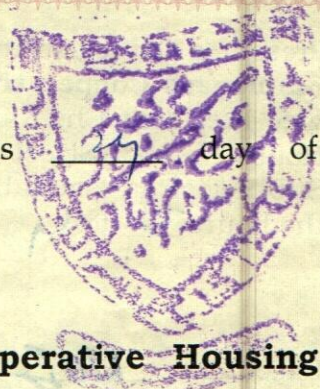




3128

MORTGAGE DEED

This Mortgage Deed is made at Islamabad, on this 17 day of April, 2025.



BETWEEN

M/s Central Board of Revenue Employees Cooperative Housing Society (CBRECHS Regd), Islamabad a company/society registered under the Companies Ordinance 984/West Pakistan Cooperative Societies Act, 1925, through its Vice President Ch. Nazir Ahmad S/o Lal Din, CNIC No. 35202-3499032-1, Office at CBR House, Block C, Circular Road, near Lohi Bhair Police Station Zone-V, Islamabad (hereinafter referred to as the "Sponsor" which expression shall, where the context so admits, include its executors, administrators, legal representatives, assigns) 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-elf-ice, representative and assigns) of the other part.

Whereas the Sponsors has applied to the Authority in pursuance of ICT (Zoning) Regulation, 1992, and regulations for planned and developed for approval of a Housing Scheme over an area of 1687 Kanal & 17 Marla and the Sponsor has already Registered Mortgage Deed Vide No.5718, Book No.1, Volume No.2896, Pages 135 to 147 dated 21-04-2008 before Sub Reogistrar, Islamabad Land Measuring 122 Kanal 17 Marla.

31650

CBR Housing Society Islamabad

31650

بذریعہ چیرمین تہسildar احمد مل جل دین دائرہ سندھ
موت CDA پلاٹ دین

JEELANGIR AHMED
STAMP VENDOR
Lic No. 6130RA/2013
Margalla Block Chamber # 18.
Distt. Courts F-8 Markaz Islamabad
Cell/ 0300 9898941

Presented for registration this Deed of Mortgage by **M/s Central Board of Revenue Employees Cooperative Housing Society (CBRECHS Regd), Islamabad** through its Vice President Ch. Nazir Ahmad S/o Lal Din, CNIC No. 35202-3499032-1, Office at House No.983, Street No.92, Sector I-8/4, Islamabad, before me at the office of the Sub-Registrar, Islamabad, on this 24 day of APRIL 2025. BETWEEN the hours 3 to 4

Executant

Nazir Ahmad
M/s Central Board of Revenue Employees Cooperative Housing Society (CBRECHS Regd), Islamabad through its Vice President Ch. Nazir Ahmad S/o Lal Din, CNIC No. 35202-3499032-1.

For and behalf of

SUB-REGISTRAR, ISLAMABAD

Execution and completion of this deed has been admitted by the said Executant, who hereby undertake to abide by and subscribes to all the terms and conditions set forth in the body of this Deed. The Executant is identified by M/s:-

1. Mohammed Saeed S/o Mohammed Saeed No 1011508
37401-3345006-7 (B)
2. Mohammed Afzal S/o Mohammed Afzal No 05 Headi
32211-14450881-3 (B)

The witnesses are relied upon.

Mortgagor:

Nazir Ahmad
M/s Central Board of Revenue Employees Cooperative Housing Society (CBRECHS Regd), Islamabad through its Vice President Ch. Nazir Ahmad S/o Lal Din, CNIC No. 35202-3499032-1.

For and on behalf of

Mortgagee:

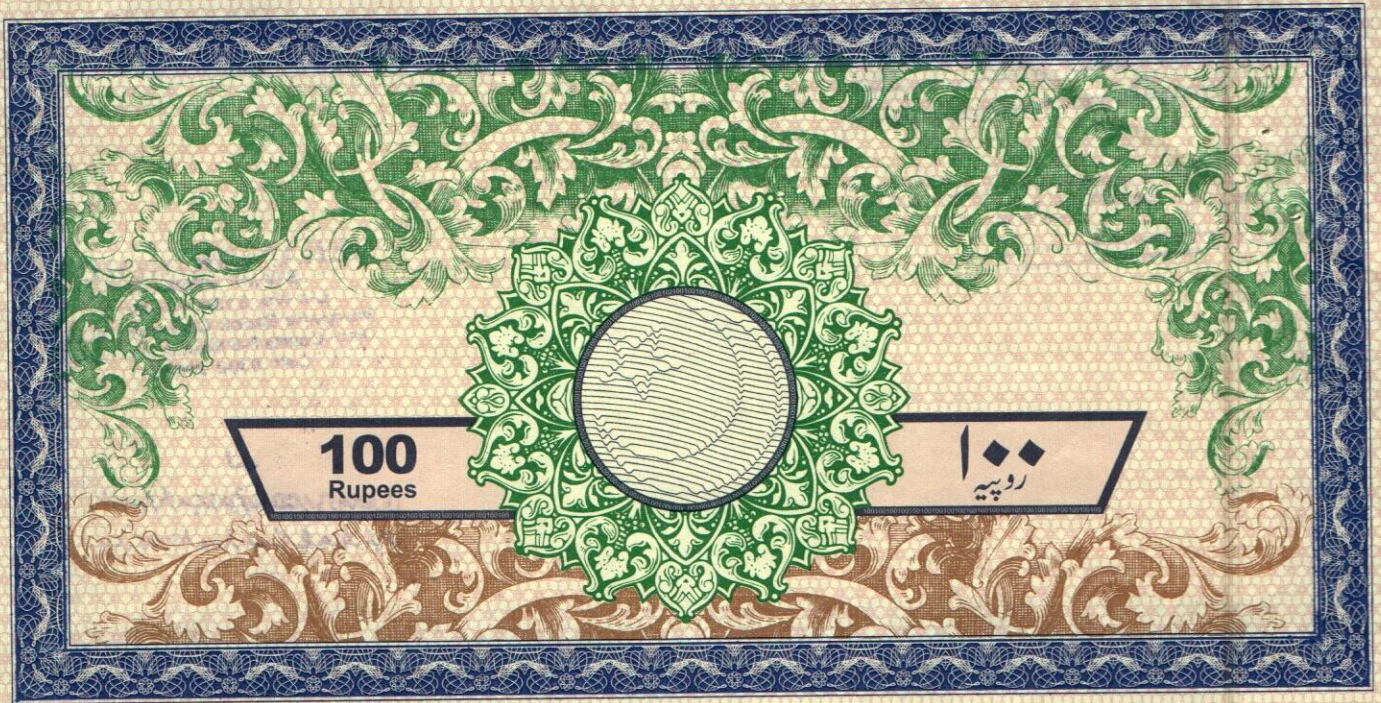
Capital Development Authority (CDA), Islamabad.

Through Mirza Saeed Akhtar, Tehsildar H/S, CDA Office Islamabad,
CNIC No.37401-6064755-1

WITNESS No. 1

No.2

SUB-REGISTRAR, ISLAMABAD



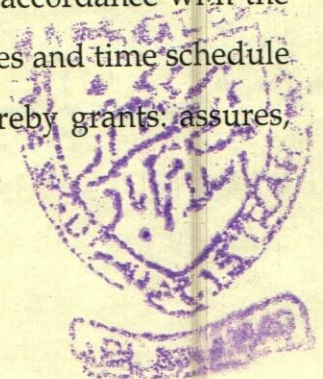
(Page No.2)

Now remaining Land measuring **54-Kanal 19-Marla (Fifty Four Kanal Nineteen Marla)**, baring Khewet Nos. 4, 6, 14, 16, 34, 75, 77, 82, 83, 85, 86, 87, 88, 367, 374, 438, 440, 444, Qitta (138), Measuring 603 Kanal & 17 Marla, Khewt No.531, Qitta (390) measuring 10714 Kanal 4 Marla, Shamlat Deh Hasb-e-Pemana Milquit out of share 440/12077, in Revenue Estate of Mouza Lohi Bhair, Zone-5, Tehsil & District Islamabad as per right/entitlement in Hqooq Shamlat Deh Register Record of Rights of the Revenue Estate of Lohi Bhair, Tehsil and District Islamabad for the year 2004-05 issued by Patwari Halqa dated **28-2-25**, for the purpose of this Mortgage Deed. The authority has agreed to approve the scheme on the condition that the sponsor deposits with the Authority as security a sum of Rs. _____ (Rupees _____ Only) towards cost of development of the scheme or, in the alternative, mortgages with the Authority 20% of the saleable area of the said Housing Scheme.

