



# EMPORIUM

**The Registrar**

**National Electric Power Regulatory Authority**

**Subject: APPLICATION FOR GRANT OF DISTRIBUTION LICENSE**

In reference your office No.: NEPRA/R/LAS-100/J-7/7673 dated June 2, 2025

I, Muhammad Kamran Ghazi, Project Director being the duly authorized representative J-7 Emporium (Private) Limited by virtue of BOARD RESOLUTION dated: 1<sup>st</sup> April, 2025, hereby apply to the National Electric Power Regulatory Authority for the grant of a **Distribution LICENSE** to the J-7 Emporium (Private) Limited pursuant to section Distribution of Electric Power Act, 1997 of the Regulation of Generation.

I hereby certify that the documents-in-support attached with this application are prepared and submitted in conformity with the provisions of the National Electric Power Regulatory Authority Licensing (Application, Modification, Extension and Cancellation) Procedure Regulations, 2021 and undertake to abide by the terms and provisions of the above-said regulations. I further undertake and confirm that the information provided in the attached documents-in-support is true and correct to the best of my knowledge and no material omission has been made.

A PAY ORDER (Ref No: 109647506) in the sum of Rupees PKR 1,363,571/-, being the license application fee calculated in accordance with Schedule II to the National Electric Power Regulatory Authority Licensing Application Procedure Regulations, 2021, is also attached herewith.

Date: 08-July-2025

  
**EMPORIUM**  
**(PRIVATE) LIMITED**

**Muhammad Kamran Ghazi**

Project Director

Email: Kamran.ghazi@j7group.com.pk

Phone: +92 345 5207447



# EMPORIUM

## CHECK LIST FOR EXAMINATION OF LICENCE APPLICATION

### FOR NEW DISTRIBUTION FACILITY

(Regulation 3 read with 3(4)(A) of AMECPR-2021)

Name of Company: 17 Emporium (Private) Limited

Regulation #	Information/Documents Required	Information/Documents Submitted
3(1)*	Application fee (including Indexation)	Submitted
3(3)*	Application submitted in triplicate	Submitted
3(4)(a)	applicable documents-in-support and information set out in Schedule III of these regulations;	
3(4)(b)*	a prospectus	Submitted
3(4)(c)(i)(a)*	certified copies of certificate of incorporation	Submitted
3(4)(c)(i)(b)*	certified copies of memorandum and articles of association	Submitted
3(4)(c)(i)(c)*	certified copies of annual reports of the company	Submitted
3(4)(c)(ii)*	the last annual return of the Company submitted in compliance of section 130 of the Companies Act or, in case of an applicant to whom section 130 of the Companies Act does not apply, a return comprising of all such information and particulars as required by the specified form under section	Submitted



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	130 of the Companies Act, as the case may be;	
3(4)(c)(iii)*	the authorised, issued, subscribed and paid up share capital of the applicant	Submitted
3(4)(c)(iv)	the shareholding pattern of the applicant including list of shareholders holding 5% or more shares, number of shares held by each of them and percentage shares of the total paid-up capital	Submitted
3(4)(d)(i)	evidence of cash balances held in reserve by the applicant, along with bank certificates;	Account maintenance certificate along with bank statements.
3(4)(d)(ii)	details of charges or encumbrances attached to the applicant's assets, if any;	No charge or encumbrance
3(4)(d)(iii)	latest audited financial statements of the applicant;	Submitted
3(4)(d)(iv)	expressions of interest to provide credit or financing along with sources and details thereof;	Will be submitted
3(4)(d)(v)	documents describing the net worth and the equity and debt ratios of the applicant, as on the date of the audited balance sheet accompanying the application;	Will be submitted
3(4)(d)(vi)*	a reasonably detailed profile of the applicant and the applicant's	Will be submitted



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	senior management, technical and professional staff;	
3(4)(d)(vii)	employment records of engineering and technical staff of the applicant proposed to be employed;	Will be submitted
3(4)(d)(viii)	profile of sub-contractors, if any, along with expressions of interest of such sub-contractors;	N/A
3(4)(d)(ix)	verifiable references in respect of the experience of the applicant and its proposed sub-contractors;	N/A
3(e)*	technical and financial proposals in reasonable detail for the operation, maintenance, planning and development of the facility or system in respect of which the license is being sought;	Submitted
3(f)*	Feasibility Study	Submitted
3(g)*	an affidavit stating whether the applicant has been granted any other license under the Act;	Submitted
3(h)*	a duly authorised statement stating whether the applicant has been refused grant of license under the Act and, if so, the particulars of the refused application, including date of making the application and decision on the application;	Submitted



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3(6)*	Authorization from Board Resolution / Power of Attorney	Submitted
3(7)*	An affidavit as to the correctness, authenticity and accuracy of the application,	Submitted

## Schedule III (Regulation 3(4)(a)(C))

1	Environmental and Social Soundness Assessment (ESSA) study/report	Will be submitted
2	System Studies	Will be submitted
3	Patrolling and inspection procedures	Will be submitted
4	Maintenance plans and procedures	Will be submitted
5	Fault location/trouble-shooting procedures	Will be submitted
6	Training and development procedures and manuals	Will be submitted
7.*	Information and documents in support of distribution expansion and investment	Will be submitted
8.*	Information relating to:	
i. ***	Distribution system configuration	Will be submitted
ii. ***	Service territory, right of way and feeder maps	Will be submitted
iii.	Voltage levels and regulation	Will be submitted
iv. ***	Type of distribution system	Will be submitted
v.	Line equipment characteristics	Will be submitted
vi.	Power quality control	Will be submitted
vii. ***	Back-up/express feeder provision	Will be submitted
viii.	Accident protection and prevention procedures	Will be submitted



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ix.	Emergency provisions	Will be submitted
x.	Protection, control and measuring instruments	Will be submitted
xi.	Type of metering system to be used	Will be submitted
xii.	Metering installation and testing facilities	Will be submitted
xiii.	Communication systems	Will be submitted



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## CHECKLIST FOR EXAMINATION OF LICENCE APPLICATION

### FOR ELIGIBILITY CRITERIA (ELECTRIC POWER SUPPLY LICENCES) RULES-2023

(Rule 3 & 6 of Eligibility Criteria Rules 2023)

(Distribution Licence)

Name of Company: \_\_\_\_\_

Rule	Information/Documents Required	Information/Documents Submitted
3(a)	Certificate of Incorporation with SECP	Submitted
3(b)	Shall specify the Service territory in respect of which it intends to engage in the distribution of electric power	J7 Emporium B-17, Islamabad
3(c)	Minimum Solvency Requirement (Provided in Schedule-I)	Will be submitted
3(d)	Minimum technical and human resource requirement as provided in Schedule-II to meet all of its service-level commitments	Will be submitted
3(e)	Ability to ensure prompt and effective coordination with the system operator, market operator and other relevant entities to comply with the provisions of the grid code, commercial code, distribution code and other relevant legal instruments as applicable	As J7 have already applied for one point supply, It has the staff available for it.
3(f)	Shall have the ability to ensure its quality of distribution service by:	
	i. Establishing and maintaining standardized and non-discriminatory procedures for connections, complaints, services, and facility maintenance	Is in process and will be completely functional as soon as the license is issued.
	ii. Ensuring compliance with grid code, distribution code and performance standards specified by the Authority	Will ensure the applicability



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	iii. Fulfilling requirements of minimum technical resources prescribed	Applicant has the required technical staff
	iv. Sharing data via website or portal for forecasts, plans, and network constraints	Is in process and will be completely functional as soon as the license is issued.
	v. Maintaining complete and accurate records for five years	Is in process and will be completely functional as soon as the license is issued.
3(g)	Shall have a robust IT strategy for planning and execution ensuring transparency, effectiveness, efficiency and security, comprising:	Is in process and will be completely functional as soon as the license is issued.
	i. Secure and reliable data storage and network infrastructure	Is in process and will be completely functional as soon as the license is issued.
	ii. Reliable data backup and recovery system	Is in process and will be completely functional as soon as the license is issued.
	iii. Effective information security mechanism as per IT governance framework	Is in process and will be completely functional as soon as the license is issued.
	iv. Efficient mechanism for reporting via portals, website, etc.	Is in process and will be completely functional as soon as the license is issued.
3(2)	A sworn and verified affidavit that it fulfills all the requirements of these rules for grant of the licence.	Submitted

