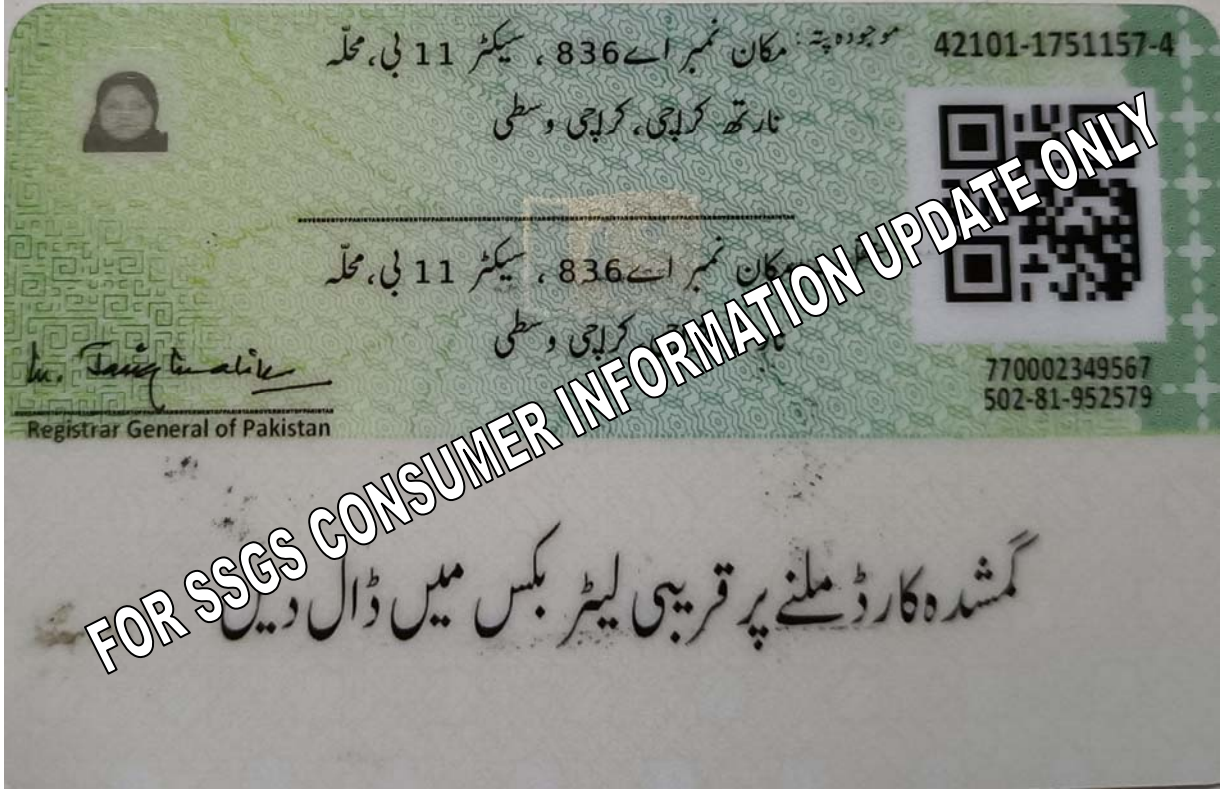




42101-1751157-4 موجودہ پتہ: مکان نمبر اسے 836، سیکٹر 11 بی، محلہ

نار تھہ کرچی، کرچی وسطی

مکان نمبر اسے 836، سیکٹر 11 بی، محلہ

کرچی وسطی

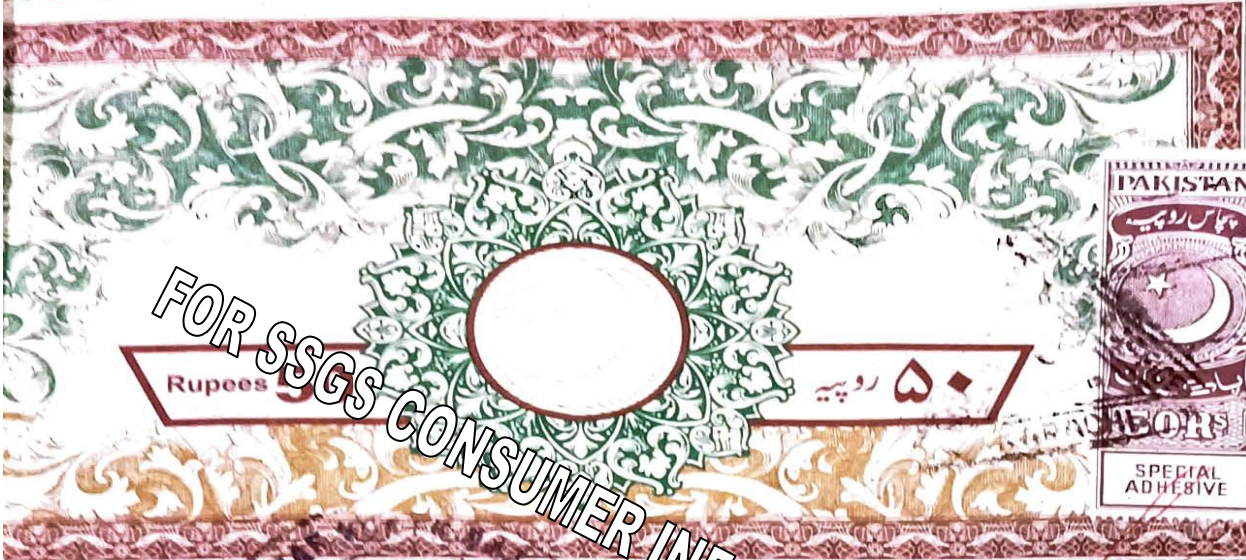
سیدہ عائشہ

Registrar General of Pakistan

770002349567
502-81-952579

گمشدہ کارڈ ملنے پر قریبی لیٹر بکس میں ڈال دیں

04749



RAHUEL STAMP VENDOR
20 SEP 2019
022193

BANE LIST
Checked/ Cleared

SALE DEED.

Certified under Section 4 of the Stamp Act that deficit amount of Rs. 21050/- and penalty of Rs. 2000/- has been recovered vide Challan No. 01 Date 20-10-2021

5196
Sub Registrar
North Nazimabad Town
Karachi

FOR IMMOVABLE PROPERTY.
VALUED AT RS.41,80,000/-

Deputy Chief Inspector of Stamps
Board of Revenue, Sindh
Karachi

is Indenture of Sale is made at Karachi on this 05th day of Nov -2019.

BETWEEN.

RS. SEEMA W/o AHSAN-UL-IQBAL, Muslim, adult, holding CNIC NO. 01-1768927-8, resident of House No. R-808, Sector 15-B, Buffer Zone, North Karachi, Karachi, Hereinafter referred to as the '**VENDOR**' (which expression wherever used in this context so permits shall mean and include **VENDOR'S** legal heirs, executors, legal representatives, administrators, successors and assigns or attorney) of the **1ST PART.**

A N D