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 following Plots: -



3/650
رجسٹرڈ نمبر
26 MAR 2025

JEHANGIR AHMED
STAMP VENDOR
Lic No. 613/DRA/2013
Margalla Block Chamber # 19,
Dett Courts A-8 Markaz Islamabad
Cell 0300.9898941

پانچویں کیمرہ، مارگالا بلاک، ڈیٹ کورٹس ای-8 مرکز اسلام آباد
لیک: 613/DRA/2013



8460125032614210501

Expiry Date : 26-05-2025
Issue Date : 26-03-2025
eSahulat ID : 84601
Service Charges : 120
Time : 14:21:48
Date : 26-03-2025
Verification Status : Verified
CNIC : 3520234990321

بیامیٹرک ویریفیکیشن
ICT STAMP PAPER
نام: جویدری بدر احمد



RECEIPT





(Page No.3)

DETAIL OF RESIDENTIAL PLOTS MORTGAGED							
S. No.	Category	Block	Street	Plot Nos	Total Plots	Area (SFT)	Area (Kanals)
1	30X50	EXE	ST # 03	1A - 1G	7	11275.20	2.07
2	30X50	EXE	ST # 03	2A - 2C	3	4500.00	0.83
3	30X50	EXE	ST # 03	1-4,6,8,9-22 & 24	20	30000.00	5.51
4	30X50	EXE	ST # 03	37-39,41,43-46 & 48	9	13493.86	3.86
5	30X50	EXE	ST # 03	50 - 59 & 61,64	14	21000.00	3.305785
6	30X50	EXE	ST # 04	1B - 1C	2	3000.00	0.55
7	30X50	EXE	ST # 04	4, 8-13	10	15000.00	2.75
8	30X60	EXE	ST # 05	2,4,6,8,10,12,16	8	14946.57	2.745008
9	25X45	EXE	ST # 05	1,3,5,7,9,11,13,15, 17&19	10	11213.84	2.059475
10	25X45	EXE	ST # 12	76 & 81 - 89	10	11000.37	2.02027
11	25X45	EXE	ST # 13	,1 - 16	16	18592.84	3.414663
12	25X45	EXE	ST # 14	1 - 12 & 14,16	14	15733.34	2.889502
13	30X60	EXE	ST # 15-A	1-2, 4-7	6	5457.11	2.01
14	25X45	EXE	ST # 15	1,3,7,11,13,14,15,1 6	8	8933.09	1.640604
15	30X60	EXE	ST # 23	7,9,12	3	5457.11	1.00
16	25X45	EXE	ST # 30	,2 - 20	19	21172.95	3.89
17	25X45	EXE	ST # 30	2,4,6,8 - 20	16	19465.07	3.57
TOTAL					175	234583.5	43.29

DETAIL OF COMMERCIAL PLOTS TO BE MORTGAGED (SHOWN IN RED COLOUR)							
S.No.	CATEGOR Y	BLOCK	STREET	PLOT	TOTAL PLOTS	AREA (SFT)	AREA (KANALS)
1	30' X 40'	EXE	River	1.20,22-53	52	63179.94	11.60
			Express Way				
TOTAL					52.0	63179.94	11.60

Shown in red color on the attached approved Layout plan Scheme Plan bearing Drawing No. _____