For and on behalf of J-7 Emporium (Private) Limited

Muhammad Kamran Ghazi  
Project Director  
Email: Kamran.ghazi@j7group.com.pk  
Phone: +92 345 5207447

**J-7 EMPORIUM  
(PRIVATE) LIMITED**





EMPORIUM

To,

**Iftikhar Ali Khan,**  
Addl. DG NEPRA.

Subject: **APPLICATION FILED BY J-7 EMPORIUM (PVT) LTD**  
**FOR GRANT OF ELECTRIC POWER SUPPLY LICENSE**

*With reference to NEPRA's letter No. NEPRA/R/LAS-100/J-7/7673*

Dear Sir,

With reference to your letter cited above, please find below the response of J7 Emporium (Private) Limited to the requirements outlined under Regulation 3 of NEPRA's Licensing Regulations and the Supply Eligibility Criteria Rules. We have provided the status/comments for each required item below:

- I. *Strategic Business Plan for the three years duly certified by CEO or CEO or Company Secretary, demonstrating its capability to undertake electric power supply business, required under Rule 3(c) of Rules. (J-7 has submitted uncertified copy of business plan).*

• Enclosed

**II. Information required under Schedule-I (Minimum Solvency Requirement):**

*As per Rule 3(b) of the Rules the applicants proposing to supply electric power as supplier of last resort in a specific*

1/3



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*service territory shall have and maintain the following requirements:*

- (i) *shall have and maintain minimum long-term credit rating of "A" from a credit rating agency licensed by the SECP and submit a report to the Authority at the time of application;*
  - *In process, will be provided later.*
- (ii) *shall have and maintain minimum current ratio of 1:1;*
  - *In process, will be provided later.*
- (iii) *shall have minimum paid-up capital of one hundred and fifty million rupees;*
  - *In process, will be provided later.*
- (iv) *and shall have and maintain minimum net worth of five hundred million rupees:*
  - *In process, will be provided later.*

**III. Information required under Schedule-II (Minimum human resource requirement to meet all of its service-level commitments):**

*As per Rule 3(d)(3) of the Rules the applicants proposing to supply electric power as supplier of last resort in a specific service territory shall fulfill the minimum human resource requirements as provided under clause (2).*

*1/Canon*



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*The Clause 3(d)(2) of the Rules stipulates that "The Ex-WAPDA DISCOs and K-Electric as applicants proposing to supply electric power in their respective service territories as suppliers of last resort shall employ at least forty percent of their sanctioned strength at all times in order to perform their functions and duties."*

- Enclosed

*2. In further to above, as per Rule 4(1) of the Rules "only an applicant holding a distribution licence shall be eligible to obtain a supplier of last resort licence from the Authority in its specified service territory as defined in the distribution licence." However, J-7 has not so far submitted application for grant of Distribution Licence.*

- Enclosed along with P O No. 3019470

It is therefore requested to kindly process our case for issuance of license as early as possible.

**For and on behalf of J7 Emporium (Private) Limited**

**J-7 EMPORIUM  
(PRIVATE) LIMITED**

**Muhammad Kamran Ghazi**

Project Director

Email: Kamran.ghazi@j7group.com.pk

Phone: +92 345 5207447



# EMPORIUM

**Subject:** Prospectus as defined under Sub-Regulation 2(1)(j)

## **Applicant Introduction:**

**J7 Group** is a prominent real estate developer with multiple ongoing and completed high-rise projects across Islamabad, Chakwal, and surrounding regions. Key projects include J7 Icon (Mumtaz City), J7 Global (near Islamabad Airport), Signature Hotels & Residences, J7 Mall of Chakwal, and Solitaire LLP. These projects span mixed-use, hospitality, residential, and commercial developments—each equipped with modern infrastructure and smart technologies.

## **Project Under Application—J7 Emporium:**

Located in Sector B-17, Islamabad, J7 Emporium is the group's largest project to date. The development spans approximately 37 Kanals and comprises 30 floors of mixed-use space, including retail shops (correction: retail shops), corporate offices, hotel suites, and premium residential units. It is fully equipped with smart MEP systems and advanced utility infrastructure.

## **Proposed Investment:**

The project requires a total connected load of 9.17 MW and includes eight (8) backup generators of 2000 kVA each. The infrastructure features robust power systems and integrated services to ensure uninterrupted operations and long-term sustainability.

## **Social & Environmental Impact:**

J7 Emporium contributes to the economic uplift of the twin cities by creating jobs, enhancing urban infrastructure, and incorporating sustainable design elements, including energy-efficient systems and smart technologies to minimize environmental impact.

## **Regulatory Context:**

J7 Emporium (Private) Limited initially applied to IESCO for a one-point power supply connection under Tariff-J, but the request was declined due



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to NEPRA's abolishment of Tariff-J. Subsequently, the applicant filed an application before NEPRA seeking approval for a one-point supply arrangement.

In its order dated February 15, 2023, NEPRA directed IESCO to consider the following options:

1. Option 1: IESCO may take over the applicant's distribution system for individual metering and billing, provided the applicant installs a standby transformer of 2000 kVA capacity to address emergencies.
2. Option 2: The applicant may apply for a Distribution License, with IESCO serving as the Supplier of Last Resort. This would resolve the transformer capacity issue while retaining the distribution system under the sponsor's maintenance, with IESCO handling billing.

A Review Petition filed by the applicant was dismissed via NEPRA's order dated March 12, 2025. An application is now pending before the Chairman NEPRA for adjudication.

In compliance with NEPRA's February 15, 2023 order, J7 Emporium (Private) Limited has applied for a Distribution License and Supplier of Last Resort arrangement.

**For and on behalf of J7 Emporium (Private) Limited**

 **J-7 EMPORIUM  
(PRIVATE) LIMITED**

**Muhammad Kamran Ghazi**

Project Director

Email: Kamran.ghazi@j7group.com.pk

Phone: +92 345 5207447



A066009

SECURITIES AND EXCHANGE COMMISSION OF PAKISTAN  
COMPANY REGISTRATION OFFICE

CERTIFICATE OF INCORPORATION

[Under section 16 of the Companies Act, 2017 (XIX of 2017)]

Corporate Universal Identification No: 0142387

I hereby certify that L-7 EMPORIUM (PRIVATE) LIMITED is this day incorporated under the Companies Act, 2017 (XIX of 2017) and that the company is limited by shares.

Given under my hand at Islamabad this Eleventh day of November, Two Thousand and Nineteen

Incorporation fee Rs. 50500.00/-



*(Signature)*  
(Syed Jamal Ahmed Zaidi)  
Additional Joint Registrar  
Islamabad

No. ADI 6209  
Dated 15/11/19

8160 / 104/20  
11/11/19  
CERTIFIED TO BE TRUE COPY  
*(Signature)*

Document No. ADI 6209  
Issued by: Registration Office Islamabad

**THE COMPANIES ACT, 2017 (XIX of 2017)**

**(COMPANY LIMITED BY SHARES)**

**MEMORANDUM**

**OF**

**ASSOCIATION**

**OF**

**J-7 EMPORIUM (PRIVATE) LIMITED**

**THE COMPANIES ACT, 2017 (XIX of 2017)**  
**(COMPANY LIMITED BY SHARES)**  
**MEMORANDUM OF ASSOCIATION**  
**OF**  
**J-7 EMPORIUM (PRIVATE) LIMITED**

1. The name of the company is **J-7 EMPORIUM (PRIVATE) LIMITED.**
2. The registered office of the Company will be situated in Islamabad Capital Territory
3.
  - (i) The principle line of business of the company shall be marketing and development of all type of real estate including developed or undeveloped land, housing or commercial projects including commercial markets or multistoried building (for commercial or residential purposes), shopping centers, restaurants, hotels, recreational facilities etc. with the permission of concerned authorities and compliance with applicable laws and regulations.
  - (ii) Except for the businesses mentioned in sub-clause (iii) hereunder, the company may engage in all the lawful businesses and shall be authorized to take all necessary steps and actions in connection therewith and ancillary thereto.
  - (iii) Notwithstanding anything contained in the foregoing sub-clauses of this clause nothing contained herein shall be construed as empowering the Company to undertake or indulge, directly or indirectly in the business of a Banking Company, Non-banking Finance Company (Mutual Fund, Leasing, Investment Company, Investment Advisor, Real Estate Investment Trust management company, Housing Finance Company, Venture Capital Company, Discounting Services, Microfinance or Microcredit business), Insurance Business, *Modaraba* management company, Stock Brokerage business, forex, managing agency, business of providing the services of security guards or any other business restricted under any law for the time being in force or as may be specified by the Commission.



