

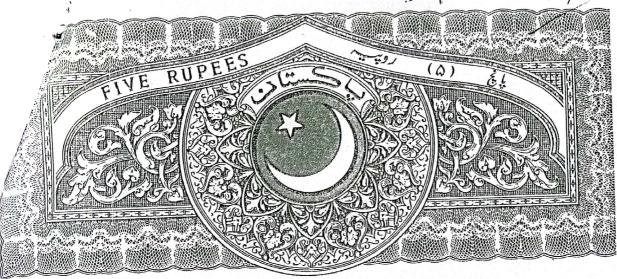
### MORTGAGE DEFD

Whethers the Sponsor has applied to the Authority in pursuance of ICT (Zoning) Regulation, 1992, for approval of a Housing Scheme over an area of 2984 Kansls on land hearing Khasra Nos. 2234/2189/1304, 1211, 1. 1557, 1603, 1667, 1585, 1608, 1246, 1498, 1669, 1672, 1604, 1652, 1553, 1654, 1655/1657) 1666, 1578, 1688, 1697/1586, 1649, 1651, 1652, 1553, 1654, 1655/1657) 1666, 1565, 1564, 1234, 1237, 1244, 1275, 1229, 1342, 1484, 1489, 1232, 1492, 1495, 1496, 1488, 1213, 1244, 1245, 1247, 1248, 1349, 1252, 1599, 1336, 1211, 1210, 1213, 12247, 1213, 2, 1249, 1289, 1285, 1286, 1279, 1281, 1283, 1294, 1310, 124, 1410, 124, 1698, 1668, 1672, 1688, 1672, 1698, 1668, 1821, 1970, 1972, 1993, 1346, 1498, 1669, 1672, 1825, 1988, 1668, 1821, 1970, 1972, 1993, 1346, 1498, 1669, 1672, 1825, 1988, 1668, 1821, 1970, 1972, 1993, 1346, 1498, 1669, 1672, 1825, 1988, 1668, 1821, 1970, 1972, 1993, 1346, 1498, 1669, 1672, 1825, 1988, 1667, 1674, 1677, 1686, 1677, 1686, 1677, 1686, 1677, 1686, 1677, 1686, 1677, 1698, 1677, 1897, 1686, 1677, 1698, 1677, 1897, 1686, 1677, 1897, 1897, 1897, 1891/1, 1887, 1897

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Steway Vendor Blue Area. Presented for the Registration of this Mortgaged Deed by M/s. Civilian Employees Cooperative Housing Society, situated at 21-E. Huma Plaza, Blue area, Islamabad through its Vice President Mr. Shahid Iqbal Rana, before me, at the office of the Joint Sub-Registrar, slamabad on this 4 day of Add 1995 between the hours / the Execu tan t::-(Shahid Iqbal Rana) Vice President M/s. Civilian Employees cooperative Housing society, NIC. NOE: 01-53-0/2241 at Sub Registra Islamabad. Execution and completion of this deed has been admitted by the above said executant who subscribes and abides and by all the terms and conditions setforth in the body of this deed the executant is identified 1: -Muhammad Shahid son of Ch. Wali Muhammad resident of House No. 6/4st.No.50, WF-6/4, Islamabad. 101-50-324139 Dist. Rawalpind. 214-54-118710 At prent Chiling on, ARBAB Abhas; Arolate 2: - Abdul Hafaez Abbasi so Mohammad Younis Rlo Village Alvest Tel Muree The witnesses are relied upon. Executant: Witness: No. 1; cully Joint Sub-Registrar,



-- ; 2 :-

Now, therefore, this deed witnesseth as follows:

1. As a security for the proper development of the scheme ir accordance with the engineering designs, detailed specifications of services/utilities and time schedule approved and laid down by the Authority, the sponsor hereby grants assures, demises and mortgages unto the Authority as under:—

# A: Residential

	in the first term of the contract of the contr	a street court court and a contract to the first faced many many many court and all the second price	
Plot Size (Sq.yds)	No	Area (Kanals)	
500 600 766 1000 1333	318 9 66 4 56	263-12 8-19 7-12 109-05 8-16 51-12	
Odd	. Sub-Total (A)	449-06	

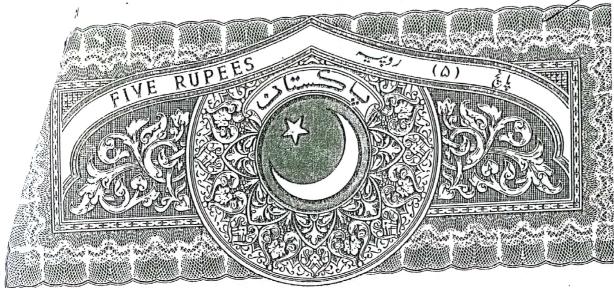
			Į.	19
Commercia	1			1

B: Commercial		
Plot Size (Sq.yds)	No	Area (Kanals)
2000 3000 16095 4600		3-06 1-19 26-13 7-12
Marine Lali	Sub-Total (T)	12-09
	Total (A + B)	491-16

shown in red colour on the attached scheme plan bearing drawing No. 101-A-202.