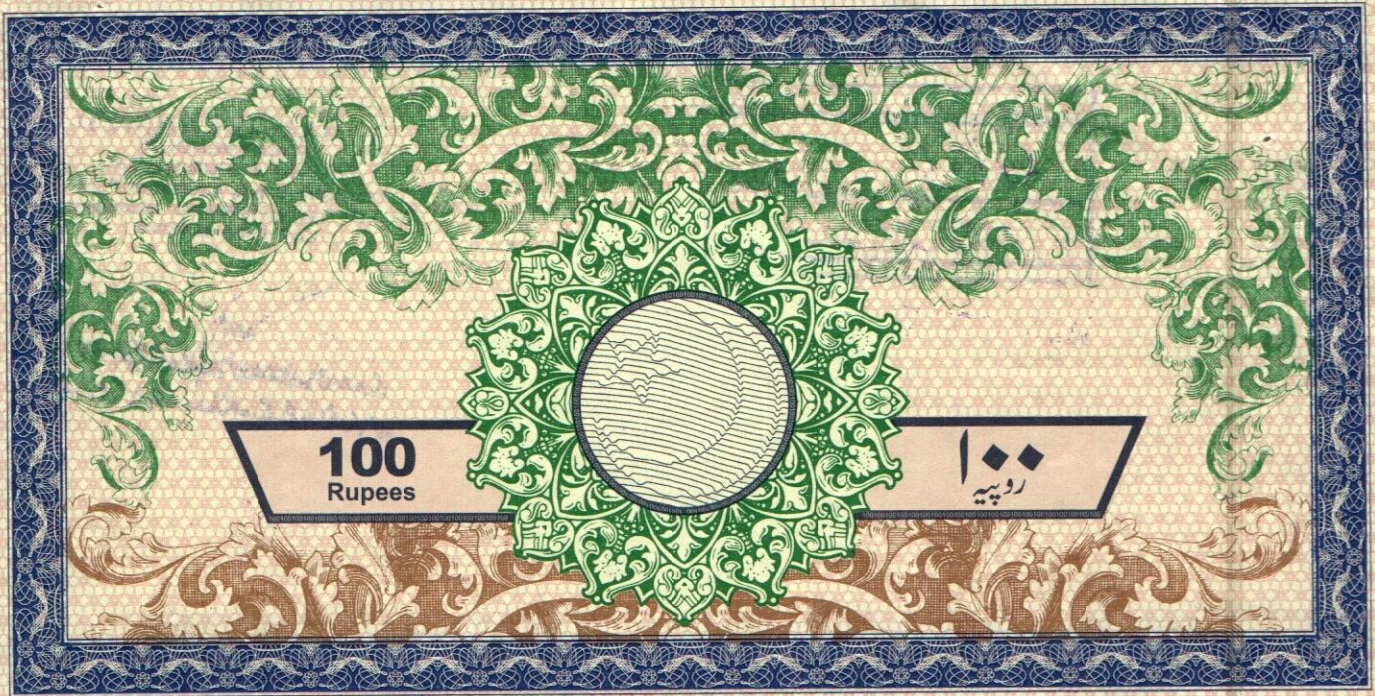
31650
رجسٹرڈ نمبر
26 MAR 2025

JEHANGIR AHMED
STAMP VENDOR
Lic No. 813/DRA/2013
Margalla Block Chamber # 19,
Distt Courts F-8 Markaz Islamabad
Call 0300-9898941

محمد طارق احمد صاحب
محمد طارق احمد صاحب

Sl. No.	Category	Part	Area (Sq. Ft.)	Total Area (Sq. Ft.)	Remarks
1	1	1	1000.00	1000.00	
2	2	2	1000.00	1000.00	
3	3	3	1000.00	1000.00	
4	4	4	1000.00	1000.00	
5	5	5	1000.00	1000.00	
6	6	6	1000.00	1000.00	
7	7	7	1000.00	1000.00	
8	8	8	1000.00	1000.00	
9	9	9	1000.00	1000.00	
10	10	10	1000.00	1000.00	
11	11	11	1000.00	1000.00	
12	12	12	1000.00	1000.00	
13	13	13	1000.00	1000.00	
14	14	14	1000.00	1000.00	
15	15	15	1000.00	1000.00	
16	16	16	1000.00	1000.00	
17	17	17	1000.00	1000.00	
18	18	18	1000.00	1000.00	
19	19	19	1000.00	1000.00	
20	20	20	1000.00	1000.00	
21	21	21	1000.00	1000.00	
22	22	22	1000.00	1000.00	
23	23	23	1000.00	1000.00	
24	24	24	1000.00	1000.00	
25	25	25	1000.00	1000.00	
26	26	26	1000.00	1000.00	
27	27	27	1000.00	1000.00	
28	28	28	1000.00	1000.00	
29	29	29	1000.00	1000.00	
30	30	30	1000.00	1000.00	
31	31	31	1000.00	1000.00	
32	32	32	1000.00	1000.00	
33	33	33	1000.00	1000.00	
34	34	34	1000.00	1000.00	
35	35	35	1000.00	1000.00	
36	36	36	1000.00	1000.00	
37	37	37	1000.00	1000.00	
38	38	38	1000.00	1000.00	
39	39	39	1000.00	1000.00	
40	40	40	1000.00	1000.00	
41	41	41	1000.00	1000.00	
42	42	42	1000.00	1000.00	
43	43	43	1000.00	1000.00	
44	44	44	1000.00	1000.00	
45	45	45	1000.00	1000.00	
46	46	46	1000.00	1000.00	
47	47	47	1000.00	1000.00	
48	48	48	1000.00	1000.00	
49	49	49	1000.00	1000.00	
50	50	50	1000.00	1000.00	