(iv) It is hereby undertaken that the company shall not:

- (a) engage in any of the business mentioned in sub-clause (iii) above or any unlawful operation;
- (b) launch multi-level marketing (MLM), Pyramid and Ponzi Schemes, or other related activities/businesses or any lottery business;
- (c) engage in any of the permissible business unless the requisite approval, permission, consent or licence is obtained from competent authority as may be required under any law for the time being in force.

4. The liability of the members is limited.

5. The authorized capital of the company is Rs.10,000,000 (Rupees Ten Million) divided into ordinary shares 10,000 (Ten Thousand) of Rs.100 (Hundred Rupees) each.

We, the several persons whose names and addresses are subscribed below, are desirous of being formed into a company, in pursuance of this memorandum of association, and we respectively agree to take the number of shares in the capital of the company as set opposite our respective names:

Name and surname (present & former) in full (In block Letters)	NIC No. (in case of foreigner, passport No)	Father's/ Husband's name in full	Nationality with any former Nationality	Occupation	Residential address in full	Number of Shares taken by each subscriber	Signatures
Maqbool Hussain	6110159344711	Muhammad Ameen	Pakistani	Businessman	House no 9, Street no 7, Sector D-17, Islamabad	4500	
Yaseen	2170603798865	Nawaz Khan	Pakistani	Businessman	Margalla View Housing Society, House no 29, Street 2, Sector D17/2 Islamabad	4500	
Mohammed Hanif	6110119043901	Mohammed Hussain	Pakistani	Businessman	Sachal Sarmat Road, House 710, Sector G11/1 Islamabad	1000	
Total number of shares taken (in figures and words)						10,000 Ten Thousand	

Dated.....15<sup>th</sup>.....Day of.....November.....2019



# **THE COMPANIES ACT, 2017 (XIX of 2017)**

(PRIVATE COMPANY LIMITED BY SHARES)

## **Articles of Association**

Of

**J-7 EMPORIUM (PRIVATE) LIMITED**



We, the several persons whose names and addresses are subscribed below, are desirous of being formed into a company, in pursuance of these articles of association, and we respectively agree to take the number of shares in the capital of the company set opposite our respective names:

Name and surname (present & former) in full (In block Letters)	NIC No. (in case of foreigner, passport No)	Father's/ Husband's name in full	Nationality with any former Nationality	Occupation	Residential address in full	Number of Shares taken by each subscriber	Signatures
Maqbool Hussain	6110159344711	Muhammad Ameen	Pakistani	Businessman	House no 9, Street no 7, Sector D-17, Islamabad	4500	
Yaseen	2170603798865	Nawaz Khan	Pakistani	Businessman	Margalla View Housing Society, House no 29, Street 2, Sector D17/2 Islamabad	4500	
Mohammed Hanif	6110119043901	Mohammed Hussain	Pakistani	Businessman	Sachal Sarmat Road, House 710, Sector G11/1 Islamabad	1000	
		Total number of shares taken (in figures and words)				10,000 Ten Thousand	

Dated.....15<sup>th</sup>.....Day of.....November.....2019

**FORM-A****Annual Return of a Company**

[Pursuant to Section 130(1), 130(2), 424(5) of the Companies Act, 2017 read with Regulation 30 & 62 of the Companies Regulations, 2024]

**PART-I**

(To be filled by All Companies)

(Please complete in typescript or in bold block capitals)

1.1. CUIN (Corporate Unique Identification Number)

0 1 4 2 3 8 7

1.2. Name of the Company

J-7 EMPORIUM (PRIVATE) LIMITED

1.3 Fee Payment Details 1.3.1 Challan No

25345942

1.3.2 Challan Amount

2200

**1.4 Particulars of---**

Please tick the relevant box

Part-II	Annual Return of a company other than inactive company	<input checked="" type="checkbox"/>
Part-III	Annual Return of Inactive Company	<input type="checkbox"/>

**PART-II**

(To be filled by a company other than inactive company)

2.1. Annual General Meeting held on

DD

MM

YYYY

2 8

1 0

2 0 2 4

2.2. Form-A made up to (Applicable in case no AGM was held/concluded during the year)

DD

MM

YYYY

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2.3. Registered office address

Plot no 1, Block C, Multi Gardens Sector B17  
Islamabad Urban Islamabad Capital Territory  
(I.C.T.) 46000, Islamabad Urban, Islamabad,  
Islamabad Capital Territory, Pakistan

2.4. Email Address

taxlaw.queshi@gmail.com

2.5. Office Tel No

+92

2.6. Mobile No. (Preferably WhatsApp enabled number) of authorized officer (Chief Executive/Director/Company Secretary/Chief Financial Officer)

+92 3008564894

2.7. **Authorized Share Capital**  
(Applicable in case of companies having share capital)

Classes and kinds of Shares	No of Shares	Amount	Face Value
Ordinary Shares	100,000	10,000,000	100

2.8. **Paid up Share Capital**  
(Applicable in case of companies having share capital)

Classes and kinds of Shares	No of Shares	Amount	Face Value
Ordinary/Ordinary	10,000	1,000,000	100

2.9. Annual Turnover

0

2.10. Number of employees

0

2.11. Particulars of Officer(s) including, legal advisor, auditor & Share Registrar

S#.	Name(s)	Designation	CNIC/NICO P No. / Passport No./	Address
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			Registration No.	
1	Yaseen	Chief Executive	2170603798865	Margalla View Housing Scheme, House no 29, Street no 2, Sector D17/2 Islamabad Islamabad Capital Territory (I.C.T.) Pakistan 46000, Pakistan
2		Company Secretary		
3		Chief Financial Officer		
4		Legal Advisor		
5		Auditor		
6		Share Registrar (if applicable)		
7		Any Other Officer		

**2.12. List of Directors as on the date up to which the Form is made.**

Sr. No	Name(s)	Residential Address	Nationality	CNIC No. / NICOP No. / Passport No. (as applicable)	Date of appointment or election	Name of member or creditor nominating or appointing the director
1	Maqbool Hussain	House no 9 Street no 2, Sector D-17 Islamabad Islamabad Capital Territory (I.C.T.) Pakistan 46000, Pakistan	Pakistan	6110159344711	28-10-2023	
2	Yaseen	Margalla View Housing Scheme, House no 29, Street no 2, Sector D17/2 Islamabad Islamabad Capital	Pakistan	2170603798865	28-10-2023	

		Territory (I.C.T.) Pakistan 46000, Pakistan				
3	Muhammed Hanif	Sachal Sarmat Road, House no 710, Sector G11/1 Islamabad Islamabad Capital Territory (I.C.T.) Pakistan 46000, Pakistan	Pakistan	61101190439 01	28-10- 2023	

2.13. List of members/shareholders & debenture holders on the date up to which this Form is made

Sr. No	Folio # (if any)	Name(s)	Address	Nationality	Kind & Class of share(s) (Applicable in case of companies having share capital)	No. of shares / debentures held (Applicable in case of companies having share capital)	Percentage of shareholding of member having 25% or more shareholding (Applicable in case of companies having share capital)	CNIC No. for Pakistanis, or NICOP No. for Overseas Pakistanis, or Passport No. for foreigners, or Registration No. for body corporate
Shareholders/Member								
1		Maqbool Hussain	House no 9 Street no 2, Sector D-17 Islamabad Islamabad	Pakistan	Ordinary and Ordinary	4350	43.5	611015 934471 1



			Capital Territory (I.C.T.) Pakistan 46000, Pakistan					
2	Yaseen	Margalla View Housing Scheme, House no 29, Street no 2, Sector D17/2 Islamabad ad Islamabad ad Capital Territory (I.C.T.) Pakistan 46000, Pakistan	Pakistan	Ordinary and Ordinary	4350	43.5	2170603798865	
3	Muhammed Hanif	Sachal Sarmal Road, House no 710, Sector G11/1 Islamabad ad Islamabad ad Capital Territory (I.C.T.) Pakistan 46000, Pakistan	Pakistan	Ordinary and Ordinary	1300	13.0	6110119043901	
Debenture holders								

\* In case the member or debenture holder is holding shares or debentures on behalf of other person(s), the name of such other person(s) shall be mentioned in parentheses along with the name of the

member or debenture holder.

