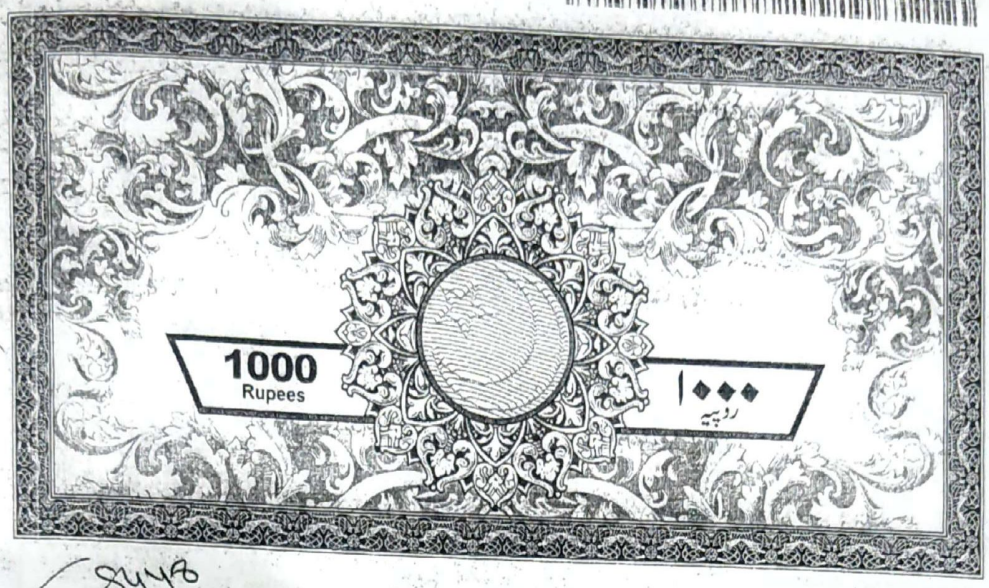
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8448

MORTGAGE DEED

This Mortgage Deed is made at Islamabad on the day of ____ June, in the year 2022.

BETWEEN

M/s Services Cooperative Housing Society (SCHSL Regd), Islamabad through its Treasurer Mr. Muhammad Zahid S/o Muhammad Sadiq, CNIC No.13503-0640384-7, Office No.1, 1st Floor, Feroz Center, 14-West, D-Block, Fazal-e-Haq Road, Blue Area, Islamabad, a society registered under the Companies Ordinance 1984/ West Pakistan Cooperative Societies Act, 1925, (hereinafter referred to as the "Sponsors" which expression shall where the context so admits, include its executors, administrators, legal representatives, assigns and successors-in-interest) of the **One Part**.

AND

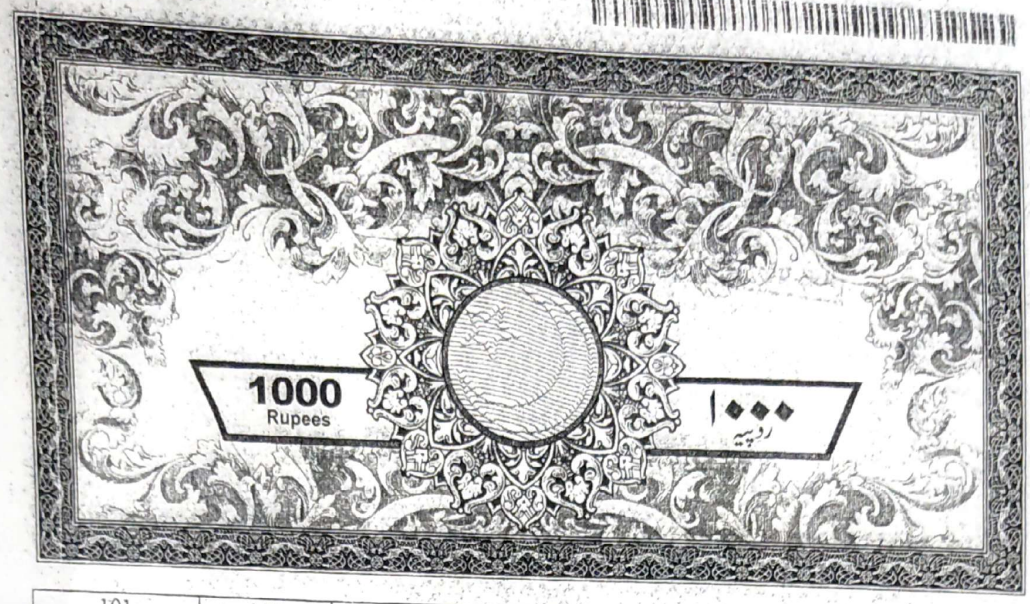
Capital Development Authority (CDA) Islamabad, through Mirza Saeed Akhtar, Tehsildar H/S, CDA Office Islamabad, CNIC No.37401-6064755-1 the Capital Development Authority, an authority established under the CA Ordinance, 1960, (hereinafter referred to as "the Authority", which expression shall include its successors-in-office, representative and assigns) of the **other part**.