Sl. No.	Category	Part	Area (Sq. Ft.)	Total Area (Sq. Ft.)	Remarks
1	1	1	1000.00	1000.00	
2	2	2	1000.00	1000.00	
3	3	3	1000.00	1000.00	
4	4	4	1000.00	1000.00	
5	5	5	1000.00	1000.00	
6	6	6	1000.00	1000.00	
7	7	7	1000.00	1000.00	
8	8	8	1000.00	1000.00	
9	9	9	1000.00	1000.00	
10	10	10	1000.00	1000.00	
11	11	11	1000.00	1000.00	
12	12	12	1000.00	1000.00	
13	13	13	1000.00	1000.00	
14	14	14	1000.00	1000.00	
15	15	15	1000.00	1000.00	
16	16	16	1000.00	1000.00	
17	17	17	1000.00	1000.00	
18	18	18	1000.00	1000.00	
19	19	19	1000.00	1000.00	
20	20	20	1000.00	1000.00	
21	21	21	1000.00	1000.00	
22	22	22	1000.00	1000.00	
23	23	23	1000.00	1000.00	
24	24	24	1000.00	1000.00	
25	25	25	1000.00	1000.00	
26	26	26	1000.00	1000.00	
27	27	27	1000.00	1000.00	
28	28	28	1000.00	1000.00	
29	29	29	1000.00	1000.00	
30	30	30	1000.00	1000.00	
31	31	31	1000.00	1000.00	
32	32	32	1000.00	1000.00	
33	33	33	1000.00	1000.00	
34	34	34	1000.00	1000.00	
35	35	35	1000.00	1000.00	
36	36	36	1000.00	1000.00	
37	37	37	1000.00	1000.00	
38	38	38	1000.00	1000.00	
39	39	39	1000.00	1000.00	
40	40	40	1000.00	1000.00	
41	41	41	1000.00	1000.00	
42	42	42	1000.00	1000.00	
43	43	43	1000.00	1000.00	
44	44	44	1000.00	1000.00	
45	45	45	1000.00	1000.00	
46	46	46	1000.00	1000.00	
47	47	47	1000.00	1000.00	
48	48	48	1000.00	1000.00	
49	49	49	1000.00	1000.00	
50	50	50	1000.00	1000.00	



(Page No.4)

Detail of 20% of saleable area to be mortgaged is as under: -

TABLE-A

SALEABLE AREA				
LAND USE	AREA (KANALS)	20% OF SALEABLE	MORTGAGED IN ALREADY APPROVED LOP	BALANCE MORTGAGE AREA
RESIDENTIAL PLOTS	826.32	165.26	96.74	68.52
COMMERCIAL	62.80	12.56	26.30	-13.74
TOTAL	889.12	177.82	123.04	54.78
TOTAL MORTGAGE LAND REQUIRED				54.78
TOTAL MORTGAGE LAND PROVIDED				54.90

1. The Sponsor shall pay all stamp duties, registration charges and other incidental expenses for and in connection with this and any other document to the required for the redemption of this mortgage deed.
2. The Authority shall release the mortgaged plots in proportion to the development that may be completed by the sponsors: --
 - I. On completion of 10% of the development work, 10% of the mortgaged plots shall be released to the sponsor.
 - II. On completion of 20% of the development Work, another 10% of the mortgaged plots shall be released to the sponsor.
 - III. On completion of 30% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - IV. On completion of 40% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - V. On completion of 50% of the development work, another 0% of the mortgaged plots shall be released to the sponsor.
 - VI. On completion of 60% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
 - VII. On completion of 70% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.



