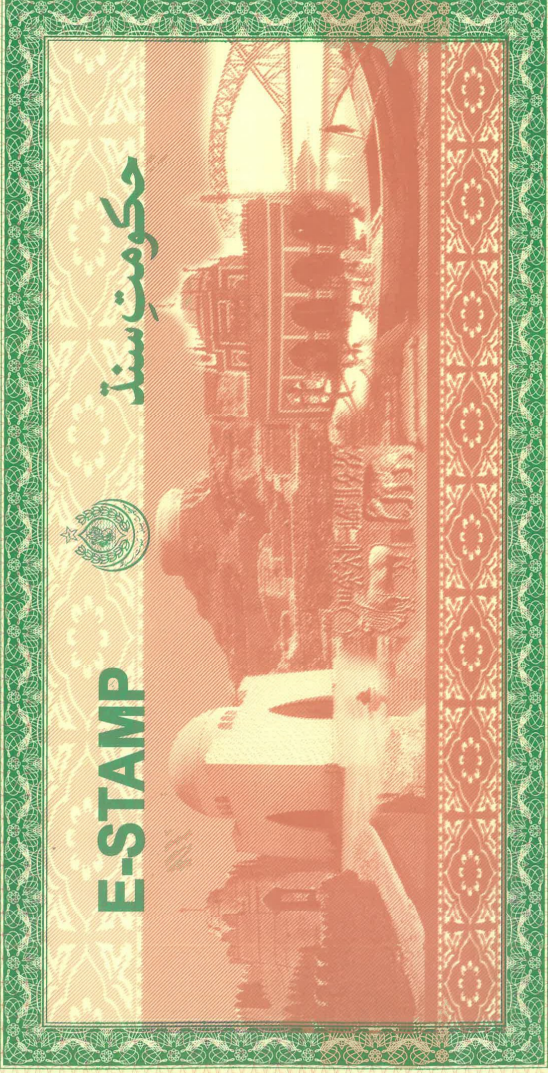


C153043



SND-0337-5460011145

GoS-KHI-EAA37A4DA5F0D00A

**Non-Judicial**

**Rs 1,000/-**

Description : Agreement or Memorandum of an Agreement - 3(a)(ii)  
Seller : NUZHAT NASIM [42101-3190780-8]  
Purchaser : ASIF ALI [54400-3031624-7]  
Applicant : SHAHZAIIB KHAN [42501-6080149-9]  
Stamp Duty Paid by : ASIF ALI [54400-3031624-7]  
Issue Date : 19-Aug-2025, 01:05:21 PM  
Paid Through Challan : 2025FE0434E44490  
Amount in Words : One Thousand Rupees Only

Please Write Below This Line  
You can verify your e-Stamp paper by scanning the QR code or online at [www.estamps.gos.pk](http://www.estamps.gos.pk) using the 'Verification Through Web' option.

**AGREEMENT OF SALE**  
**(PART PAYMENT)**

This AGREEMENT OF SALE is made at Karachi on this 21-08-2025

BETWEEN

(1) NUZHAT NASIM W/O NASIM AHMED KHAN, Muslim, Adult, CNIC No. 42101-3190780-8, (2) MEHWISH ARA W/O ASAD ULLAH KHAN, CNIC NO. 42101-6137548-6, Resident of HOUSE NO. A-219, SECTOR 11-B, AREA NORTH KARACHI, KARACHI, hereinafter referred to as the "SELLER/VENDOR" (which terms & conditions shall mean and include his respective heirs, executors, successors-in-interest, legal representatives, administrators, attorneys, agents and assigns) of the **FIRST PARTY**;

AND

ASIF ALI S/O QURBAN ALI, Muslim, Adult, CNIC No. 54400-0301624-7, Resident of HOUSE NO. 4-18/13, AREA JAMIAT RAI ROAD QUETTA, Hereinafter referred to as the "PURCHASER/VENDEE" (which terms & conditions shall mean and include his respective heirs, executors, successors-in-interest, legal representatives, administrators, attorneys, agents and assigns) of the **SECOND PARTY**;

WHEREAS the SELLER/VENDOR aforesaid is at the date of these presents sole lawful and undisputed owner and is seized and possessed of Leasehold rights of OPEN PLOT NO. A-26, SUPARCO EMPLOYEES CO-OPERATIVE HOUSING SOCIETY LTD, SECTOR 52/A, SCHEME-33, GULZAR-E-HIJRI, KARACHI MEASURING 240 SQ YARDS hereinafter referred to as the "SAID PROPERTY".