WHEREAS the sponsor has applied to the Authority in pursuance of ICT (Zoning) Regulation 1992, for approval of Housing Scheme over an area of **20 Kanal 12 Marlas ,**

Khewat No.	Khatooni No.	Khasra No	Total Area	Share Transferred	Mortgage Area
133	167	950 Qitta 6	03-02 26-16	3/536	0-03
144	191	951	06-01	3/121	0—03
158	220	949	0-05	2/5	0—02
163	228	882 Qitta 2	39-00 40-5	78/805	03-18
164	230 231	948, 956 Qitta 6	06-08 0-06 43-10	12/870	0-12
167	235	959 Qitta 6	0-05 5-03	1/103	0-01
168	236	924 Qitta 2	06-15 7-15	8/155	0-08
182	259	855 Qitta 4	03-11 5-02	8/102	0-08
531	975	955	07-18	7/58	0-07
531	976	957	02-12	9/52	0-12
531	981	856 866 Qitta 2	01-15 04-14 06-09	13/129	0-13
531	1008	878	15-07	36/307	01-16
531	1101	842	01-03	3/23	0-03

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101	115	680	03-10	7/160	Haqdar Shamlat
126	158	372	02-0	11/40	Haqdar Shamlat
194	281	Qitta 2	28-19	352/2565	Haqdar Shamlat

Through Mutations NOs. 2996, 3029, 3091, 3212, 3041, 3015, 3243, 2913, 2901, 3376, 3223Vide Copy from Registrar Record of Rights of the **Revenue Estate of Lohi Bher, Tehsil and District Islamabad** for the years 2004-05 issued by Patwara Halqa dated 20-06-2022 for the purpose of this Mortgage deed which correct.

That the Mortgagee has already mortgage the rights from Shamlat Deh comes to 49 kanal 3 Marla) Mouza Lohi Bher, Islamabad, vide Mortgage Deed registered No.11483, dated 30-08-2013, Book No.1, Volume No.4426, pages 145 to 148 attested by Joint Sub Registrar, Islamabad and now 20 Kanal 12 Marla mortgage in foavur Mortgagee toady therefore Total Mortgaged Land 70 Kanal 01 Marla in the **Revenue Estate of Lohi Bher, Tehsil and District Islamabad** for the years 2004-05 issued by Patwara Halqa dated 15th August 2013.

Total Mortgage Valued of lands situated in Lohi Bher the abovementioned revenue estates is fixed at Rs._____/- (Rupees _____only) as endorsed in the above referred original Mortgage Deed on which stamp duty and registration fee thereon is already paid. This mortgaged deed will be deemed correct for the purpose of the mutation, registration and other entries.

The Authority has agreed to approve the scheme on the condition that the Sponsors mortgages with the Authority as security, 20% of the saleable area of the subject 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 WITNESSETH AS FOLLOWS;-

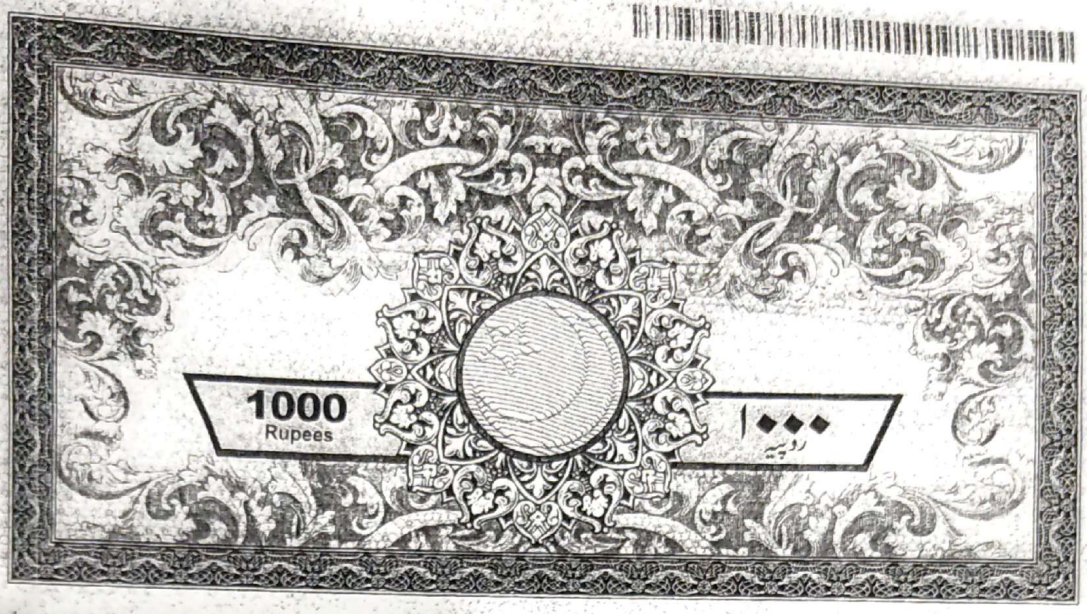
1. As a security for the proper development of the scheme in accordance with the engineering design, detailed specifications of services / utilities and time schedule approved and laid down by the Authority, the sponsor hereby grants, assure, demises and mortgage unto the Authority follow Plot Number:-