31650
26 MAR 2025

JEHANGIR AHMED
STAMP VENDOR
Lic No. 613/DRA/2013
Margalla Block Chamber # 19,
Distt Courts F-8 Markaz Islamabad
Call 0300-9898941

Handwritten signature in Urdu script.

TABLE A

LAND (Hectares)	Area (Hectares)	Area (Hectares)	Area (Hectares)	Area (Hectares)
1.00	1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00	9.00
10.00	10.00	10.00	10.00	10.00
11.00	11.00	11.00	11.00	11.00
12.00	12.00	12.00	12.00	12.00
13.00	13.00	13.00	13.00	13.00
14.00	14.00	14.00	14.00	14.00
15.00	15.00	15.00	15.00	15.00
16.00	16.00	16.00	16.00	16.00
17.00	17.00	17.00	17.00	17.00
18.00	18.00	18.00	18.00	18.00
19.00	19.00	19.00	19.00	19.00
20.00	20.00	20.00	20.00	20.00
21.00	21.00	21.00	21.00	21.00
22.00	22.00	22.00	22.00	22.00
23.00	23.00	23.00	23.00	23.00
24.00	24.00	24.00	24.00	24.00
25.00	25.00	25.00	25.00	25.00
26.00	26.00	26.00	26.00	26.00
27.00	27.00	27.00	27.00	27.00
28.00	28.00	28.00	28.00	28.00
29.00	29.00	29.00	29.00	29.00
30.00	30.00	30.00	30.00	30.00
31.00	31.00	31.00	31.00	31.00
32.00	32.00	32.00	32.00	32.00
33.00	33.00	33.00	33.00	33.00
34.00	34.00	34.00	34.00	34.00
35.00	35.00	35.00	35.00	35.00
36.00	36.00	36.00	36.00	36.00
37.00	37.00	37.00	37.00	37.00
38.00	38.00	38.00	38.00	38.00
39.00	39.00	39.00	39.00	39.00
40.00	40.00	40.00	40.00	40.00
41.00	41.00	41.00	41.00	41.00
42.00	42.00	42.00	42.00	42.00
43.00	43.00	43.00	43.00	43.00
44.00	44.00	44.00	44.00	44.00
45.00	45.00	45.00	45.00	45.00
46.00	46.00	46.00	46.00	46.00
47.00	47.00	47.00	47.00	47.00
48.00	48.00	48.00	48.00	48.00
49.00	49.00	49.00	49.00	49.00
50.00	50.00	50.00	50.00	50.00
51.00	51.00	51.00	51.00	51.00
52.00	52.00	52.00	52.00	52.00
53.00	53.00	53.00	53.00	53.00
54.00	54.00	54.00	54.00	54.00
55.00	55.00	55.00	55.00	55.00
56.00	56.00	56.00	56.00	56.00
57.00	57.00	57.00	57.00	57.00
58.00	58.00	58.00	58.00	58.00
59.00	59.00	59.00	59.00	59.00
60.00	60.00	60.00	60.00	60.00
61.00	61.00	61.00	61.00	61.00
62.00	62.00	62.00	62.00	62.00
63.00	63.00	63.00	63.00	63.00
64.00	64.00	64.00	64.00	64.00
65.00	65.00	65.00	65.00	65.00
66.00	66.00	66.00	66.00	66.00
67.00	67.00	67.00	67.00	67.00
68.00	68.00	68.00	68.00	68.00
69.00	69.00	69.00	69.00	69.00
70.00	70.00	70.00	70.00	70.00
71.00	71.00	71.00	71.00	71.00
72.00	72.00	72.00	72.00	72.00
73.00	73.00	73.00	73.00	73.00
74.00	74.00	74.00	74.00	74.00
75.00	75.00	75.00	75.00	75.00
76.00	76.00	76.00	76.00	76.00
77.00	77.00	77.00	77.00	77.00
78.00	78.00	78.00	78.00	78.00
79.00	79.00	79.00	79.00	79.00
80.00	80.00	80.00	80.00	80.00
81.00	81.00	81.00	81.00	81.00
82.00	82.00	82.00	82.00	82.00
83.00	83.00	83.00	83.00	83.00
84.00	84.00	84.00	84.00	84.00
85.00	85.00	85.00	85.00	85.00
86.00	86.00	86.00	86.00	86.00
87.00	87.00	87.00	87.00	87.00
88.00	88.00	88.00	88.00	88.00
89.00	89.00	89.00	89.00	89.00
90.00	90.00	90.00	90.00	90.00
91.00	91.00	91.00	91.00	91.00
92.00	92.00	92.00	92.00	92.00
93.00	93.00	93.00	93.00	93.00
94.00	94.00	94.00	94.00	94.00
95.00	95.00	95.00	95.00	95.00
96.00	96.00	96.00	96.00	96.00
97.00	97.00	97.00	97.00	97.00
98.00	98.00	98.00	98.00	98.00
99.00	99.00	99.00	99.00	99.00
100.00	100.00	100.00	100.00	100.00