The above plots form part of following Khasras, showing portion of each Khasra to be mortgaged:

3234/2109/1684 450-0 1711/2



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:-

On completion of 25% of the development work, 25% of mortgaged plots shall be released to the sponsors.

On completion of 50% of the development work, another 25% of the mortgaged plots shall be released to the sponsor.

On completion of 75% of the development work, another 25% of the mortgaged plots shall be released to the sponsors.

On completion of 100% of the development work, remaining 25% of the mortgaged plot shall be released to the sponsors.

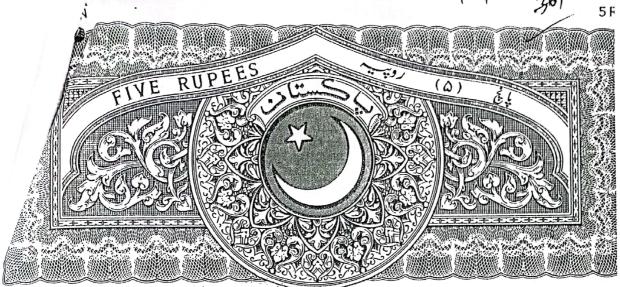
4. If the Sponsor fails to abide by any of the terms of the undertaking which is being given by the sponsor to the Authority separately in this behalf, the approval may be withdrawn and the scheme shall be taken over by the Authority without any extraliability.

5. The plots 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.

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SETS CO-OF-SHAUME AS SOCIETY (LTD.)
ISTAMASAD.



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.

That the property hereby mortgaged is exclusive and b) absolute property of the sponsor in which no one else has any claim, concern, right or interest of whatsoever nature.

That it has a legal right, full power, absolute authority to mortgage the aforesaid property by way of such mortgage.

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.

That it hereby declares that the property offered as security for development of the scheme is free 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.

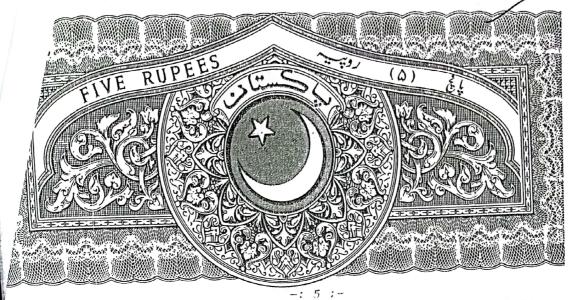
That it shall not put the said property in any other charge or otherwise transfer the same thereof in any way and would keep and hold the Authority secured, harmless and indemnified against all losses and damages caused to be suffered or sustained by the Authority as a result of any defect in its title or any one with respect to the said property or any part thereas

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-75- 3570 5R

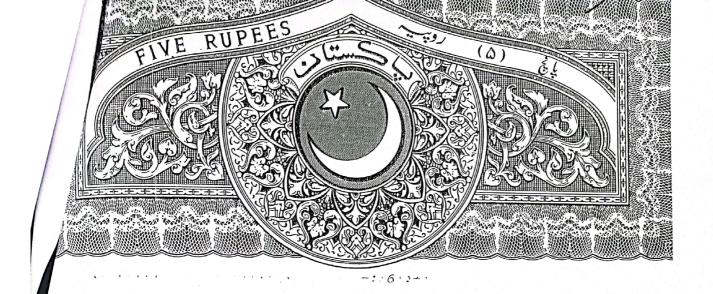


g) That it shall keep the property mortgaged with the Authority as security till the entire scheme is full developed in accordance with the approved plan and designs of services.

7. In case the Sponsor fails to develop the scheme in accordanc with approved layout plan and services designs as required by th Authority under the preceding clauses, the Authority shall, withou any further notice to or concurrence on the part of the Sponsor, I entitled to:-

i) take over possession of the mortgaged property:

Sell or dispose of the said property or any part thereo: together or in parcel, on the account and at the risk ( the sponsor, either privately or by public auction or i private contract, on such terms and conditions as ti Authority shall think fit and proper, without the bid a: intervention of a court of law and without prejudice the Authority's rights to execute the necessary sale weed, present it for registration and get the sa registered and have the necessary mutation of nam entered in the Government and Authority's Municip records, and on such transfer the property shall vest the transferee and all rights in or to the proper transferred as if the property had been sold to t transferee by the owner and for the purposes aforesaid any of them to make agreement, execute assurance and gi effectual receipt for discharge for the purchase mon and do all other acts and things for completing the sal which the person or persons exercising powers of se shall think proper and the aforesaid power shall deemed to be a power to sell concur in selling witho 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.