Detail of Commercial and Residential Plots

LIST OF COMMERCIAL PLOTS				
S.No	Plot No	Street/Road No	Plot Size	SQY.D
1	2	CENTRAL AVENUE	30x30	100
2	3	CENTRAL AVENUE	30x30	100
3	4	CENTRAL AVENUE	30x30	100
4	5	CENTRAL AVENUE	30x30	100
5	1	Road 05	30x30	100
6	2	Road 05	30x30	100
7	3	Road 05	30x30	100
8	4	Road 05	30x30	100
9	5	Road 05	30x30	100

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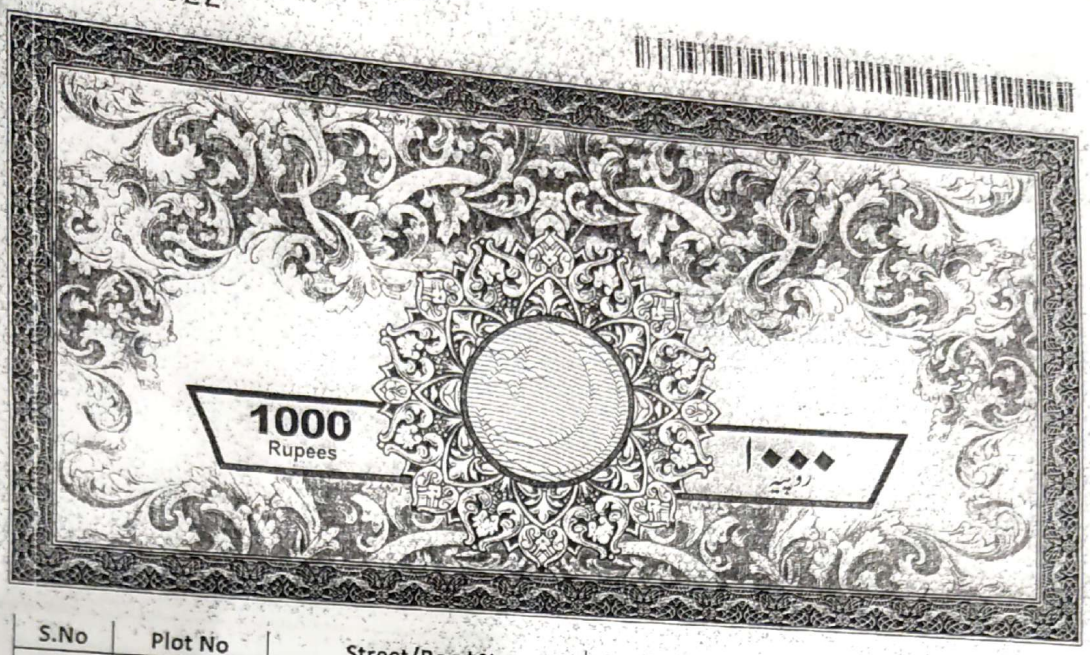


10	6	Road 05	30x30	100
11	7	Road 05	30x30	100
12	8	Road 05	30x30	100
13	9	Road 05	30x30	100
14	10	Road 05	30x30	100
15	3	Road 06	30x30	100
16	4	Road 06	30x30	100
17	5	Road 06	30x30	100
18	7	Road 06	30x30	100
19	8	Road 06	30x30	100
20	1	Road 06	30x30	100
21	2	Road 06	30x30	100
22	6	Road 11	30x30	100
23	7	Road 11	30x30	100
24	8	Road 11	30x30	100
25	9	Road 11	30x30	100
26	10	Road 11	30x30	100
27	1	Road 11-A	30x30	100
28	2	Road 11-A	30x30	100
29	3	Road 11-A	30x30	100
30	4	Road 11-A	30x30	100
31	5	Road 11-A	30x30	100
32	1	Road 11-B	30x30	100
33	2	Road 11-B	30x30	100
34	3	Road 11-B	30x30	100
35	4	Road 11-B	30x30	100
36	5	Road 11-B	30x30	100
37	6	Road 11-B	30x30	100
38	7	Road 11-B	30x30	100
39	8	Road 11-B	30x30	100
40	9	Road 11-B	30x30	100
41	10	Road 11-B	30x30	100
42	3	Road 12	30x30	100
43	4	Road 12	30x30	100