\* In case the member or debenture holder is holding interest or exercising voting or control rights in the company on behalf of other person(s), the name of such other person(s) shall be mentioned in parentheses along with the name of the member or debenture holder.

2.14. **Transfer of shares/ debentures since last Form-A was made (Applicable for companies having share capital)**

Sr. No	Name(s) of Transferor	CNIC No./NIC OP No./Passport No./Registration No. of Transferor	Name(s) of Transferee(s)	CNIC No./NIC OP No./Passport No./Registration No. of Transferee	Nationality of Transferee(s)	Correspondence Address of Transferee(s)	Number of shares transferred	Kind & Class of shares	Date of registration of transfer
	Shareholders								
	Debenture holders								

**PART-III**

(To be filled by an Inactive Company)

3.1. **Correspondence Address**

3.2. **Contact Details**

3.3. **List of Directors and members as on the date this Form is made.**

Sr. No	Name(s)	Designation (Director and / or Shareholder)	Residential Address	Nationality	No of shares held (if any)	CNIC No for Pakistani s, or NICOP No for Overseas Pakistani s, or Passport No for foreigners	Date of becoming member/director	Name of member or creditor nominating or appointing the director


3.4. Confirmation about inactive status of Company

It is hereby stated and confirmed that the Company has :

- not carried out any business or operation since grant of status as an inactive company;
- no substantial assets;
- not made any significant accounting transaction during the last two financial years;

### Declaration

3.5. I do hereby solemnly and sincerely declare that the information provided in the form and the enclosures is:

- true and correct to the best of my knowledge, in consonance with the record as maintained by the company and nothing has been concealed; and
- hereby reported after complying with and fulfilling all requirements under the relevant provisions of law, rules, regulations, directives, circulars and notifications whichever is applicable.

3.6. Name of Authorized Officer with designation/Authorized Intermediary (if appointed)

Magbool Hussain

"Director"

3.7. Signatures

This is an electronically generated document and doesn't require a physical signature

3.8. Registration No of Authorized Intermediary, if applicable

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3.9. Date

DD

MM

YYYY

0	9
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0	4
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2	0	2	5
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### INSTRUCTIONS FOR FILLING THIS FORM

- This Form shall be made up to the date of AGM of the Company or the last date of the calendar year where no AGM is held/concluded during the year.
- If shares are of different classes the columns should be subdivided, so that the number of each class held, is shown separately against S. No. 2.7 and 2.8
- If space provided is insufficient, the required information should be listed in a separate sheet attached to this return which should also be signed.
- This form is to be filed within 30 days of the date indicated in Sr. No. 2.1 or 2.2 (as the case may

be). If the form is filed after 30 days, additional fee as per section 468 shall be applicable.

5. An inactive company or a company which held its AGM but the same was not concluded shall file Form-A within a period of 30 days from the close of calendar year.
6. This form is not applicable on single member companies & private companies having paid-up capital not exceeding 3.0 million in case there is no change of particulars since last annual return filed with the registrar.
7. A company, other than a single member company or a private company having paid up capital of not more than three million rupees, shall inform the registrar on Form-24 that there is no change of particulars in the last annual return filed with the registrar.
8. In Serial No. 2.11 mention registration number of auditor & legal advisor that is body corporate registered with relevant authority
9. Original challan or other evidence of payment of fee specified in Seventh Schedule of the Act will be submitted with this form (not applicable in case of online filing)

CERTIFIED TRUE COPY



**Hasan Associates**  
**Chartered Accountants**

Office No. 1, 2nd Floor  
Poonch House Complex  
Adamjee Road  
Saddar, Rawalpindi  
Ph. 051-8740440  
Cell: 0318-1977378  
Email: haca@accountant.com

**INDEPENDENT AUDITOR'S REPORT  
TO THE MANAGEMENT OF  
J7 EMPORIUM (PRIVATE) LIMITED**

We have audited the accompanying financial statements of **J7 EMPORIUM (PRIVATE) LIMITED** (the Company) which comprise of Statement of Financial Position as at June 30, 2024 and Statement of Profit or Loss, Statement of Changes in Equity, Statement of Cash Flows and Notes to the Financial Statements for the year then ended.

**Management's Responsibility**

The Management is responsible for the preparation of these financial statements and for such internal controls as management determines are necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express an opinion on these statements based on our audit. We conducted our audit to check the policies and procedures of the Company as adopted and adhered to. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal controls relevant to the entity's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Other Matter**

These financial statements are not general-purpose financial statements and intended for the use of management only.



**Hasan Associates**  
**Chartered Accountants**

Office No. 1, 2nd Floor  
Poonch House Complex  
Adamjee Road  
Saddar, Rawalpindi  
Ph. 051-8740440  
Cell: 0318-1977378  
Email: haca@accountant.com

**Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the financial statements have been prepared in accordance with the requirements of and in compliance with the policies and procedures of the Company as adopted on the reporting date as at June 30, 2024.

*Hasan Iqbal*

Chartered Accountants

Rawalpindi

October 11, 2024



**J7 EMPORIUM (PRIVATE) LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT JUNE 30, 2024**

	Note	2024 Rupees	2023 Rupees
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	3	92,422,368	99,659,371
Intangibles	4	4,500,000	5,250,000
Long term deposits	5	7,050,000	7,050,000
		<u>103,972,368</u>	<u>111,959,371</u>
<b>CURRENT ASSETS</b>			
Investment properties		14,850,000	14,850,000
Development properties	6	5,589,905,558	4,488,593,113
Deposits, prepayments and other receivables	7	466,780,978	108,665,778
Cash and bank balances	8	258,978,318	131,380,763
		<u>6,330,514,854</u>	<u>4,743,489,654</u>
		<u>6,434,487,222</u>	<u>4,855,449,025</u>
<b>EQUITY AND LIABILITIES</b>			
Share capital	9	1,000,000	1,000,000
Accumulated loss		(575,650,847)	(430,285,466)
		<u>(574,650,847)</u>	<u>(429,285,466)</u>
<b>CURRENT LIABILITIES</b>			
Trade and other payables	10	25,587,153	6,582,681
Contract Liabilities	11	6,978,482,308	5,268,083,202
Provision for taxation	12	5,068,608	10,068,608
		<u>7,009,138,069</u>	<u>5,284,734,491</u>
Contingencies and commitments	13	-	-
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>6,434,487,222</u>	<u>4,855,449,025</u>

The annexed notes form an integral part of these financial statements.

  
**Chief Executive Officer**



  
**Director**

**J7 EMPORIUM (PRIVATE) LIMITED**  
**STATEMENT OF PROFIT OR LOSS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

	Note	2024 Rupees	2023 Rupees
Sales - net		-	-
Cost of sales		-	-
<b>Gross profit</b>		<u>-</u>	<u>-</u>
Marketing and selling expenses	14	(44,861,279)	(36,939,022)
Administrative expenses	15	(95,375,176)	(83,181,811)
Finance income / (costs)		-	-
Other income		4,939,682	1,637,332
<b>Profit before taxation</b>		<u>(135,296,773)</u>	<u>(118,483,501)</u>
Taxation	12	(10,068,608)	(40,274,432)
<b>Profit after taxation</b>		<u><u>(145,365,381)</u></u>	<u><u>(158,757,933)</u></u>

The annexed notes form an integral part of these financial statements.

