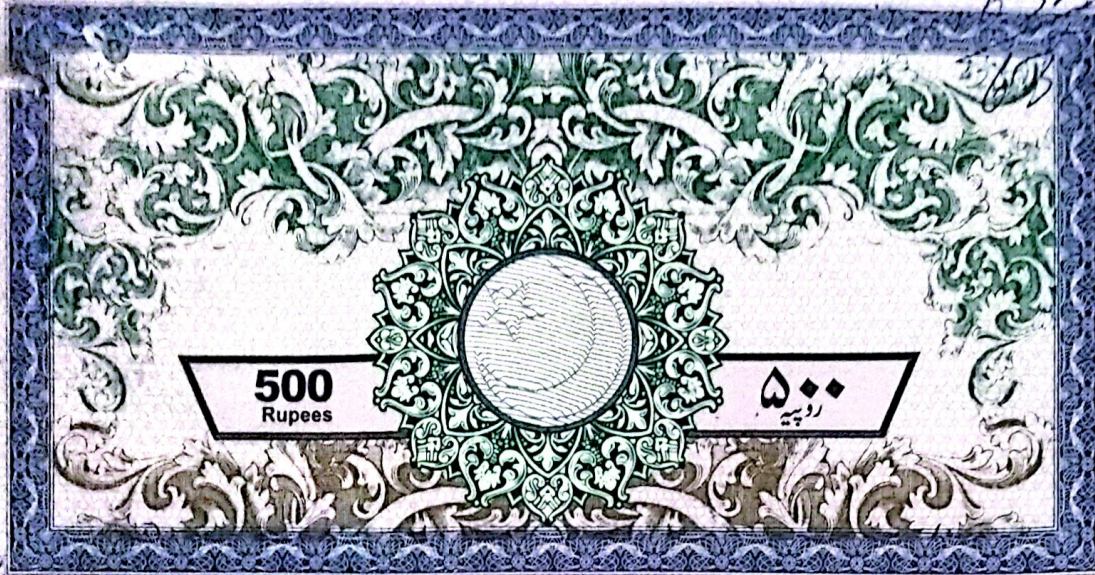


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ANNEXURE "B"

MORTGAGE DEED

This **MORTGAGE DEED** is made at Islamabad on the 02 day of Oct, 2023 in the year 2023 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, 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, for approval of a Housing Scheme over an area of 1220 Kanal 12 Marla on land falling in MOUZA PIND PARIYAN & MOUZA DORA, at Khewat No.56, Khatoni No.97, Khasra No.159 land measuring 1K-1M, Khasra No.152 land measuring 48K-17M, Khasra No.153 land measuring 0K-17M, Khasra No.154 land measuring 0K-15M, Khasra No.155 land measuring 0K-10M, Khasra No.156 land measuring 0K-7M, Khasra No.157 land measuring 2K-9M, Qitta (7) Total land measuring 54K-16M ka 300/1096 Share land measuring 15K-0M, Khewat No.244, Khatoni No.374, Khasra No.199/2 land measuring 5K-2M, ka 11/102 Share land measuring 0K-11M, Khewat No.245, Khatoni No.375, Khasra No.199/1 land measuring 1K-14M, salam, Khewat No.147, Khatoni No.232, Khasra No.196 land measuring 7K-16M, Khasra No.198 land measuring 7K-7M, Qitta (2) Total land measuring 15K-3M ka 85/303 Share land measuring 4K-5M, Khewat No.147, Khatoni No.230, Khasra No.197 land measuring 8K-12M, Khasra No.195 land measuring 7K-10M, Qitta (2) Total land measuring 16K-2M ka 74/322 Share land measuring 3K-14M, Total Land measuring 25K-4M (Twenty Five Kanal Four Marla) Registered Mortgage Deed Approved, situated in the Revenue Estate MOUZA PIND PARYAN, TEHSIL & DISTRICT ISLAMABAD as is evidenced by register huqdarane-zameen for the year 2006-07, Fard prepared by the Revenue Official on 25-08-2023, AND Khewat No.112, Khatoni No.275, Khasra No.402 land measuring 7K-4M, Khasra No.434 land measuring 42K-0M, Khasra No.424 land measuring 6K-3M, Qitta (3) Total land measuring 55K-7M ka 611/1107 Share land measuring 30K-11M, Khewat No.37, Khatoni No.63, Khasra No.510 land measuring 58K-9M, ka 105/1169 Share land measuring 5K-5M, Khewat No.12, Khatoni No.19, Khasra No.511 land measuring 38K-3M, ka 215/763 Share land measuring 10K-15M, Khewat No.119, Khatoni No.292, Khasra No.436 land measuring 12K-13M, Khasra No.438 land measuring 2K-10M, Khasra No.440 land measuring 0K-11M, Khasra No.441.