LIST OF RESIDENTAIL PLOTS

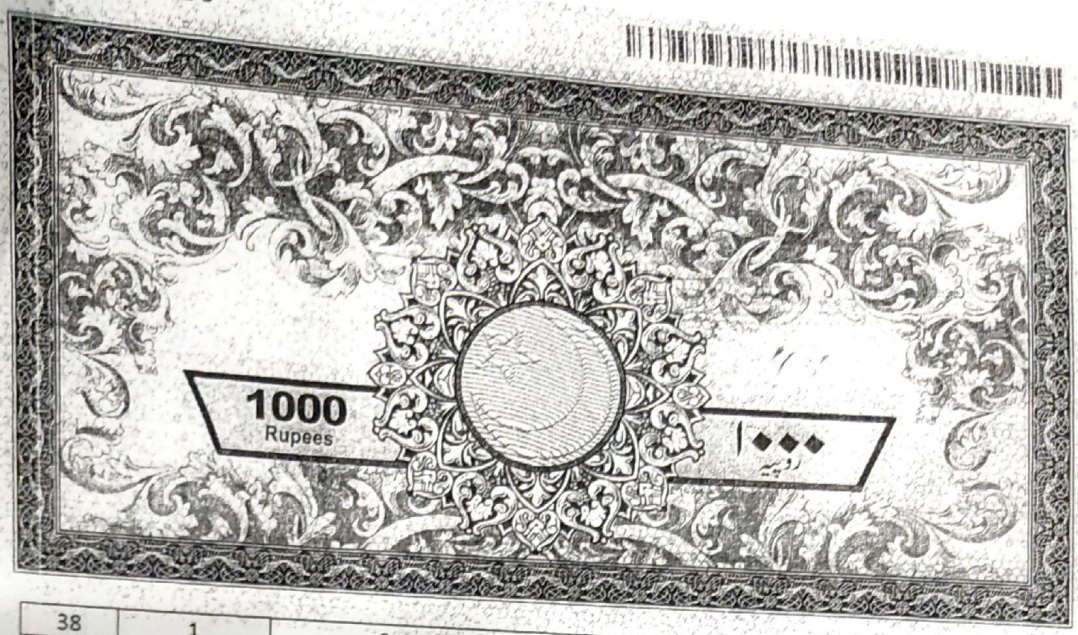
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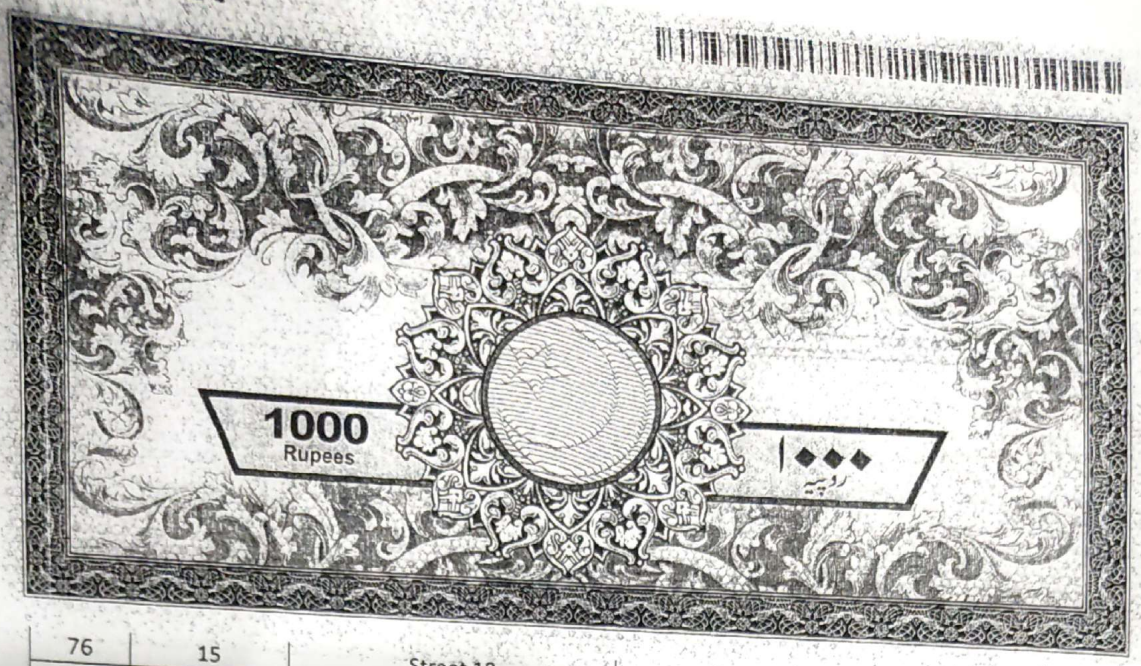
S.No	Plot No	Street/Road No	Plot Size	SQY.D
1	1	Street 05	50x90	500
2	2	Street 05	50x90	500
3	3	Street 05	50x90	500
4	3	Street 06	50x90	500
5	5	Street 06	50x90	500
6	6	Street 06	50x90	500
7	18	Street 07	60x86	573.33
8	19	Street 07	60x86	573.33
9	20	Street 07	60x86	573.33
10	21	Street 07	60x86	573.33
11	23	Street 07	60x86	573.33
12	25	Street 07	60x86	573.33
13	26	Street 07	60x86	573.33
14	27	Street 07	60x86	573.33
15	1	Street 07	50x90	500
16	2	Street 07	50x90	500
17	3	Street 07	50x90	500
18	1A	Street 10	35x70	272.22
19	1B	Street 10	35x70	272.22
20	5	Street 10-H	25x50	138.88
21	6	Street 10-H	25x50	138.88
22	7	Street 10-H	25x50	138.88
23	8	Street 10-H	25x50	138.88
24	9	Street 10-H	25x50	138.88
25	10	Street 10-H	25x50	138.88
26	11	Street 10-H	25x50	138.88
27	12	Street 10-H	25x50	138.88
28	13	Street 10-H	25x50	138.88
29	14	Street 10-H	25x50	138.88
30	15	Street 10-H	25x50	138.88
31	16	Street 10-H	25x50	138.88
32	17	Street 10-H	25x50	138.88
33	18	Street 10-H	25x50	138.88
34	19	Street 10-H	25x50	138.88
35	20	Street 10-H	25x50	138.88
36	21	Street 10-H	25x50	138.88
37	22	Street 10-H	25x50	138.88

