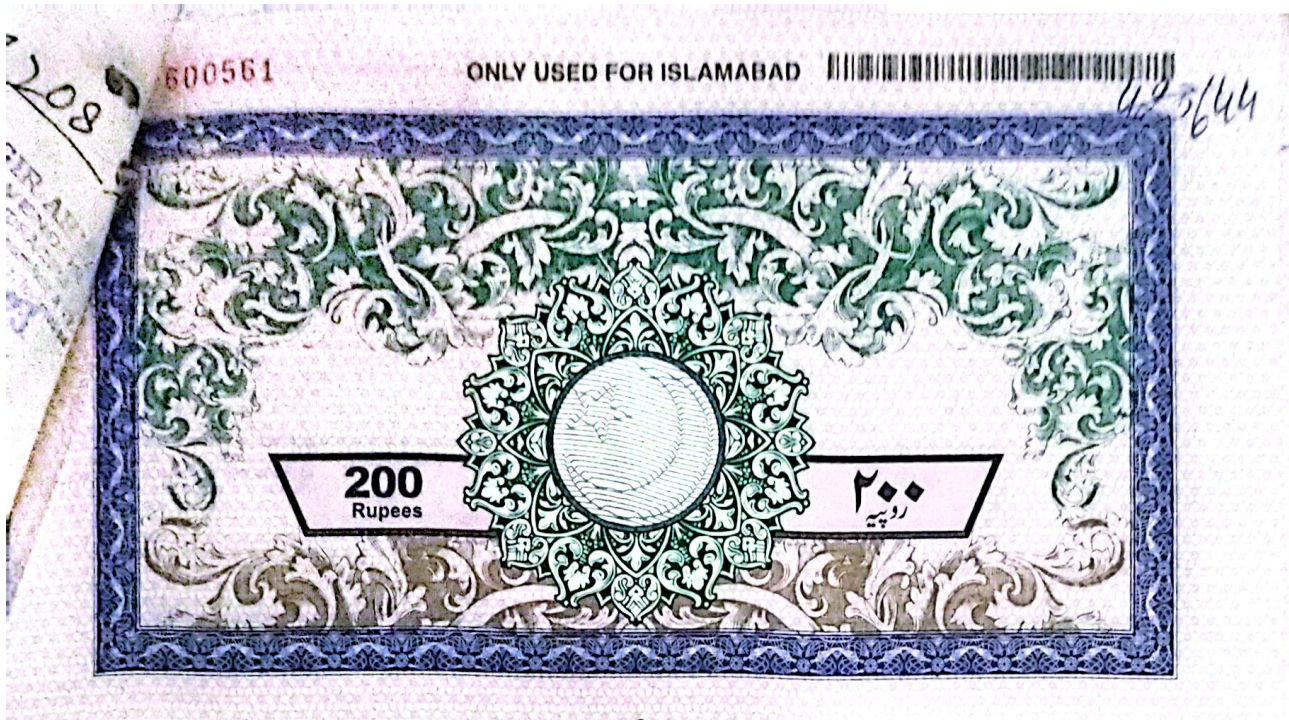
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Khewat No.281, Khatoni No.428, Khasra No.186 land measuring 19K-0M, ka 310/380 Share land measuring 15K-0M, Total Land measuring 144K-1M (One Hundred Forty Four Kanal One Marla) Registered Transfer Deed Approved, situated in the Revenue Estate **MOUZA PIND PARYAN, TEHSIL & DISTRICT ISLAMABAD** as is evidenced by register huqdar-e-zameen for the year 2006-07, Fard prepared by the Revenue Official on 25-08-2023, and Khewat No.1, Khatoni No.1, Khasra No.458 land measuring 1K-17M, Khasra No.459 land measuring 0K-16M, Qitta (2) Total Land measuring 2K-13M, ka 47/53 Share land measuring 2K-7M, Khewat No.2, Khatoni No.2, Khasra No.419 land measuring 23K-11M, ka 69/471 Share land measuring 3K-9M, Khewat No.3, Khatoni No.6, Khasra No.502 land measuring 13K-7M, Khasra No.123 land measuring 0K-14M, Qitta (2) Total Land measuring 14K-1M ka 61/281 Share land measuring 3K-1M, Khewat No.31, Khatoni No.47, Khasra No.452 land measuring 24K-7M, ka 264/487 Share land measuring 13K-4M, Khewat No.20, Khatoni No.31, Khasra No.615/ 491 land measuring 5K-19M, Khasra No.492 land measuring 7K-19M Qitta (2) Total Land measuring 13K-18M ka 113/278 Share land measuring 5K-13M, Khewat No.34, Khatoni No.51, Khasra No.497 land measuring 2K-7M, Khasra No.498 land measuring 9K-8M, Khasra No.495 land measuring 0K-16M, Khasra No.500 land measuring 13K-12M, Khasra No.496 land measuring 0K-6M, Khasra No.494 land measuring 4K-3M, Qitta (6) Total land measuring 30K-12M, ka 211/612 Share land measuring 10K-11M, Khewat No.139, Khatoni No.320, 321 Khasra No.439 land measuring 57K-9M, ka 856/1149 Share land measuring 42K-16M, Khewat No.30, Khatoni No.45, Khasra No.453 land measuring 43K-10M, ka 480/870 Share land measuring 24K-0M, Khewat No.114, Khatoni No.280, Khasra No.159 land measuring 13K-10M, ka 179/270 Share land measuring 8K-19M, Khewat No.80, Khatoni No.199, 200 Khasra No.119 land measuring 45K-2M, ka 33/902 Share land measuring 1K-13M, Khewat No.74, Khatoni No.178, Khasra No.121 land measuring 14K-14M, ka 155/294 Share land measuring 7K-15M, Khewat No.66, Khatoni No.133, Khasra No.124 land measuring 11K-8M, ka 1/228 Share land measuring 0K-1M, Khewat No.22, Khatoni No.34, Khasra No.474 land measuring 1K-14M, Khasra No.472, land measuring 2K-14M, Khasra No.484, land measuring 8K-3M, Qitta (3) Total Land measuring 12K-11M ka 129/251 Share land measuring 6K-9M, Khewat No.199, Khatoni No.429, Khasra No.158 land measuring 4K-14M, ka 62/94 Share land measuring 3K-2M, Khewat No.3, Khatoni No.6, Khasra No.442 land measuring 6K-13M, ka 23/133 Share land measuring 1K-3M, Khewat No.32, Khatoni No.48, Khasra No.454 land measuring 34K-19M, ka 557/699 Share land measuring 27K-17M, Khewat No.1, Khatoni No.1, Khasra No.154 land measuring 1K-5M, ka 16/25 Share land measuring 0K-16M, Khewat No.2, Khatoni No.5, Khasra No.156 land measuring 20K-6M, ka 255/406 Share land measuring 12K-15M, Khewat No.9, Khatoni No.15, 16, Khasra No.443, land measuring 17K-5M, Khasra No.457, land measuring 4K-17M, Qitta (2) Total land measuring 22K-2M ka 322/442 Share land measuring 16K-2M, Khewat No.37, Khatoni No.61, Khasra No.509/1, land measuring 13K-15M, Khasra No.545/1, land measuring 17K-7M, Khasra No.543/1, land measuring 33K-17M Qitta (3) Total land measuring 64K-19M ka 360/1299 Share land measuring 18K-0M, Khewat No.13, Khatoni No.20, Khasra No.446 land measuring 6K-8M, Khasra No.447 land measuring 1K-6M Qitta (2) Total land measuring 7K-14M ka 139/154 Share land measuring 6K-19M