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مستند نمبر 1000/1
 2000/2 37207
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 JE HANGIR
 STAMP
 Lic No. 673/201
 Mangalla Block Chamber
 Distt. Courts H. Market, F.
 Cell: 0300-250000
 28 AUG 2023
 CDA اسم

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 **MUHAMMAD PERVAIZ S/O MUHAMMAD SAEED**, before me at the office of the Joint Sub Registrar Islamabad, on this 02 day of OCT 2023, between the hours 11 to 12

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:

H No. 527.

No.1. **Sohrab Khan S/o** **Kh. Nawaz Khan** **H. No. 180** **F10/2**
13302. 9916960-5

No.2. **Ch. Nayer Abbas** **S/o Ch. Ghulam Abbas** **H. No. 180 Taxla, Langri**
37406-1516673-9

The witnesses are relied upon.

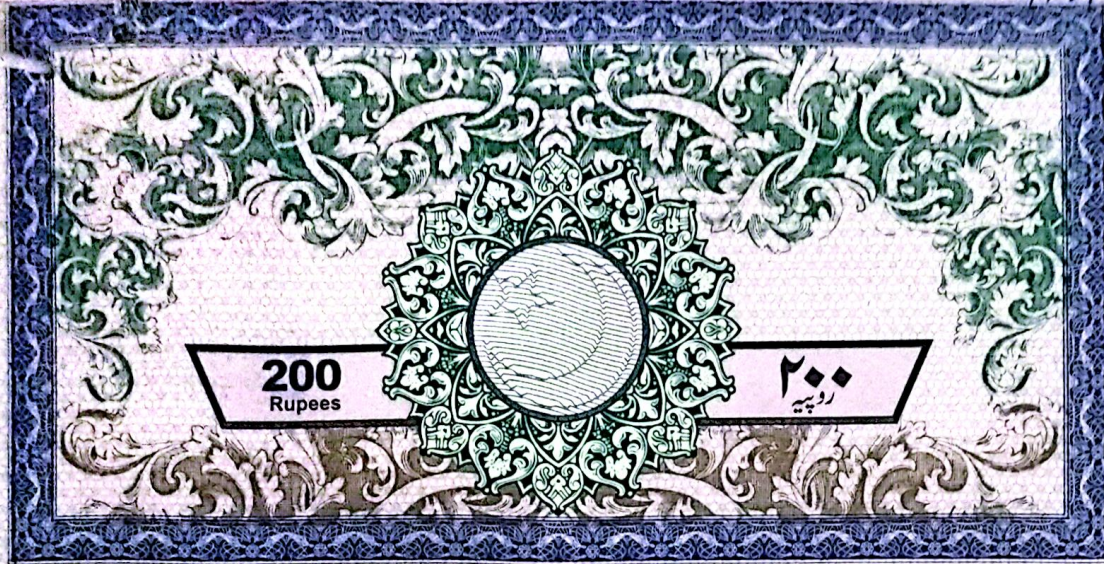
Executant: **[Signature]**

Witnesses:

1. **[Signature]**

2. **[Signature]**

**JOINT SUB REGISTRAR
 ISLAMABAD**



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land measuring 3K-10M, Khasra No. 437 land measuring 15K-7M, Qitta (5) Total land measuring 34K-11M ka 135/691 Share land measuring 6K-15M, Total Land measuring 53K-6M (Fifty Three Kanal Six Marla) Registered Mortgage Deed Approved, situated in the Revenue Estate MOUZA DORA, TEHSIL & DISTRICT ISLAMABAD, ZONE-2, as is evidenced by register huqdar-e-zameen for the year 2007-08, Fard prepared by the Revenue Official on 25-08-2023, Total Land measuring 78 Kanal 10 Marla in MOUZA PIND PARYAN & MOUZA DORA, ISLAMABAD

AND WHEREAS, the sponsor has elected 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. 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, shown in red Colour on the attached scheme plan, bearing drawing No. TPC/ZM/LOP-02.
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.