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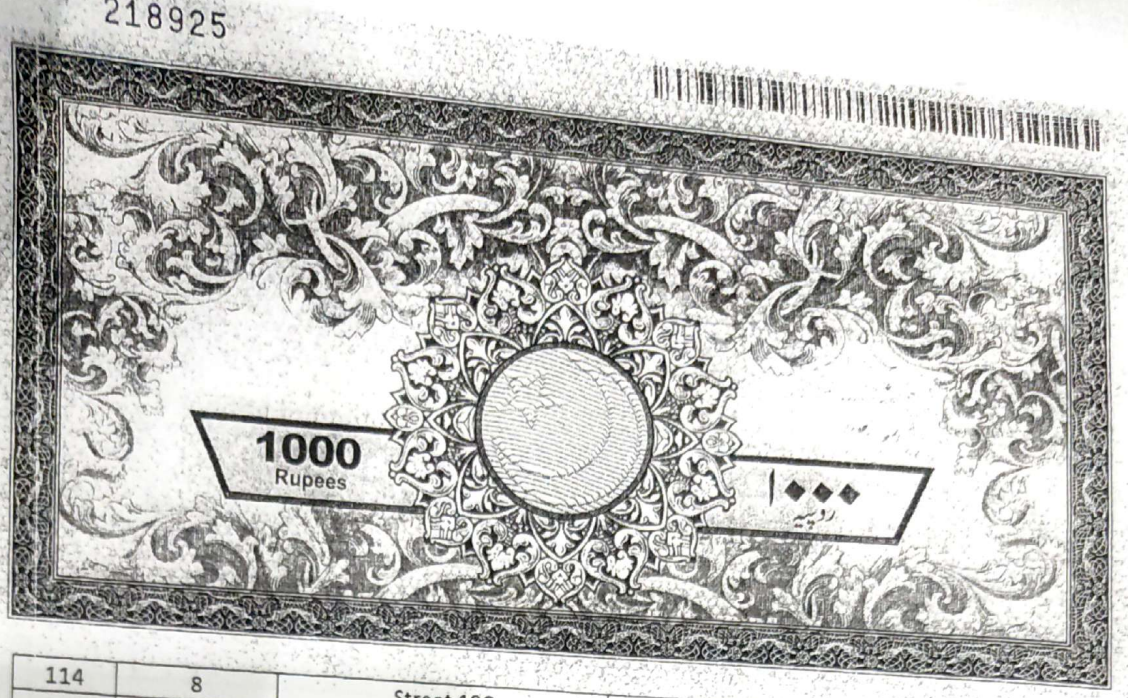
38	1	Street 10-I	25x50	138.88
39	2	Street 10-I	25x50	138.88
40	3	Street 10-I	25x50	138.88
41	1	Street 10-J	25x50	138.88
42	2	Street 10-J	25x50	138.88
43	3	Street 10-J	25x50	138.88
44	4	Street 10-J	25x50	138.88
45	5	Street 10-J	25x50	138.88
46	6	Street 10-J	25x50	138.88
47	7	Street 10-J	25x50	138.88
48	8	Street 10-J	25x50	138.88
49	9	Street 10-J	25x50	138.88
50	10	Street 10-J	25x50	138.88
51	11	Street 10-J	25x50	138.88
52	12	Street 10-J	25x50	138.88
53	13	Street 10-J	25x50	138.88
54	14	Street 10-J	25x50	138.88
55	15	Street 10-J	25x50	138.88
56	16	Street 10-J	25x50	138.88
57	17	Street 10-J	25x50	138.88
58	18	Street 10-J	25x50	138.88
59	19	Street 10-J	25x50	138.88
60	20	Street 10-J	25x50	138.88
61	21	Street 10-J	25x50	138.88
62	14	Street 11	30x60	200
63	15	Street 11	30x60	200
64	16	Street 11	30x60	200
65	17	Street 11	30x60	200
66	18	Street 11	30x60	200
67	19	Street 11	30x60	200
68	20	Street 11	30x60	200
69	21	Street 11	30x60	200
70	22	Street 11	30x60	200
71	23	Street 11	30x60	200
72	24	Street 11	30x60	200
73	12	Street 18	25x50	138.88
74	13	Street 18	25x50	138.88
75	14	Street 18	25x50	138.88