  
**Chief Executive Officer**



  
**Director**



**J7 EMPORIUM (PRIVATE) LIMITED**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

	Note	2024 Rupees	2023 Rupees
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Loss before taxation		(135,296,773)	(118,483,501)
Adjustments for non cash items		12,521,972	13,544,784
Operating profit / (loss) before working capital changes		<u>(122,774,801)</u>	<u>(104,938,717)</u>
<b>(Increase) / decrease in current assets</b>			
Investment properties		-	-
Development properties		(1,101,312,445)	(1,404,893,846)
Deposits, prepayments and other receivables		(358,115,200)	90,726,930
		<u>(1,459,427,645)</u>	<u>(1,314,166,916)</u>
<b>Increase / (decrease) in current liabilities</b>			
Trade and other payables		19,004,473	(108,378,843)
Contract Liabilities		1,710,399,106	1,593,896,684
		<u>1,729,403,578</u>	<u>1,485,517,841</u>
Cash flow after working capital changes		147,201,132	66,412,208
Income tax paid / adjusted		(15,068,608)	(40,274,432)
Net cash used in operating activities		<u>132,132,524</u>	<u>26,137,776</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Purchase of property, plant and equipment		(4,534,969)	(5,372,579)
Long term security deposits		-	-
Net cash generated from / (used in) investing activities		<u>(4,534,969)</u>	<u>(5,372,579)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Issuance of shares		-	-
Net cash generated from financing activity		<u>-</u>	<u>-</u>
<b>Net (decrease) / increase in cash and cash equivalents</b>		127,597,555	20,765,197
<b>Cash and cash equivalents at beginning of the year</b>		131,380,763	110,615,566
<b>Cash and cash equivalents at end of the year</b>		<u>258,978,318</u>	<u>131,380,763</u>

The annexed notes form an integral part of these financial statements.

  
**Chief Executive Officer**



  
**Director**

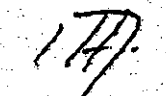
**J7 EMPORIUM (PRIVATE) LIMITED**  
**STATEMENT OF OTHER COMPREHENSIVE INCOME**  
**FOR THE YEAR ENDED JUNE 30, 2024**

	Note	2024 Rupees	2023 Rupees
Loss for the year		(145,365,381)	(158,757,933)
Other comprehensive income		-	-
<b>Total comprehensive loss for the year</b>		<b><u>(145,365,381)</u></b>	<b><u>(158,757,933)</u></b>

The annexed notes form an integral part of these financial statements.



  
\_\_\_\_\_  
Chief Executive Officer

  
\_\_\_\_\_  
Director

**J7 EMPORIUM (PRIVATE) LIMITED**  
**STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED JUNE 30, 2024**

Share capital	Accumulated profit / (loss)	Total
---------------	--------------------------------	-------

Rupees

<b>BALANCE AS AT JUNE 30, 2022</b>	<b>1,000,000</b>	<b>(271,527,533)</b>	<b>(270,527,533)</b>
Share capital	-	-	-
Loss for the year	-	(158,757,933)	(158,757,933)
Other comprehensive income for the year	-	-	-
<b>BALANCE AS AT JUNE 30, 2023</b>	<b>1,000,000</b>	<b>(430,285,466)</b>	<b>(429,285,466)</b>
Share capital	-	-	-
Loss for the year	-	(145,365,381)	(145,365,381)
Other comprehensive income for the year	-	-	-
<b>BALANCE AS AT JUNE 30, 2024</b>	<b>1,000,000</b>	<b>(575,650,847)</b>	<b>(574,650,847)</b>

The annexed notes form an integral part of these financial statements.



  
**Chief Executive Officer**

  
**Director**

**J7 EMPORIUM (PRIVATE) LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

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**1. LEGAL STATUS AND OPERATIONS**

J7 Emporium (Private) Limited (the Company) is a private limited company incorporated in Pakistan on November 15, 2019 under the Companies Ordinance, 1984 (repealed with the enactment of the Companies Act, 2017). The principal business of the Company is to layout, construct, build, erect, demolish, alter, remodel or to do any other work related to infrastructure projects including apartments, homes, plazas, markets, convention centers and other alike buildings. The registered office of the Company is situated in Islamabad.

**2. STATEMENT OF COMPLIANCE AND SIGNIFICANT ACCOUNTING POLICIES**

**2.1 Statement of compliance**

These financial statements have been prepared in accordance with the requirements of and in compliance with the policies and procedures of the Company as adopted on the reporting date.

**2.2 Functional and presentation currency**

These financial statements are presented in Pakistan Rupee which is the Company's functional currency.

**2.3 Summary of significant events and Transactions**

There are no significant events and transaction during the year.

**2.4 Basis of preparation and accounting convention**

These financial statements have been prepared under the historical cost convention.

**2.5 Property, plant and equipment**

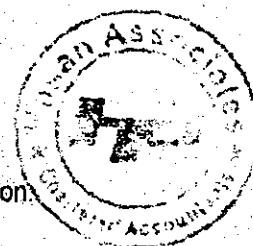
Operating fixed assets are stated at cost less accumulated depreciation and any impairment (if any). Depreciation is charged at the rate specified in the note on reducing balance method. No depreciation is charged on assets disposed off during the year, whereas, full year's depreciation is charged on additions during the year. Normal maintenance and repairs are charged to income as and when incurred. Major renewals and improvements are capitalized. Gain and losses on disposal of assets are taken to profit and loss account.

**2.6 Trade debts and other receivables**

Trade debts and other receivables are carried at original invoice amount less an estimate made for doubtful receivables based on review of outstanding amounts at the year end. Balances considered bad and irrecoverable are written off when identified.

**2.7 Cash and cash equivalents**

Cash and cash equivalents are carried in the balance sheet at cost. For the purpose of cash flow statement, cash and cash equivalents consist of cash in hand, balances with banks and highly liquid short-term investments than are readily convertible to known amounts at cash and which are subject to insignificant risk of change in value.



## **2.8 Revenue recognition**

Revenue is recognised when it is probable that the economic benefits associated with the transaction will flow to the firm and the amount of revenue and the associated cost incurred or to be incurred can be measured reliably.

## **2.9 Related party transactions**

All transactions with related parties arising in the normal course of business are carried out by the company at an arm's length basis at normal commercial rates on the same terms and conditions as applicable to third party transactions.

## **2.1 Provisions**

Provisions are recognized when the firm has a present legal or constructive obligation as a result of past events, it is probable that an out flow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of obligation.

## **2.11 Trade and other payables**

Trade and other payables are stated at their cost which is the fair value of the consideration to be paid in future for goods and services.



### 3 PROPERTY, PLANT AND EQUIPMENT

	Building - Site office	Plant and machinery	Containers	Furniture & Fixture	Office Equipment	Electric equipment & fittings	Communica- tion equipment	Computers & printers	Generator	Vehicles	Motor cycles	Grand Total
Rupees												
<b>Year ended 30 June 2023</b>												
Opening net book value	21,840,396	64,129,338	3,900,885	4,058,289	4,562,426	1,923,060	693,074	2,835,930	1,535,312	1,568,475	34,391	107,081,576
Additions	-	4,004,849	-	39,060	826,975	-	331,695	-	170,000	-	-	5,372,579
Depreciation charge	(2,184,040)	(6,813,419)	(585,133)	(614,602)	(808,410)	(288,459)	(153,715)	(850,779)	(255,797)	(35,271)	(5,159)	(12,794,784)
Closing net book value	<u>19,656,356</u>	<u>61,320,768</u>	<u>3,315,752</u>	<u>3,482,747</u>	<u>4,580,991</u>	<u>1,634,601</u>	<u>871,054</u>	<u>1,985,151</u>	<u>1,449,515</u>	<u>1,333,204</u>	<u>29,232</u>	<u>99,659,371</u>
<b>At 30 June 2023</b>												
Cost	27,975,193	80,939,901	5,699,000	6,245,291	7,571,974	3,130,500	1,345,995	6,037,415	2,670,000	2,554,000	56,000	141,225,269
Accumulated depreciation	(8,318,837)	(19,619,133)	(2,383,248)	(2,762,544)	(2,990,983)	(1,495,899)	(474,941)	(4,052,264)	(1,220,485)	(1,220,796)	(26,768)	(44,565,898)
Net book value	<u>19,656,356</u>	<u>61,320,768</u>	<u>3,315,752</u>	<u>3,482,747</u>	<u>4,580,991</u>	<u>1,634,601</u>	<u>871,054</u>	<u>1,985,151</u>	<u>1,449,515</u>	<u>1,333,204</u>	<u>29,232</u>	<u>99,659,371</u>
<b>Year ended 30 June 2024</b>												
Opening net book value	19,656,356	61,320,768	3,315,752	3,482,747	4,580,991	1,634,601	871,054	1,985,151	1,449,515	1,333,204	29,232	99,659,371
Additions	-	2,643,954	-	-	-	114,000	40,000	174,015	-	1,563,000	-	4,534,969
Depreciation charge	(1,965,636)	(6,396,472)	(497,363)	(522,412)	(687,149)	(262,290)	(136,658)	(647,750)	(217,427)	(434,431)	(4,385)	(11,771,972)
Closing net book value	<u>17,690,720</u>	<u>57,568,250</u>	<u>2,818,389</u>	<u>2,960,335</u>	<u>3,893,842</u>	<u>1,486,311</u>	<u>774,396</u>	<u>1,511,416</u>	<u>1,232,088</u>	<u>2,461,773</u>	<u>24,847</u>	<u>92,422,368</u>
<b>At 30 June 2024</b>												
Cost	27,975,193	83,583,855	5,699,000	6,245,291	7,571,974	3,244,500	1,385,995	6,211,430	2,670,000	4,117,000	56,000	148,760,238
Accumulated depreciation	(10,284,473)	(26,015,605)	(2,880,611)	(3,284,956)	(3,678,132)	(1,758,189)	(611,599)	(4,700,014)	(1,437,912)	(1,655,227)	(31,153)	(56,537,870)
Net book value	<u>17,690,720</u>	<u>57,568,250</u>	<u>2,818,389</u>	<u>2,960,335</u>	<u>3,893,842</u>	<u>1,486,311</u>	<u>774,396</u>	<u>1,511,416</u>	<u>1,232,088</u>	<u>2,461,773</u>	<u>24,847</u>	<u>92,422,368</u>
<b>Depreciation rate per annum</b>	<b>10%</b>	<b>10%</b>	<b>15%</b>	<b>15%</b>	<b>15%</b>	<b>15%</b>	<b>15%</b>	<b>30%</b>	<b>15%</b>	<b>15%</b>	<b>15%</b>	