*Mehwish*

SELLER

SELLER

PURCHASER

Continued on Page (2)



**E-STAMP**  
 ABOVE SHEET  
 of Sindh

**AND WHEREAS** the said SELLER/VENDOR assures and covenants with the PURCHASER/VENDEE named that the aforesaid property absolutely free from all sorts of encumbrances, mortgages, charges, liens, burdens, demands, claims, disputes and defect free in title documents of whatsoever nature.

**AND WHEREAS** the said SELLER/VENDOR has agreed to sell, convey, transfer and assign and the said PURCHASER/VENDEE has agreed to purchase the aforesaid property in vacant and peaceful possession and free from all encumbrance etc. for a total sale consideration of **Rs. 17,300,000/- (Rupees SEVENTEEN MILLION THREE HUNDRED THOUSAND ONLY)**.

**NOW THIS AGREEMENT OF SALE WITNESSETH AS UNDER:**

THAT the PURCHASER/VENDEE has paid and the SELLER/VENDOR has received a sum of **Rs. 10,050,000/- (RUPEES TEN MILLION ONLY)** as per below mentioned details, being as "Part Payment/Token". The receipt whereof the SELLER/VENDOR does hereby fully admit and acknowledges and issued a separate Payment Receipt as well.

S. No.	Mode of Payment	Instrument No.	Bank	Date	Amount
1.	PAY ORDER	14738870	ALLIED	19-08-2025	RS: 5,000,000/-
2.	PAY ORDER	14738871	ALLIED	19-08-2025	RS: 5,000,000/-
3.	TOKEN CASH	-	-	18-08-2025	RS: 50,000/-
<b>TOTAL AMOUNT</b>					<b>Rs. 10,050,000/-</b>

THAT the remaining balance amount **Rs. 7,250,000/- (RUPEES SEVEN MILLION TWO HUNDRED**

**FIFTY THOUSAND ONLY)** will be paid by the PURCHASER/VENDEE to the SELLER/VENDOR within **40 DAYS**

1. THAT the SELLER/VENDOR assures that the said property is free from all sorts of claims, liens, demands, charges, taxes and any other encumbrances and disputes of whatsoever nature.
2. THAT the SELLER/VENDOR shall hand over / deliver the vacant, peaceful and physical possession of the said Property along with all the relevant, title documents, papers, deeds, payment receipts, bills, rights, titles, interests and privileges thereon to the PURCHASER/VENDEE who will henceforth be the sole, absolute and lawful owner of the said Property and shall hold, have occupy and enjoy peaceful possession and profits thereof to which the said SELLER/VENDOR or his / her legal heirs, executors and successors-in-interest shall have no claims, objections or concern therewith.
3. THAT the SELLER/VENDOR further covenants and assures with the PURCHASER/VENDEE that his/her title documents, papers and deeds in respect of the said Property are genuine, valid and in full force and have not become voidable and the SELLER/VENDOR has/have full, lawful and marketable title thereof and he/she is competent to sell the said Property to the said PURCHASER/VENDEE and the SELLER/VENDOR further agrees and undertake to keep the PURCHASER/VENDEE fully secured, harmless and indemnified and compensated in respect of all losses, damages and injuries which may be suffered or sustained by the PURCHASER/VENDEE owing to any defect in the title documents of the said SELLER/VENDOR.
4. THAT the expenses of Transfer Fee, Mutation Fee, Registration of General Power of Attorney, Stamp Duty, Registration Fees / Charges, Advocate Fees, Legal Fee and all other expenses necessary for completion of the transaction of the said property by way / means of Sale / Conveyance Deed or other Deed(s) / Declaration of Gift will be borne / paid by the PURCHASER/VENDEE alone.
5. THAT the SELLER/VENDOR hereby undertakes to clear / pay all dues, charges, fees, demands, taxes, assessments, bill and income taxes etc. (K-Electric, Gas, Telephone, Excise & Taxation, Property, KW&SB to KMC/KDA/SBCA) and other charges / dues etc. if any against the said Premises up to the date of possession, and if any dues / outstanding or have not been paid so far, the SELLER/VENDOR shall alone be liable to such payments.
6. THAT the SELLER/VENDOR shall keep PURCHASER/VENDEE quite indemnified, secured, harmless against all charges, rights, claims, losses and detriments, may be occasioned due to the concealment of facts or any other defect in title of the said property.
7. THAT in case of any claim regarding ownership or share in the Said Property or in case of any defect in the title of the Said Property the SELLER/VENDOR shall indemnify the PURCHASER/VENDEE to the extent of such claim which may encumber it.