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76	15	Street 18	25x50	138.88
77	16	Street 18	25x50	138.88
78	17	Street 18	25x50	138.88
79	18	Street 18	25x50	138.88
80	19	Street 18	25x50	138.88
81	20	Street 18	25x50	138.88
82	21	Street 18	25x50	138.88
83	22	Street 18	25x50	138.88
84	23	Street 18	25x50	138.88
85	8	Street 18	25x50	138.88
86	10	Street 18	40x80	355.55
87	24	Street 18	40x80	355.55
88	1	Street 18A	25x50	138.88
89	2	Street 18A	25x50	138.88
90	3	Street 18A	25x50	138.88
91	4	Street 18A	25x50	138.88
92	5	Street 18A	25x50	138.88
93	6	Street 18A	25x50	138.88
94	7	Street 18A	25x50	138.88
95	8	Street 18A	25x50	138.88
96	9	Street 18A	25x50	138.88
97	10	Street 18A	25x50	138.88
98	11	Street 18A	25x50	138.88
99	12	Street 18A	25x50	138.88
100	13	Street 18A	25x50	138.88
101	14	Street 18A	25x50	138.88
102	15	Street 18A	25x50	138.88
103	16	Street 18A	25x50	138.88
104	17	Street 18A	25x50	138.88
105	20	Street 18A	25x50	138.88
106	21	Street 18A	25x50	138.88
107	22	Street 18A	25x50	138.88
108	23	Street 18A	25x50	138.88
109	24	Street 18A	25x50	138.88
110	1	Street 18B	25x50	138.88
111	2	Street 18B	25x50	138.88
112	3	Street 18B	25x50	138.88
113	4	Street 18B	25x50	138.88

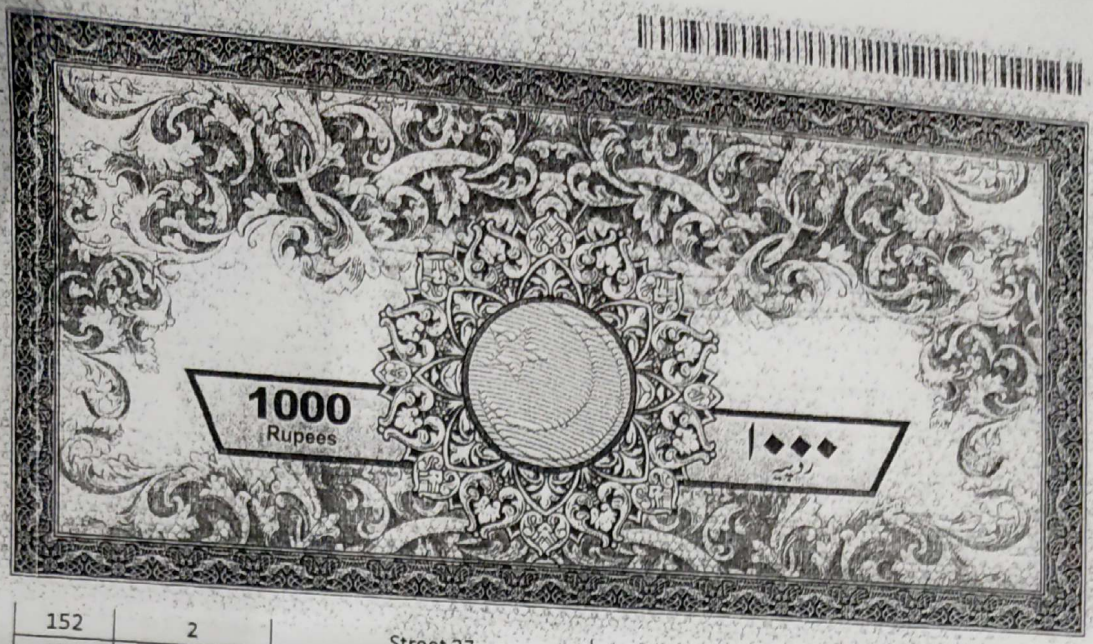
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114	8	Street 18C	25x50	138.88
115	9	Street 18C	25x50	138.88
116	10	Street 18C	25x50	138.88
117	31	Street 1E	23x40	102.22
118	32	Street 1E	23x40	102.22
119	33	Street 1E	23x40	102.22
120	33a	Street 1E	23x40	102.22
121	36a	Street 1F	23x40	102.22
122	11	Street 20	40x80	355.55
123	21	Street 20	40x80	355.55
124	22	Street 20	40x80	355.55
125	3	Street 22	50x90	500
126	7	Street 24	35x70	272.22
127	8	Street 24	35x70	272.22
128	12	Street 24	35x70	272.22
129	10	Street 25	35x70	272.22
130	11	Street 25	35x70	272.22
131	12	Street 25	35x70	272.22
132	13	Street 25	35x70	272.22
133	14	Street 25	35x70	272.22
134	15	Street 25	25x50	138.88
135	16	Street 25	25x50	138.88
136	17	Street 25	25x50	138.88
137	18	Street 25	25x50	138.88
138	19	Street 25	25x50	138.88
139	1	Street 26	30x60	200
140	2	Street 26	30x60	200
141	3	Street 26	30x60	200
142	4	Street 26	30x60	200
143	5	Street 26	30x60	200
144	6	Street 26	30x60	200
145	7	Street 26	30x60	200
146	8	Street 26	30x60	200
147	9	Street 26	30x60	200
148	10	Street 26	30x60	200
149	11	Street 26	30x60	200
150	12	Street 26	30x60	200
151	1	Street 27	25x50	138.88