	Note	2024 Rupees	2023 Rupees
<b>4 INTANGIBLE ASSETS</b>			
Cost			
Opening balance		7,500,000	7,500,000
Accumulated amortization		(2,250,000)	(1,500,000)
		<u>5,250,000</u>	<u>6,000,000</u>
<b>Year ended June 30,</b>			
Opening net book value		5,250,000	6,000,000
Additions		-	-
Amortization charge @ 10%		(750,000)	(750,000)
		<u>4,500,000</u>	<u>5,250,000</u>
<b>As at June 30,</b>			
Cost		7,500,000	7,500,000
Accumulated amortization		(3,000,000)	(2,250,000)
		<u>4,500,000</u>	<u>5,250,000</u>
<b>5 LONG TERM SECURITY</b>			
Security - Ittehad Group		2,550,000	2,550,000
Security - China Town		4,500,000	4,500,000
		<u>7,050,000</u>	<u>7,050,000</u>
<b>6 DEVELOPMENT</b>			
Land			
Opening balance		257,427,000	257,427,000
Add: Acquired during the year	6.1	-	-
		<u>257,427,000</u>	<u>257,427,000</u>
<b>Development expenditure incurred</b>			
Opening balance		4,231,166,113	2,826,272,267
Add: Incurred during the year		1,101,312,445	1,404,893,846
		<u>5,332,478,558</u>	<u>4,231,166,113</u>
<b>Borrowing costs related to development properties</b>			
Opening balance		-	-
Add: Capitalized during the year		-	-
		<u>-</u>	<u>-</u>
		<u>5,589,905,558</u>	<u>4,488,593,113</u>
<b>Transferred to:</b>			
Property, plant and equipment		-	-
Investment properties		-	-
Cost of sale till date		-	-
		<u>-</u>	<u>-</u>
		<u>5,589,905,558</u>	<u>4,488,593,113</u>



- 6.1 The title ownership of the plot has been transferred by the share holders to the company at Rs. 100,000,000 through proper sale deed. The company will pay directly the balance cost of the plot to Multi Professional Co-Operative Housing Society Islamabad as per the schedule.

	Note	2024 Rupees	2023 Rupees
<b>7 DEPOSITS, PREPAYMENTS AND OTHER RECIEVABLES</b>			
Prepayments		-	322,965
Advance to suppliers & contractors		313,030,890	56,089,502
Other receivables		97,813,779	1,579,000
Due from directors & associates		55,936,309	50,674,311
		<u>466,780,978</u>	<u>108,665,778</u>
<b>8 CASH AND BANK BALANCES</b>			
Cash in hand		500,000	72,966
Cash at bank		258,478,318	131,307,797
		<u>258,978,318</u>	<u>131,380,763</u>
<b>9 SHARE CAPITAL</b>			
Authorized			
100,000 (2023: 100,000) ordinary shares of Rupees 100 each		<u>10,000,000</u>	<u>10,000,000</u>
Issued, subscribed and paid up			
10,000 (2024: 10,000) ordinary shares of Rupees 100 each		<u>1,000,000</u>	<u>1,000,000</u>
<b>10 TRADE AND OTHER PAYABLES</b>			
Payable against land		-	-
Other payables		25,587,153	6,582,681
		<u>25,587,153</u>	<u>6,582,681</u>
<b>11 CONTRACT LIABILITIES</b>			
Opening balance		5,268,083,202	3,674,186,518
Receipts during the year		1,710,399,106	1,593,896,684
		<u>6,978,482,308</u>	<u>5,268,083,202</u>

11.1 Contract liabilities includes token money if any, down payments and installments received from customers subject to cancellation charges in the event where a customer plans to cancel the contract.

	Notes	2024 Rupees	2023 Rupees
<b>12 PROVISION FOR TAXATION</b>			
Opening balance		10,068,608	10,068,608
Provision made for:			
Current year		10,068,608	40,274,432
Prior year		-	-
		10,068,608	40,274,432
Paid / adjusted during the year		(15,068,608)	(40,274,432)
		<u>5,068,608</u>	<u>10,068,608</u>





- 12.1 The company has availed the project based fixed taxation under section 100D read with eleventh schedule to the Income Tax Ordinance, 2001. As per scheme, total tax liability for the project arrived at Rs. 90,617,470 which is to be paid in nine quarter from 01-Jul-2021 to 30-Sep-2023. Out of total tax liability, Rs. 10,068,608 relates to current period and accordingly has been recognized in these financials.

### 13 CONTINGENCIES AND COMMITMENTS

There is no contingencies and commitments outstanding as at June 30, 2024.

	Note	2024 Rupees	2023 Rupees
<b>14 SALES AND MARKETING EXPENSES</b>			
Sales promotion		19,881,431	14,416,637
Exhibition and events		7,483,519	4,820,330
Commission and sales incentive		17,496,329	17,702,055
		<u>44,861,279</u>	<u>36,939,022</u>
<b>15 ADMINISTRATIVE EXPENSES</b>			
Rent, rates and taxes		4,945,380	5,602,041
Communication		2,484,144	3,394,304
Salary and wages		27,116,816	28,107,936
Utility expenses		15,661,268	12,548,193
Travelling & conveyance		2,407,511	931,594
Security charges		1,122,160	690,000
Printing and stationary		1,329,957	1,195,809
Legal and professional		869,100	581,340
Software maintenance		218,222	440,000
Consultancy charges		2,677,228	1,304,393
Charity & donation		1,690,700	510,000
Office stores & supplies		2,559,765	1,222,345
Staff uniform		-	109,774
Entertainment		2,967,474	1,959,651
Auditor's remuneration - audit fee		307,418	504,000
Discount allowed		9,608,103	6,414,074
Repair and maintenance		3,516,286	2,173,038
Generator running expenses		1,827,225	1,164,339
Miscellaneous		1,544,447	784,196
Amortization		750,000	750,000
Depreciation		11,771,972	12,794,784
		<u>95,375,176</u>	<u>83,181,811</u>



**16 DATE OF AUTHORIZATION FOR ISSUE**

These financial statements were authorized for issue on \_\_\_\_\_ by  
the board of directors of the company.

**17 FIGURES**

In these financial statements figures have been rounded off to the nearest rupee and re-  
arranged and re-grouped wherever necessary for the purpose of comparison.