> PRESIDENT FOR and on behalf environ Engloyee's co-operation of the source of the sourc O SING SOCIETY (LTD.) ISLAMABAD

For and on Menalf of Capital Development Authority

momammad ideal noom DEPUTY DIRECTOR BEGIONAL FLANNING . ROA, SLANABAD

In the presence of Witnesses: -

1. mohamm Occupation Cout. Servant Address 6/4- F. St So, F-6/4 Islamabad. N. I. C. 101-50-324139



MA, EAIFUABAN KMABIN

Stamp Vendor Licence No. 2

Stamp Vendor Licence No. 2

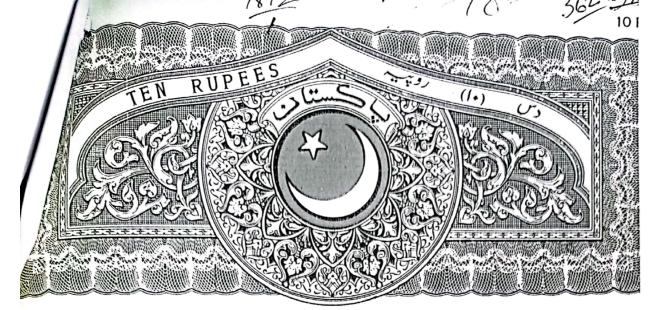
Blue Area, Islamabad.

## Certificate.

Registered at No. 997...on this. 474...dayof Aff...

and the witnesses have signed in my presence.

Jotat Sub Rogis trar, Islamabad.



RECTIFICATION DEED

This RECTIFICATION DEED is made at Islamabad on the Day 13 of JUNE 1995, between M/s Civilian Employees Cooperative Housing Society, 21-E, Huma Plaza, Blue Area, Islamabad, a Society registered under West Pakistan Cooperative Societies Act. 1925, (hereinafter referred to as the "Sponsor" which expression shall, where the context so admits; includes its executors, administrators, legal representatives, assigns and successors-in-interest) of the one part;

#### AND

The CAPITAL DEVELOPMENT AUTHORITY, ISLAMABAD, an Authority established under the CDA Ordinance, 1960, (here-in-after referred as "the Authority", which expression shall include its successors-in-office, representatives and assigns) of the other part.

whereas the Mortgage Detal for plots/land 491 kanals 16 marlas situated in Mouza Lohi Bher, District Islamabad, was executed between the above said parties and registered at No.997 on 4th April, 1995 and its duplicate copy pasted in the additional Book No.I Vol.1007 on Butts 80 - 85, registered with the Sub Registrar, Islamabad (here-in-after called the Principal Deed).

AND WHEREAS few words in full particulars of the First Party are omitted due to typographical mistake in the PRINCIPAL DEED which required rectification in the manner here-in-after appearing.

Contd...P/2..

Super Civilian Employees Cooperative Housing Society

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Presented for registration this RECTIFICATION DEED by M/S Civilian Employees Cooperative Housing Society, situated at 21-E, Huma Plaza, Blue Area, Islamabad, through its Vice President Mr. Shahid Iqbal Rana before me at the Office of the Joint Sub-Registrar and (2) Rep of CDA, before me at the Office of the Sub-Registrar, Islamabad on this 13/4. Day of June. 1995, between the hours 12 to 14

EXECUTANTS)

1.

(Shahid Iqbal Rana)

Vice President

M/S Civilian Employees Cooperative Housing Society NIC No.101-53-012241

W/

The execution of completion of this Rectification Deed has been admitted by the above said executants who subscribes and abides by all the terms and condition setforth in the body of this Deed and admitted the contents of this Rectification Deed.

The executants are identified by M/S:

- 1. Muhammad Shahid S/o Ch. Wali Muhammad resident of H.No.6/4-F, St.No.50, F-6/4, Islamabad. 101-50-324139.
- 2. Imtiaz Ahmed S/o Muhammad Latif r/o 12-B, 72-F.S.C., Gulshan-e-Jinnah, F-5/1, Islamabad. 271-51-000406.

The witnesses are relied upon.

Executants

1.

( SHAUD IOBAL DANA)

×.

Witnesses:

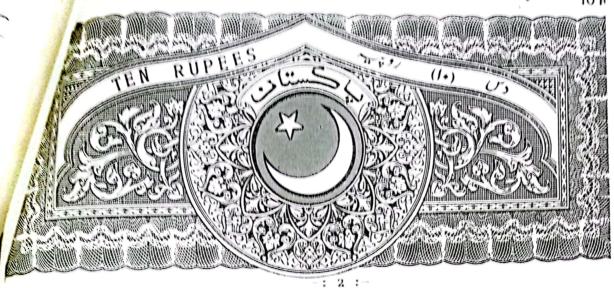
1. mohammad Raled

(IMTIAZ ARMOD VOHRA)

271-51 -000406

Sub-Regustrar, Islamabad.