RS. UZMA MOIZ UDDIN W/o SYED MOIZ UDDIN Muslim, adult, holding CNIC No. 42101-1751157-4, resident of House No. A-836, Sector 15-B, North Karachi, Karachi. Hereinafter referred to as the '**VENDEE**' (which expression wherever used in this context so permits shall mean and include **VENDEE'S** legal heirs, executors, administrators, legal representatives, successors and assigns or attorneys) of the **OTHER PART.**

Contd.....

D171151



FOR SSGS
200
Rupees

27 SEP 2019

MAD MUSLIM STAMP VENDOR

Shop No. 8 D.C. Central Karachi

5071 Dated

To With Address

With Address GHUFRAN AHMED SIDDIQUI

Advocate High Court

Rupees (Attested)

Signature

(Page No. 2)

No.

Sub Registrar

North Nazimabad
Karachi

TWO HUNDRED ONLY

WHEREAS the Vendor doth at the date of these presents is seized, possessed of and is well and sufficiently entitled as the absolute owner of undisputed Leased hold rights of an immovable property SUB-LEASED HOLD RESIDENTIAL FLAT NO. A-4, FIRST FLOOR, MEASURING 86. SQUARE YARDS, PROJECT KNOWN AS 'WHEEL CENTRE', HAVING 1/5TH UNDIVIDED SHARE OF SUB-PLOT NO. SD-23, OF PLOT NO. SD-23, SITUATED AT BLOCK 'M' NORTH NAZIMABAD, KDA SCHEME NO. 2, KARACHI, fully and specifically described in the schedule and hereinafter for the sake referred to as the SAID PROPERTY.

WHEREAS the said property was leased in favor of Mrs. Tahira Khatoon W/o Muhammad Kausar Hussain, Vide Sub-Lease Regd. No. 67 at Pages No. 40 to 43, Volume No. 561 of Book No. I. Addl, dated 10/01/1991, registered in the office of the Sub-Registrar 'T' Division-VIII, Karachi.

