

WHEREAS a mortgage deed was executed at Islamabad on dated 9th September 1996 via mortgage registered at 3796 Book No.1 Volume No. 1211 on page 12 to 13 register with sub registrar Islamabad annexure "A", by the mortgager whereby the mortgager had mortgaged plots described in the said mortgage deed with Authority as a security for development of housing scheme described therein.

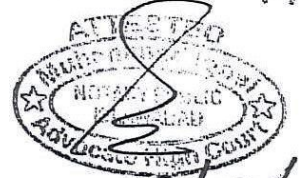
Whereas the Sponsors M/S Renaissance Developers (Pvt) Ltd vide letter No RDPL/015/15 dated 27 May, 2015 has applied to mortgage afresh with the Authority following plots in pursuance of ICT (Zoning) Regulation, 1992, in the Housing Scheme named River Gardens on bearing Plot Nos mentioned as under, Mouza Sihala (Bhandar), District, Islamabad. The M/S Renaissance Developers (Pvt) Ltd Authority has agreed to mortgage with the Authority (CDA) following plots of the said Housing Scheme.

Plot No.	St No.	Size of Plot	No of Plots	Area (Sq. Yd)
1,3,4,5 15, 16, 17, 18, 29	23	500	9	45000
1	21	500	1	500
38	22	500	1	500
Commercial Block	23, 28	7200	1	7200
1	12	272	1	272
2	13	272	1	272
Total			11	13244
				21.89 kanals

رضوان اعجاز ولد محمد زار سہیل
M/S Renaissance
Mortgage Deed Developers Pvt. Ltd
CDA

50x4
200/-
341
11-8-16

MALIK IMEEN HANAN
STAMP VENDOR # 113
C-10 Market, Islamabad



09/09/2016

REGISTRATION

PRESENTED FOR REGISTRATION of this Mortgage Deed by Renaissance Developers (Pvt) Ltd. In favour of Capital Development Authority (CDA), Islamabad, on this 11 day of August 2016, between the hours

DIRECTOR ADMINISTRATION
Renaissance Developers (Pvt) Ltd
Khan Chamber,
60 Canning Road, Saddar,
Rawalpindi Cantt.
UAN: 111-289-289 Fax: 5515779

Executant:

Name: Rizwan Ejaz

CNIC No. 37405-6373878-1

Designation: Director Administration

JOINT SUB REGISTRAR
ISLAMABAD

Execution and completion this Mortgage Deed has been admitted by the above mentioned executant, who undertake to abide and subscribe by all the terms and conditions set forth in the body of this deed. The executant is identified by:

1. Muhammad Afzal S/o Muhammad Shafi, Marketing / Office Manager, Renaissance Developers (Pvt.) Ltd, Islamabad; CNIC No. 37303-8129047-5
2. Sarwar Deen S/o Muhammad Rafique, R/c Khan Chamber, 60-Canning Road, Saddar, Rawalpindi; CNIC No. 37405-2479058-9

The witnesses are relied upon.

DIRECTOR ADMINISTRATION
Renaissance Developers (Pvt) Ltd
Khan Chamber,
60 Canning Road, Saddar,
Rawalpindi Cantt.
UAN: 111-289-289 Fax: 5515779

Executant:

Name: Rizwan Ejaz

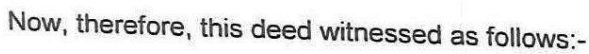
CNIC No. 37405-6373878-1

Designation: Director Administration

Witness No.1

Witness No.2

JOINT SUB REGISTRAR
ISLAMABAD



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 mentioned in pre para shown in red colour on the attached scheme plan, bearing drawing No.....
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 on completion of the development works of the housing scheme River Garden, Zone-5, Islamabad by 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.

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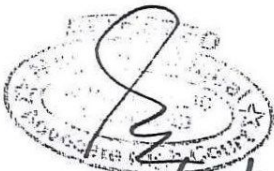
- c) That it has a legal right, full power, absolute authority to mortgage the aforesaid property by way of such mortgage.
- d) That it has not prior to the date of THESE PRESENTS done, made, committed, caused or knowingly suffered to be done any act under a deed or matter whereby the right to this mortgage 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.

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.

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

Certified True Copy



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MALIK IRON MEAN
STAMP VENDOR, L27113
5-10 Market, New York



DIRECTOR ADMINISTRATION
Renaissance Developers (Pvt) Ltd
Khan Chamber,
60 Canning Road, Saddar,
Rawalpindi Cantt.
UAN: 111-289-289 Fax: 5515779

Rizwan Ijaz
37405-6373878-1

Witnesses:

Address: Kham Chamber Sabbar, Rwp

2. Sarwar Osman
Occupation:

CNIC No. 37405-2479058-9

Qurban Haggain

CNIC: 61101-7335619-7

ADMIN OFFICER
Planning Wing CDA

Corrected True Copy



09/09/2016



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11-8-16

MALIK MIRAD KHAN
STAMP VENDOR, LG # 113
G-10 Markaz, Islamabad

CERTIFICATE

Registered at No. 14378 Book No. 1 Vol. No. 5253
at page 47-49 and its duplicate copy pasted in
additional Book No. 1 Vol. No. 5253 at page
47-49 on this 11 day of August, 2016. The
Executant and witnesses signed in my presence.

J/SUB REGISTRAR
ISLAMABAD

Certified True Copy



29/09/2016