(Page No.5)

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

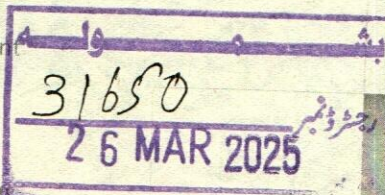
If the sponsor fails to abide by any of the terms of the undertaking, which is being given by the sponsor to the Authority separately in this behalf, the approval may be withdrawn and the scheme shall be taken over by the Authority without any extra liability.

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.

The Sponsor hereby covenants with the Authority and guarantees as follows:

- i. 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.
- ii. 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.
- iii. That it has a legal right, full power, absolute authority to mortgage the aforesaid property by way of such mortgage.
- iv. 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.
- v. 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.
- vi. 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.
- vii. 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.

Amount of Document
Registered



ID

11450

JEHANGIR AHMEL
STAMP VENDOR
Lic No. 813/DRA/2013
Margalla Block Chamber # 19
Distt Courts K-8 Markaz Islamabad
Cell 0300-9898941

Detail of Property

Property size



Document Registration

بانتہی کی گئی ہے کہ اس سے پہلے کی کوئی بھی رجسٹریشن
بدی کو رد کر دیا جائے گا

CNIC of Executant

3520234990321

CNIC of Executant B

CNIC of Witnesses

Name of Executant Seller

Name of Executant Purchasers



(Page No.6)

7. In case the sponsors fail 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. Take over 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 aid and intervention of a court of law and without prejudice to the Authority's rights to execute the necessary sale deed, present for registration and get the same registered and have the 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 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 concur in selling without the intervention of the Court.

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

For and on behalf of

Mortgagor: Nazir Ahmad
M/s Central Board of Revenue Employees Cooperative Housing Society (CBRECHS Regd), Islamabad through its Vice President Ch. Nazir Ahmad S/o Lal Din, CNIC No. 35202-349032-1.

For and on behalf of

Mortgagee: [Signature]
Capital Development Authority (CDA), Islamabad.
 Through Mirza Saad Akhtar, Tehsildar H/S, CDA Office Islamabad, CNIC No.37401-6064755-1

WITNESSES: [Signature] [Signature]



Amount of Document
Registered

ID

10665

Detail of Property



Document Registration

CHANGIR AHMEI
STAMP VENDOR
Office No. 613/DRA/2013
Block Chamber # 19,
Dist. Courts F-8 Markaz Islamabad
Cell 0300-9898941

Handwritten signature in Urdu

CNIC of Executant

CNIC of Executant B

3520234990321

CNIC of Witnesses

Name of Executant Seller

Name of Executant Purchasers

CERTIFICATE

Registered at No. 3128 Book No. 1 Volume No. 10397 Page
113-118 and its duplicate copy pasted in the Additional Book No. 1
Volume No. 10397 on Butts from 113 to 118 in the Office of Sub Registrar
Islamabad on this 24 day of APRIL, 2025.

The Executant and the witnesses have signed in my presence.

SUB-REGISTRAR, ISLAMABAD