AND WHEREAS the said Sub-Lessee Mrs. Tahira Khatoon W/o Muhammad Kausar Hussain, through her Attorney gifted out the aforesaid property to Ghayaz Ahmed S/o Muhammad Masood, Vide Declaration & Confirmation of Oral Gift Regd. No. 5763, of Book No. I. dated: 11/11/1991 and M.F. Roll No. 1516 dated: 23/11/1991 before the Sub-Registrar 'T' Division VIII Karachi.

Signature



AD SHAHID STAMP VENDOR
 Prop. of Habib Bank Overland S.I.T.E Karachi
 Address: S.M. Shahid Ahmed
 Advocate Law No. 1230
 (Attested)
 Signature
 Stamp valid for Deeds and Photo Registrars

7 SEP 2019

RUPEES FIVE HUNDRED ONLY

(Page No. 3)

Sub Registrar
 North Nazimabad
 Karachi

AND WHEREAS the said Mr. Reyaz Ahmed Son of Muhammad Masood, sold out the aforesaid property to Mr. Imran S/o Hasan Ali, Vide Sale Deed Regd. No. 2635 of Book No. I. dated: 25/08/1996 and M.F. Roll No. 2247, dated: 16/09/1996, before the Sub-Registrar 'T' Division VIII, Karachi.

AND WHEREAS said Mr. Imran S/o Hasan Ali, sold out the aforesaid property to Mrs. Fauzia Khatoon D/o Syed Hadi Raza Rizvi & Wife of Syed Waqar Hussain Rizvi, vide Conveyance Deed Regd. No. 1938 of Book No. I, dated 22/11/1007 and M.F. Roll No. U-48640-581 dated: 2007 before the Sub-Registrar 'T' Division VIII Karachi.

AND WHEREAS Mrs. Fauzia Khatoon D/o Syed Hadi Raza Rizvi & W/o Syed Waqar Hussain Rizvi through her registered constituted Attorney Mr. Muhammad Abdul Qadir S/o Muhammad Abbas executed conveyance Deed in favor of Mrs. Zeema Ahsan W/o Ahsan-Ul-Haq, vide Sale Deed Registration No. 4396, Book No. I, dated: 04/09/2014, before the Sub-Registrar, North Nazimabad, Karachi and M.F. Roll No. U-2568/9811, Photo Registrar, Karachi Dated: 19/01/2015.

Contd.....

111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 110



(RUPEES TEN THOUSAND ONLY)

(Page No. 4)

NOW THEREFORE THIS INDENTURE WITNESSETH THE FURTHER

- Contd.....

202770



10000
Rupees

(RUPEES TEN THOUSAND ONLY)

OFFICE CITY COURT, KARACHI

G. No. 1738

Dt. 1.11.18

For Registration No. 49 Dt. 1.11.18

purpose of SD Dt. 1.11.18

(Page No. 5)

5196
Sub Registry
North Nazimabad Town
Karachi

The Officer Vendor

2- THAT the VENDOR do hereby absolutely grant, sell, convey, assign and otherwise transfer unto the said VENDEE all the said Lease hold rights in the said property, more or less shown and described in the Schedule free, from all sorts of claims, liens, fees, taxes, charges, arrears, burdens, damages, disputes, litigations, suits, mortgages and encumbrances of whatsoever nature together with all rights, easements, advantages and appurtenance.

3- THAT the VENDEE shall have and hold the said property for unto and to the use of and subject to all the terms and conditions in which the VENDOR hold the aforesaid property.

4- THAT the VENDOR doth hereby covenant with the VENDEE that the lease deed in respect of the aforesaid property is in full force and is subsisting and the VENDOR has not committed any thing by which the same may be impaired or has become or may become void or voidable and that the taxes have been paid up to date and if any due/dues is/are payable shall be paid by the said VENDOR.

Contd.....