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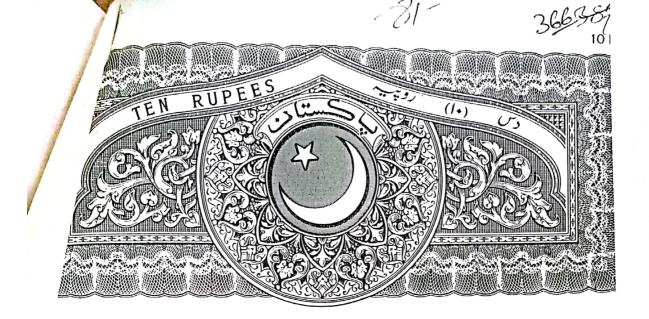
UNDER THIS RECTIFICATION WITNESSETH as follows:

The Principal Deed shall be rectified and corrected in the manners at para-1 as under:

# Details of Residential Plots:

## Block-E

.No. Plot No.	No. of	Size		Area	
, MO Plot No.	Plots.	(Sq.ft.)	K	M 	s.Ft.
A NORTH WATER TO BE A COLD TO THE THE THE WATER THAT THE THE THE THE THE THE THE THE THE TH	37	53x85=4505	30	12	217.8
. 1 to 37	01	odd =4850	0	1.7	217.8
1. 38	01	odd =7122	1	6	accor.
11. 39	55	53x85≈4505	45	10	217.8
v. 40 to 94	01	odd =7847	1	8	108.9
95	55	odd =5250	45	10	217.8
ri. 96 to 150 rii. 151	01	odd =4250	0	19	54.4
Sub-Total (a)	151	anne anne more time anne anne anne anne anne anne anne an	126	5	217.8
Block-F					160.4
1. 1 to 137	137	50x90=4500	113	6	163.4
	3	60x90≈5400	2	19	163.4
	30	50x90=4500	24	16	108.9
ii. 141 to 170	3	60x90=5400	02	19	163.4
iv. 171 to 173	30	50x90=4500	24	16	108.9
7. 174 to 203	3	60x90=5400	121	19	163.4
vi. 204 to 206	15	50x90=4500	121	8	54.4
vii. 207 to 221 viii.222 to 223	2	75×120=9000	1/2/1	6	54.4
VIII. ZZZ CO ZZO			187	12	163.4
Sub-Total (b)	223	1 1 1	1 13 1 10 V	12	100.3
Block-G				<i>)</i>	
i. 1 to 37	37	75x120=9000 "	61	EC) A	54.4
ii. 38/1.2to39.1.2	4	60x115=6900	5	~ 4	108.9
iii. 40 to 57	18	75x120=9000	29,	U 1 2	163.4
iv. 58/1.2	2	60x115=6900	12	· ~ 1 O′	217.8
•	ĩ	odd = 8050	1	9	163.4
	9	$75 \times 120 = 9000$	14	17	217.8
	4	75x160=:12000	8	16	108.9
vii. 68 to 71 viii.105 to 118	1.4	50x90 = 4500	1.1.	1.1	163.4
Sub-Total (c)	89		135	07	109.0
Tan Tarat (c)					217.8



-: 3 :-

J. L.	Details	OI	Commercial	nortgage

Block:					
i. E	90x200	<i>i</i> .	3	06	
ii. F	150x180 185x783	•	4 26	19 12	54.4 108.9
iii. Markaz	180x230		07	12	54.4
Sub-Total:			42	09	217.7
<ul><li>Total Commercial Area of</li><li>Commercial Area Mortgage</li></ul>	E the Scheme ed @ 30%	e = =	141 42	05 09	108.9 217.8
TOTAL AREA MORTGAGED (I	& II)	=	491	15	163.35
		Say:	491	16	

THAT as rectified and modified the aforestated Principal Deed shall remain in full force and effect.

THIS Rectification need with 1 be treated as a part and parcel of the said MORTGAGE DEED.

IT WITNESS WHEREOF both the Parties have set their hands and seal on the day and year first above written.

1ST PARTY

In the presence of Witnesses:-

1. mohammad Ratel

M/s Civilian Employees Cooperative Housing Society, Islamabad.

for and on behalf of

CAPITAL DEVELOPMENT MITHODITY

2- \$ 1,500/

Stamp, Fundor License No.

Blue Area, Islumahad.

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## CERTIFICATE

Registered at No. 18/2 on this 1374 day of 14 M. 1995 and its duplicate copy pasted in the Hook.

No. 1 Volume No. 1020 on pages 126 to 1274

The Executants and witnesses signed in my presence.

Sub Registrar, Islamabad.

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