  
\_\_\_\_\_  
Chief Executive Officer



  
\_\_\_\_\_  
Director



EMPORIUM

J7 EMPORIUM PRIVATE LIMITED (Allied Concerns)

J7 Emporium Private Limited			
Sr #	Share Holder Name	CNIC	Share Holding %
1	Maqbool Hussain	61101-5934471-1	43.50%
2	Yaseen Nawaz	21706-0379886-5	43.50%
3	Mohammad Hanif	61101-1904390-1	13.00%

*Muhammad*  
J7 EMPORIUM  
PRIVATE) LIMITED



**Meezan Bank**

The Premier Islamic Bank

09-APRIL-2025

IESCO ISLAMABAD

Account Maintenance Certificate

السلام عليكم ورحمة الله وبركاته

This is to certify that M/s J7 EMPORIUM PVT LTD are maintaining Current Account 0328-0104101241 with us since 12 NOV,2019.

The above information is provided at the specific request of our customer without any risk, obligation and responsibility on the part of Meezan Bank Ltd. Pakistan, its authorized signatories or employees.

AUTHORIZED SIGNATORY

Najam Ul Hassan  
BSO-Operations  
MEEZAN BANK LIMITED  
D-17 Branch Islamabad-0328

AUTHORIZED SIGNATORY

Sajid Mehmood  
Operation Manager  
MEEZAN BANK LIMITED  
D-17 Branch Islamabad

**Meezan Bank Ltd.**

D-17 Branch

Plot No.A-1, Shop Nos. G 01-04, 06, 24, Prime Arcade

Main Markaz Margalla View Housing Society, D-17/2 Islamabad, Pakistan

Tel: (92-051) 2229996-98 Fax: (92-051) 2229932 www.meezanbank.com

228-D 17 ISLAMABAD  
PLOT NO A1 SHOP NO G 1 4 & 24 PRIME ARCADE MAIN MARKAZ MARGALLA VIEW HOUSING SOCIETY D 17 2 ISLAMABAD  
STATEMENT OF ACCOUNT

MEEZAN BANK LIMITED Print Date : 07 APR 2025 11:07:13

J-7 EMPORIUM (PRIVATE) LIMITED

PLOT NO 1, BLOCK C, MULTI GARDENS 5  
ISLAMABAD-PAKISTAN  
44000

<= OPENING - BALANCE =>

Date(DD/MM) Value \*\*\*\*\*Doc.No\*\*\*\*\* \*\*Particulars\*\*\*\*\*

01/03/25	01/03/25	.....	250,000.00	
		RAAST PYMT PK40ALFH0042001002827246		
		STAN(367261)		
		MEEZAN BANK LIMITED		
		Raast P2P Fund transfer from FAROOQ AHMAD CHAUDHARY		
03/03/25	03/03/25	.....	250,000.00	35,528,800.84
		RAAST PYMT PK40ALFH0042001002827246		
		STAN(396587)		
		MEEZAN BANK LIMITED		
		Raast P2P Fund transfer from FAROOQ AHMAD CHAUDHARY		
03/03/25	03/03/25	Internet Funds Transfer	305,250.00	
		Money Received from KHIZER MUSTAFA/		
		STAN (549186)		
03/03/25	03/03/25	TO: J-7 EMPORIUM (PRIVATE) LIMITED	83,000.00	
		.....		
		RAAST PYMT PK26BKIP0300900218140001		
		STAN(169837)		
		MEEZAN BANK LIMITED		
		Raast P2P Fund transfer from JHANZAIB		
04/03/25	04/03/25	Internet Funds Transfer	898,625.00	36,167,050.84
		Money Received from MUHAMMAD OMAR A		
		STAN (407344)		
04/03/25	04/03/25	TO: J-7 EMPORIUM (PRIVATE) LIMITED	500,000.00	
		.....		
		RAAST PYMT PK64BAHL5692008100049701		
		STAN(549506)		
		MEEZAN BANK LIMITED		
		Raast P2P Fund transfer from ADNAN HABIB		
04/03/25	04/03/25	Internet Funds Transfer	695,620.00	
		Money Received from HAFIZ FOOD PROD		
		STAN (234565)		
04/03/25	04/03/25	TO: J-7 EMPORIUM (PRIVATE) LIMITED	700,000.00	
		.....		
		Money Received from ADNAN HABIB EAS		
		STAN(908262)		
		D 17 ISLAMABAD		
04/03/25	04/03/25 49266677	IBFT from EASYPAISA 923451173411	-685,000.00	
		Online Cash Withdrawal		
		(0311) G-11 MARKAZ-ISLAMABAD		
		49266677		
04/03/25	04/03/25 49266678	Online Cash Withdrawal	-685,000.00	
		(0311) G-11 MARKAZ-ISLAMABAD		
		49266678		
04/03/25	04/03/25	Online Cash Deposit	200,000.00	
		(0196) KHAYBAH : RAHATBR-KHI		
		0058493		
04/03/25	04/03/25 49266676	Transfer through Cheque - Dr	-1,000,000.00	
		5020342		
04/03/25	04/03/25	Internet Funds Transfer	207,230.00	
		Money Received from HAFIZ NAUMAN SA		



*[Signature]*

IBAN : PK75MEZN00032801041  
Old Account No :  
Account No : 0104101241  
Product : Meezan Rupee Current  
Currency : Pakistan Rupee  
From Date : 01 MAR 2025  
To Date : 31 MAR 2025  
Generated By: TALALK.6094  
35,278,800.84

\*\*\*\*\*Debit\*\*\*\*\* \*\*\*\*\*Credit\*\*\*\*\* \*\*\*\*\*Balance\*\*\*\*\*

27/03/25	27/03/25	.....	200,000.00	
		Money Received from BABER ALI ABASI		
		STAN(202235)		
		D 17 ISLAMABAD		
27/03/25	27/03/25	IBFT from HBL 14377900945803	500,000.00	
		Internet Funds Transfer		
		Money Received from NQMAN UL HAQ A/		
		STAN (645446)		
27/03/25	27/03/25	TO:J-7 EMPORIUM (PRIVATE) LIMITED		
		Cash Withdrawal	-3,000,000.00	
		49266700		
28/03/25	28/03/25	Internet Funds Transfer	500,000.00	3,699,856.84
		Money Received from MUHAMMAD ASIF A		
		STAN (838011)		
		TO:J-7 EMPORIUM (PRIVATE) LIMITED		
29/03/25	29/03/25	Internet Funds Transfer	400,000.00	4,199,856.84
		Money Received from SAFDAR ALI A/C		
		STAN (226014)		
		TO:J-7 EMPORIUM (PRIVATE) LIMITED		
		<= CLOSING - BALANCE =>		4,599,856.84

Total No. of Credit Transaction 66  
 Total No. of Debit Transaction 28  
 Total Credit Turnover 31,638,329.00  
 Total Debit Turnover -62,317,273.00

- As per SBP's Prudential Regulations, business / charity related transactions and / or any activity for the purpose of collecting donations is not allowed in accounts opened and maintained with banks for savings and personal use.
- All transactions made through ATM, Internet/Mobile Banking or other Alternate Delivery Channels on a weekend or public holiday shall appear in the Statement of Account on next working day. However, SMS/email alerts for these transactions are sent immediately after they occur. Hence, the transaction date and posting date of such transactions may differ.
- As per prevailing rules and regulations, any account not operated or 1 year gets classified as "Dormant Account". In order to have your dormant account activated, kindly visit your branch along with original valid CNIC. If any account remains inoperative for a period of 10 years, it shall become unclaimed and will be surrendered to SBP as per Banking Companies Ordinance, 1982.
- For complaints that remain unresolved beyond 45 days, you may write to Banking Mohazab Pakistan, Shohsen Complex, N.R. Khyati Road, Karachi or visit [www.bankingmohazab.gov.pk](http://www.bankingmohazab.gov.pk)
- Any discrepancy observed in this statement must be reported to pertinent branch of Meezan Bank within 45 days after date of receipt. Failure which the statement will be treated to be correct.



Handwritten signature and date 7.4.25.



ACCOUNT MAINTENANCE CERTIFICATE

Date & Time : 09-APR-25 03:50 PM

Ref. No: MCB/4020/2025/0138

Name : J-7 EMPORIUM (PRIVATE) LIMITED

Address : BLOCK C PLOT 1 MR 9 B17 ISBD

We certify that under mentioned details related to captioned subject stand true. This certificate is being issued at customer's specific request without any risk and responsibility on part of the bank or any of its officials.