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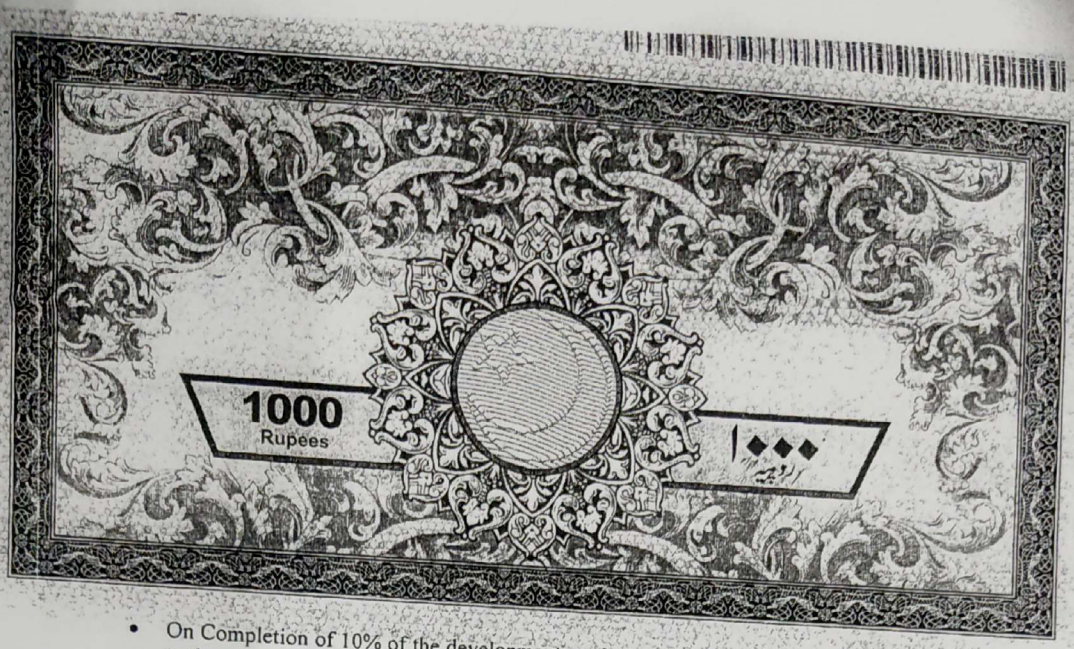