- 5- THAT the VENDOR doth hereby covenant and assure the VENDEE that he is the lawful owner of the said property hereby conveyed and transferred and none else have any right, title or interest in the aforesaid property and that he have good right and title and full authority to sell the aforesaid property and that he has no prior to the date of these presents, made, committed, promised caused or knowing suffered to be done any such acts, things, deeds whereby or by reason of which the right to transfer the said property has been or may be impaired or that the aforesaid property is charged, encumbered or partially effected any way.
- 6- THAT the VENDOR has handed over vacant peaceful physical possession of the said property together with all original documents of title in respect of the same to the said VENDEE who will henceforth be the sole and absolute owner of the said property and shall have hold, occupy, possess and enjoy peaceful possession and profits thereof to which the said VENDOR or any other person or persons on his behalf shall have no claim and concern therewith.
- 7- THAT the VENDEE take over the vacant peaceful physical possession of the said property together with all original title documents, papers, and receipts etc. and shall continue to remain the lawful owner of the same and shall enjoy all rents and profits of the same without any hindrance, claims, denials, interruptions or evictions by the said VENDOR or any one else for or on his behalf.
- 8- THAT the VENDOR doth hereby covenant with the VENDEE that he from time to time and all times wherever and whenever called upon by the VENDEE to do or cause to be done all the lawful and reasonable acts, things, deeds and shall be read/prepared to sign any application deed or other documents whenever needed and shall also appear before the Authorities and persons concerned for better assuring and more perfectly assigning the said property to the VENDEE and he will keep the VENDEE or her nominee indemnified and secure against all losses, damages, determinants and claims, occasioned to and sustained by the VENDEE if caused due to any defect in the title or suit, misstatements or concealment of facts or demand preferred by any one or member of their family in respect of the aforesaid property.

Contd.....



9- THAT the VENDEE have AFFIXED stamps duty as per Schedule and the VENDOR covenant further that the VENDEE shall have full rights, privileges, title and claim to get the said property mutated / transferred in her name in the records of KDA, KMC and all other concerned department(s).

10- THAT the said VENDEE hereby agrees to OBSERVE and comply with all the terms and conditions of the LEASE in respect of the aforesaid property.

11- HENCE FORTH the Vendee will be the rightful and absolute owner of the said property and peacefully have, hold, occupy, possess and enjoy all the leasehold rights, titles and interests, thereof without any claim, demand, denial, hindrance or interruption by the vendor or any other person / persons lawfully and/or equitable claiming through under or in trust for the vendor. The vendee will always keep the vendee secured, harmless and indemnified from and against all losses or detriments that may be occasioned or suffered by the vendee or her successors, owing to any claim, suit, dispute or demand preferred by any one, with respect to the said property and shall make good the same, that the vendor shall from time to time and at all times, hereinafter whenever called upon by the vendee or her successors do or cause to be done all the lawful and reasonable acts, things and matters for better assuring the mutation of the said property in CDGK, Central, Provincial Government or concerned department.

SCHEDULE OF THE PROPERTY.

ALL THAT piece and parcel of property viz. SUB-LEASED HOLD RESIDENTIAL FLAT NO. A-4, ON FIRST FLOOR, MEASURING 86.80 SQUARE YARDS, PROJECT KNOWN AS "ADEEL CENTRE", HAVING AN UNDIVIDED SHARE OF SUB-PLOT NO. SD-23/A/4, OF PLOT NO. SD-23, SITUATED AT BLOCK 'M' NORTH NAZIMABAD, KDA, WARD NO. 2, KARACHI

registration district and sub district of Karachi within the territorial limits of Police Station and butted and bounded as under:-

ON THE NORTH BY: SUB-PLOT NO. SD-22 OPEN SPACE IN BETWEEN
ON THE SOUTH BY: SUB-PLOT NO. SD-23/A/3
ON THE EAST BY: BUILDING BLOCK 'B' OPEN SPACE IN BETWEEN
ON THE WEST BY: SUB PLOT NO. SD-23/A/2.

Contd.....

(Page No. 8)

REG. No. 5196
Sub Registrar
North Nazimabad Town
Karachi

And the said Flat bounded by the Flat No. A-8 above, Flat No. a-3 on one side, Flat No. A-1 on the other side and Shop No. 1 & 8 below.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands hereunto on the day, month and year first above mentioned.

0333-2113603
Ahsan Iqbal

(Signature of the VENDOR)

MRS. SEEMA AHSAN

CNIC NO. 42101-1768927-8



(Signature of the VENDEE)

MRS. UZMA MOIZ UDDIN

CNIC NO. 42101-1751157-4



WITNESSES.

1- Signature: Faisal Musawer

2- Signature: Muhammad Atif

Name: Faisal Musawer

Name: MUHAMMAD ATIF

CNIC No. 421014925514-1

CNIC No. 42101-0943703-5

Address: M.Y. Seekar Block 9

Address: FLAT A-10, AMNA APT.

North Nazimabad

BLOCK "M" NORTH NAZIMABAD

KARACHI