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Khewat No.27,Khatoni No.42,Khasra No.460 land measuring 7K-2M, Khasra No.475 land measuring 4K-14M,Qitta (2) Total land measuring 11K-16M ka 111/236 Share land measuring 5K-11M,Khewat No.28,Khatoni No.43,Khasra No.464 land measuring 7K-9M,Khasra No.471 land measuring 5K-3M,Qitta (2) Total land measuring 12K-12M ka 118/252 Share land measuring 5K-18M, Khewat No.5,Khatoni No.9,Khasra No.444 land measuring 78K-9M,ka 66/78 Share land measuring 66K-0M, Khewat No.14,Khatoni No.21, Khasra No.445 land measuring 24K-18M, ka 432/499 Share land measuring 21K-12M, Khewat No.21,Khatoni No.33,Khasra No.467 land measuring 2K-18M,Khasra No.470 land measuring 9K-8M, Qitta (2) Total land measuring 12K-6M ka 55/246 Share land measuring 2K-15M,Khewat No.33, Khatoni No.49, Khasra No.455 land measuring 12K-8M, ka 206/248 Share land measuring 10K-6M, Khewat No.36,Khatoni No.57,Khasra No.503 land measuring 40K-1M,ka 246/801 Share land measuring 12K-6M,Total land measuring 340K-10M(Three Hundred Forty Kanal Ten Marla) Registered Transfer Deed Approved,situated in the Revenue Estate MOUZA DORA, TEHSIL & DISTRICT ISLAMABAD as is evidenced by register huddaran-e-zameen for the year 2007-08,Fard prepared by the Revenue Official on 25-08-2023,Total Land measuring 484 Kanal 11 Marla in MOUZA PIND PARYAN & MOUZA DORA,ISLAMABAD.

AND WHEREAS the Transferee has approved the layout of a housing scheme on the land, in which an area measuring a total of 484 Kanal 11 Marla (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>
1. For Roads.	317	19	1,731,292
2. For Parks.	105	18	281,125
3. For Graveyards.	50	10	275,135
4. For Public Buildings	10	4	55,647

(Only 1% of the Scheme

Area Reserved for Public Buildings)

NOW, THEREFORE, THIS DEED WITNESSED AS FOLLOWS:

1. That the transferor 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 there from.
2. That in consideration of Public Welfare, the transferor hereby transfers to the Transferee, free of charge, all its rights, interest, easements, pertinent to the Property and to hold the same by the transferee as absolute and lawful owner.

Continued on page 4...




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3. That the Transferor further agrees, at all times here after, 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 successor-in-office, administrators, assigns as shall be reasonably required by the Transferee, and placing it in its possession according to the true interest and meaning of this deed.
4. That after the execution of this transfer deed, the transferee will be responsible for managing the area transferred to it by the transferor.

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

In the presence of


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


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

Witnesses:

1.  _____

2.  _____


For and on behalf of

CAPITAL DEVELOPMENT AUTHORITY
ISLAMABAD