152	2	Street 27	25x50	138.88
153	3	Street 27	25x50	138.88
154	4	Street 27	25x50	138.88
155	5	Street 27	25x50	138.88
156	6	Street 27	25x50	138.88
157	7	Street 27	25x50	138.88
158	8	Street 27	25x50	138.88
159	9	Street 27	25x50	138.88
160	10	Street 27	25x50	138.88
161	11	Street 27	25x50	138.88
162	1	Street 28	25x50	138.88
163	2	Street 28	25x50	138.88
164	3	Street 28	25x50	138.88
165	4	Street 28	25x50	138.88
166	5	Street 28	25x50	138.88
167	6	Street 28	25x50	138.88
168	7	Street 28	25x50	138.88
169	8	Street 28	25x50	138.88
170	9	Street 28	25x50	138.88
171	10	Street 28	25x50	138.88
172	11	Street 28	25x50	138.88
173	12	Street 28	25x50	138.88
174	1	Street 29	25x50	138.88
175	2	Street 29	25x50	138.88
176	3	Street 29	25x50	138.88
177	4	Street 29	25x50	138.88
178	5	Street 29	25x50	138.88
179	6	Street 29	25x50	138.88
180	1	Shaheen Road	50x90	500
181	2	Shaheen Road	50x90	500
182	3	Shaheen Road	50x90	500
183	4	Shaheen Road	50x90	500
184	5	Shaheen Road	50x90	500

Shown in red color on the attached scheme plan, bearing drawing No.05.

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:-

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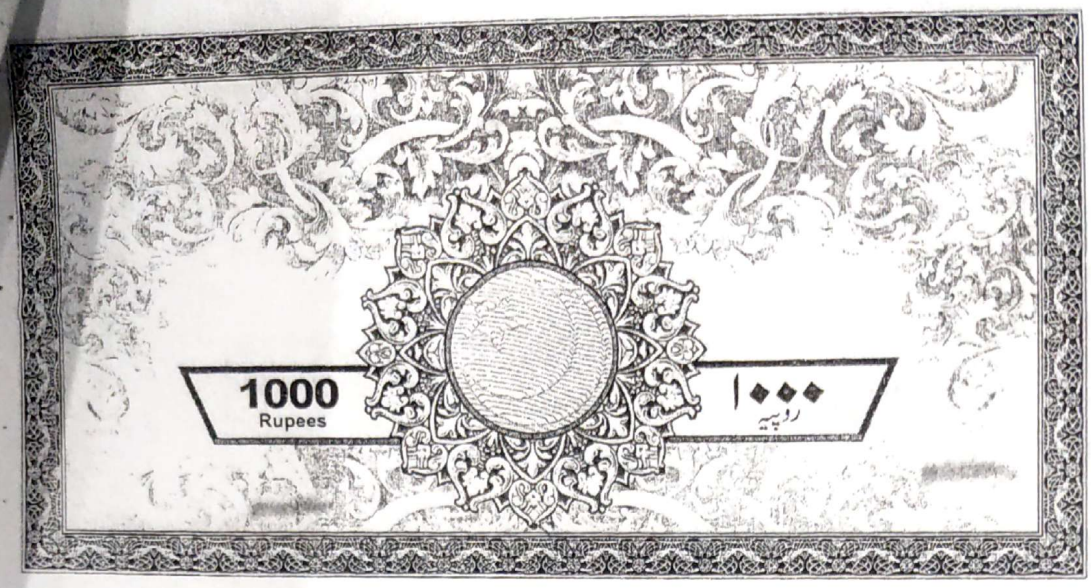
- On Completion of 10% of the development work, 10% of the mortgaged plots shall be released to the sponsor.
- On completion of 20% of the development work, another 10% of the mortgaged plots shall be released to the sponsor.
- On completion of 30% of the development work another 10% of the mortgaged plot shall be released to the sponsor.
- On completion of 40% of the development work, remaining 10% of the mortgaged plot shall be released to the sponsor.
- On completion of 50% of the development work, remaining 10% of the mortgaged plot shall be released to the sponsor.
- On completion of 60% of the development work, remaining 10% of the mortgaged plot shall be released to the sponsor.
- On completion of 80% of the development work, remaining 10% of the mortgaged plot shall be released to the sponsor.
- On completion of 100% of the development work, remaining 20% of the mortgaged plot shall be released to the sponsor.

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 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;-
   a. That it will from time to time and at all times hereafter comply with all the regulation 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 claims, 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 if hereby declares that the properly 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 charges or otherwise transfer the same or any part thereof in any way and would keep and hold the Authority 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.
   h. In case of the sponsor 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. 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 bid and

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

For and on behalf of
M/s Services Cooperative Housing Society Limited (SCHSL) through its
~~President~~ Treasurer MUHAMMAD ZAHID
CNIC No. 13503-0640384-7

SERVICES
COOPERATIVE HOUSING SOCIETY LTD.
Office No. 1, 1st Floor, Force Center
Tarlai Kalan, Islamabad

For and on behalf of
Capital Development Authority (CDA), Islamabad.
Name:Mirza Saeed Akhtar (Tehsildar H/S CDA)
CNIC No.37401-6064755-1

Witnesses:

1. _____
Asif Nazir S/o Muhammad Nazir Malik
CNIC No.37104-4349146-5

2. _____
Sami Ullah Khal S/o Abdul Ayaz Khan
CNIC No.61101-2921329-3

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