SELLER

SELLER

PURCHASER

Continued on Page (3)

8. THAT the SELLER/VENDOR further agrees to be ready and prepared to sign the applications and other documents whenever need and appear before the authorities concerned in connection with transfer / mutation / registration of the Said Property in favor of the PURCHASER/VENDEE or his nominee(s).
9. THAT it is the essence of the Agreement that the SELLER/VENDOR shall get the Sale / Conveyance Deed registered in favor of the PURCHASER/VENDEE or their nominee after receiving the remaining balance amount.
10. THAT the PURCHASER/VENDEE is allowed by the SELLER/VENDOR to make publication in any Daily Newspapers, for purchase and sale of the Said Property.
11. THAT the SELLER/VENDOR further undertakes that if he fails to execute Transfer / Sale Deed / General Power of Attorney in favor of the PURCHASER/VENDEE within the time limit above mentioned, then the SELLER/VENDOR will return the Part Payment amount Double to the PURCHASER/VENDEE without any excuse / argument, on the other hand if the PURCHASER/VENDEE fails to complete the transaction within the above-mentioned time limit, then the SELLER/VENDOR is liable to Forfeit the Part Payment amount as Penalty.
12. THAT the signature of this agreement will be signed by the SELLER/VENDOR (1) **MEHWISH ARA W/O ASAD ULLAH KHAN, CNIC NO. 42101-6137548-6**, (being out of country), shall be obtained using the **CAMSCANNER** on a separate paper and made part of this agreement.
13. THAT both vendor and the Vendee will be responsible to pay 1% commission to the estate agent(s)  
 (i). Mr. \_\_\_\_\_ S/O \_\_\_\_\_ serving at: \_\_\_\_\_  
 bearing CNIC No: \_\_\_\_\_  
 (ii). Mr. \_\_\_\_\_ S/O \_\_\_\_\_ serving at: \_\_\_\_\_  
 bearing CNIC No: \_\_\_\_\_

*Mehwish*

(SIGNATURE OF SELLER/VENDOR) Name _____ W/o. _____ CNIC No. _____	(SIGNATURE OF SELLER/VENDOR) Name _____ S/o. _____ CNIC No. _____
--	--

(SIGNATURE OF PURCHASER/VENDEE) Name _____ W/o. _____ CNIC No. _____	ASIF ALI QURBAN ALI 54400-0301624-7
---	---

**WITNESSES:**

1. Name \_\_\_\_\_ CNIC No. \_\_\_\_\_
2. Name \_\_\_\_\_ CNIC No. \_\_\_\_\_

# PAYMENT RECEIPT

Received from. **Mr. ASIF ALI S/O QURBAN ALI, Muslim, Adult, CNIC No. 54400-0301624-7, Resident of HOUSE NO. 4-18/13, AREA JAMIAT RAI ROAD QUETTA.** Hereinafter referred to as the "PURCHASERVEENDEE" a sum of **Rs. 10,050,000/- (RUPEES TEN MILLION ONLY)** as per below mentioned details, being the "PART PAYMENT" towards the total sale consideration **Rs. 17,300,000/- (Rupees SEVENTEEN MILLION THREE HUNDRED THOUSAND ONLY)**, in respect of Immovable Property of OPEN PLOT NO. A-26, SUPARCO EMPLOYEES CO-OPRATIVE HOUSING SOCIETY LTD, SECTOR 52/A, SCHEME-33, GULZAR-E-HIJRI, KARACI MEASURING 240 SQ YARDS

S. No.	Mode of Payment	Instrument No.	Bank	Date	Amount
1.	PAY ORDER	14738870	ALLIED	19-08-2025	RS: 5,000,000/-
2.	PAY ORDER	14738871	ALLIED	19-08-2025	RS: 5,000,000/-
3.	CASH	-	-	18-08-2025	RS: 50,000/-
<b>TOTAL AMOUNT</b>					<b>Rs. 10,050,000/-</b>

THAT the remaining balance amount **Rs. 7,250,000/- (RUPEES SEVEN MILLION TWO HUNDRED**

**FIFTY THOUSAND ONLY)** will be paid by the PURCHASERVEENDEE to the SELLERVEENDOR

within 40 DAYS

*Mehwish*

(SIGNATURE OF SELLERVEENDOR)

Name NUZHAT NASIM  
S/o. NASIM AHMED KHAN  
CNIC No. 42101-3190780-8

(SIGNATURE OF SELLERVEENDOR)

Name MEHWISH ARA  
S/o. ASAD ULLAH KHAN  
CNIC No. 42101-6137548-6

WITNESSES:

1. Name MUHAMMAD SHAHROZ RAFIQ  
S/O M. RAFIQUE  
CNIC No. 42101-9022773-3

2. Name BILAL JAMIL S/O JAMIL AHMED  
CNIC No. 42101-7342408-9