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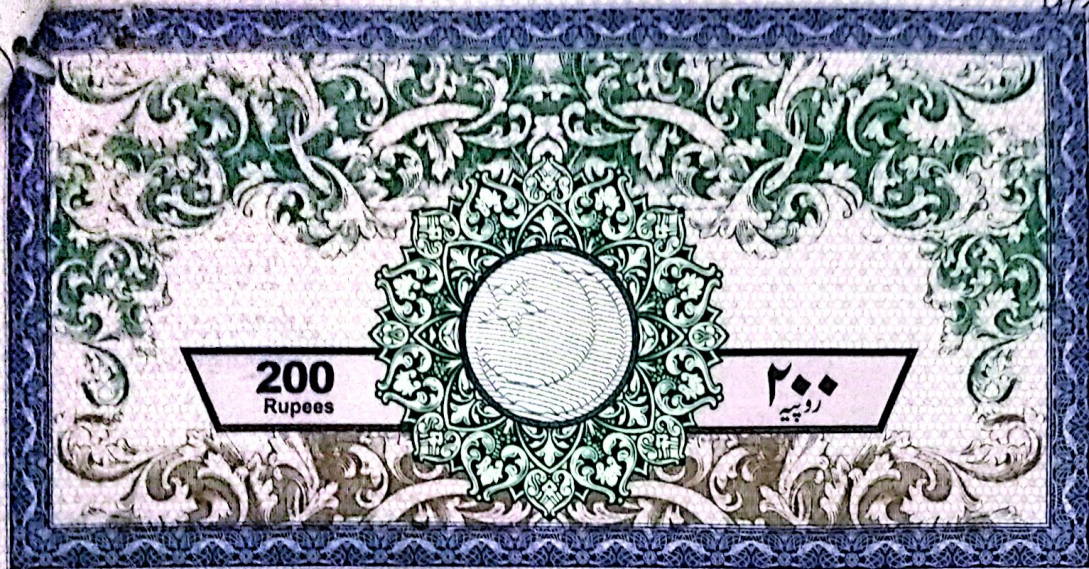
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- h. On completion of 80% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - i. On completion of 90% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - j. On completion of 100% of the development work, remaining 10% of the mortgaged plots shall be released to the sponsors.
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.

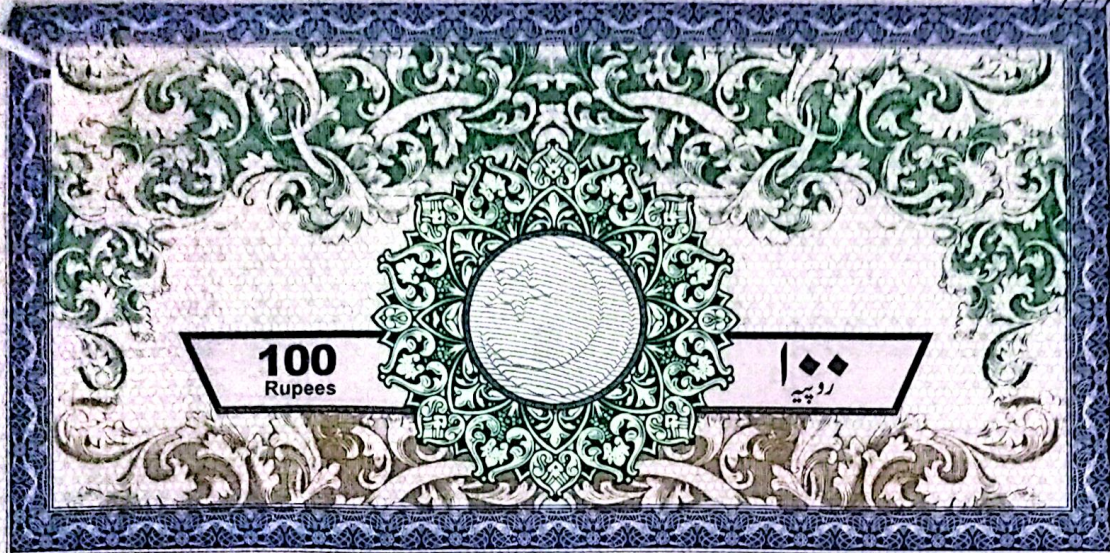


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7. In case the sponsors fails to develop the scheme in accordance with approved layout plan and services designs as required by the Authority under the preceding clauses, the Authority shall, without any further notice to or concurrence on the part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

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

For and on behalf of
CAPITAL DEVELOPMENT
AUTHORITY
ISLAMABAD

Disclaimer: Biometric authentication and photograph will be used primarily for registration process. Document registration and verification is done at the respective branches. Biometric and photographs hasn't concerned with type of verification of documents. Error or Omission may occur. Kindly Check Your Pictures before registration.

100 72072
JEHANGIR AHMED
STAMP VENDOR
Lic No. 613/PA/2013
Margalla Block, District Court Road, Islamabad
Cell: 0300-1234567

28 AUG 2023

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بابت 14192 روپے کی رقم کی تصدیق کے لئے
CDNA ایف ڈی آر کی تصدیق کے لئے

Amount of Document
Registered

Detail of Property

Property size



Executant Registration

CNIC of Executant

CNIC of Executant is

611018470805

CNIC of Witnesses

Name of Executant Seller

Name of Executant Purchaser

CERTIFICATE

Registered at No 9208 Book No. 1 Vol No. 9778

On pages 154 to 157 on this 2 day of Oct 2023

The Executant and the witnesses have signed in my presence.

JOINT SUB REGISTRAR
ISLAMABAD