Title of Account	J-7 EMPORIUM (PRIVATE) LIMITED	
Account Number	1159578381000007	IBAN : PK37MUCB1159578381000007
Identity Document Number	65821094	
Type of Account	MCB ONE CURRENT ACCOUNT	
Account Status	ACTIVE	
Currency	PKR	
Account Opened Since	31-DEC-2020	
Conduct of Account	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Un-Satisfactory <input type="checkbox"/> Other : _____	

Branch Manager Stamp & Sign

**SUNILA JAVED**  
Branch Manager  
MCB BANK LTD.  
Plot Garden 8-17 Islamabad-4620

Branch Operations Manager Stamp & Sign

**NEHTA KIRAN**  
Branch Services Manager  
IBS # 2331  
MCB BANK LTD.  
Plot Garden 8-17 Islamabad-4620



MCB Bank Limited

J-7 EMPORIUM (PRIVATE) LIMITED

PLOT 01 MR 09 BLOCK C MULTI GARDEN B-17  
ISLAMABAD 03008564894

4020-B-17 ISLAMABAD

### Account Statement

Account No: 1159578381000007

IBAN: PK37MUCB1159578381000007

Account Type / CCY: ONE / PKR

Date of Account Open: 31-DEC-20

Statement Period: From Date: 01-MAR-25 To Date 03-APR-25

Statement Date & Time: Apr 03, 2025 12:14:27 PM

Tran. Date	Effect Date	Tran. Br.	Transaction Details	Remitter Name	Remitter IBAN	Remitter Bank	Chq / Ref No	Debit	Credit	Balance
29-MAR-25	29-MAR-25	5398	P2P RECEIVING VIA RAAST-OFFUS/ Purpose: -	SAFEED ULLAH SHAH	PK62ABPA001 008235630001 3				100,000.00	41,055,853.19
03-APR-25	03-APR-25	4020	INWARD CHEQUE CLEARING DEBIT/2032824423 - TM NIFT CUSTOMER CHEQUE:2032824423				2032824423	127,483.00		40,928,370.19
03-APR-25	03-APR-25	4020	INWARD CHEQUE CLEARING DEBIT/2032824442 - TM NIFT CUSTOMER CHEQUE:2032824442				2032824442	5,000,000.00		35,928,370.19
03-APR-25	03-APR-25	4020	INWARD CHEQUE CLEARING DEBIT/2032824425 - TM NIFT CUSTOMER CHEQUE:2032824425				2032824425	1,315,618.00		34,612,752.19
Total DR Transactions			71							
Total CR Transactions			64							
Sum of DR Transactions			138,481,630.96							
Sum of CR Transactions			70,848,841.00							
Available Balance:										34,612,752.19
Closing Ledger Balance										34,612,752.19





ACCOUNT MAINTENANCE CERTIFICATE

Date & Time : 09-APR-25 03:52 PM

Ref. No: MCB/4020/2025/0139

Name : J-7 EMPORIUM (PRIVATE) LIMITED

Address : BLOCK C PLOT 1 MR 9 B17 ISBD

We certify that under mentioned details related to captioned subject stand true. This certificate is being issued at customer's specific request without any risk and responsibility on part of the bank or any of its officials.

Title of Account	J-7 EMPORIUM (PRIVATE) LIMITED	
Account Number	1159578381013596	IBAN : PK85MUCB1159578381013596
Identity Document Number	65821094	
Type of Account	BUSINESS ACCOUNT DEPOSITS	
Account Status	ACTIVE	
Currency	PKR	
Account Opened Since	29-JAN-2020	
Conduct of Account	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Un-Satisfactory <input type="checkbox"/> Other : _____	

Branch Manager Stamp & Sign

Branch Operations Manager Stamp & Sign



MCB Bank Limited

J-7 EMPORIUM (PRIVATE) LIMITED

PLOT 01 MR 09 BLOCK C MULTI GARDEN B-17  
ISLAMABAD 03008564894

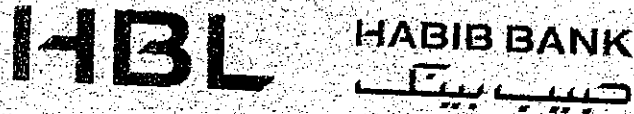
### Account Statement

Account No: 1159578381013596  
IBAN: PK85MUCB1159578381013596  
Account Type / CCY: BUS / PKR

Date of Account Open: 28-JAN-20  
Statement Period: From Date: 01-MAR-25 To Date 03-APR-25  
Statement Date & Time: Apr 03, 2025 12:14:58 PM

0633-RAWALPINDI SATELLITE TOWN

Tran. Date	Effect Date	Tran. Br.	Transaction Details	Remitter Name	Remitter IBAN	Remitter Bank	Chq / Ref No	Debit	Credit	Balance
13-MAR-25	13-MAR-25	4020	CHEQUE WITHDRAWAL/VENDOR				2005768051	183,500.00		4,050,785.27
13-MAR-25	13-MAR-25	4020	CHEQUE WITHDRAWAL/VENDOR				2005768050	111,250.00		3,939,535.27
13-MAR-25	13-MAR-25	0958	FUNDS TRANSFER CREDIT MCB LIVE/ Purpose: -	DR:IKRAMULL AH S/O GHULAM NAZA	R00958020100 61478				200,000.00	4,139,535.27
13-MAR-25	13-MAR-25	5398	INTERBANK FUNDS RECEIVING/ Purpose: 0430 -	NA	NA				150,000.00	4,289,535.27
14-MAR-25	14-MAR-25	4020	CHEQUE WITHDRAWAL/VENDOR				2005768049	1,188,467.00		3,121,068.27
14-MAR-25	14-MAR-25	5398	INTERBANK FUNDS RECEIVING/ Purpose: 0350 - Miscellaneous Payments	BABER ALI ABBASI	PK838KIP0311 300020380190				500,000.00	3,621,068.27
14-MAR-25	14-MAR-25	5398	P2P RECEIVING VIA RAAST-OFFUS/ Purpose: -	BABER ALI ABBASI	PK80HABB001 437790094680 3				250,000.00	3,871,068.27
17-MAR-25	17-MAR-25	5398	INTERBANK FUNDS RECEIVING/ Purpose: 0350 - Miscellaneous Payments	ZAFAR ALI	PK86ASCM000 18802101888 4				724,872.00	4,595,940.27
17-MAR-25	17-MAR-25	5398	P2P RECEIVING VIA RAAST-OFFUS/ Purpose: -	MUHAMMAD AHSAN NASIM MINHAS	PK59SCBL000 000102788520				100,000.00	4,695,940.27
20-MAR-25	20-MAR-25	5398	INTERBANK FUNDS RECEIVING/ Purpose: 9999 -	NA	NA				293,950.00	4,989,890.27
26-MAR-25	26-MAR-25	5398	INTERBANK FUNDS RECEIVING/ Purpose: 9999 -	NA	NA				3.00	4,989,893.27
26-MAR-25	26-MAR-25	4020	CHEQUE WITHDRAWAL/CONSTR UCTION PAYMENT -				2005768052	4,240,093.00		749,800.27
Total DR Transactions				14						
Total CR Transactions				18						
Sum of DR Transactions				13,373,724.10						
Sum of CR Transactions				11,418,928.00						
Available Balance:										749,800.27
Closing Ledger Balance										749,800.27



Date: 09-04-2025

**ACCOUNT MAINTENANCE CERTIFICATE**


This is to certify that we are maintaining HBL (HBL ID), Account Number (2505-7000174803) since (11-FEB-2021). The Account is being maintained with the following details:

- |                       |                                   |
|-----------------------|-----------------------------------|
| 1. Title of Account   | <u>J-7 EMPORIUM (PRIVATE) LTD</u> |
| 2. IBAN               | <u>PK34HABB0025057000174803</u>   |
| 3. Bank & Branch Name | <u>HBL 2505 MULTI GARDENS B17</u> |
| 4. Status of Account  | <u>ACTIVE</u>                     |
| 5. Nature of Account  | <u>HBL Freedom Account</u>        |

This certificate is issued upon the written request of the client, without any risk and responsibility on the part of HBL and/or its staff.

Sincerely,

HBL B-17 (2505) Branch

  
**ATA UL AZEEM**  
Relationship Manager  
HBL B-17 Branch (2505)

Branch Operations Manager / Branch Manager

03/25	27/03/25	.....	200,000.00	
		Money Received from BABER ALI ABASI STAN(202235) D 17 ISLAMABAD		
27/03/25	27/03/25	IBFT from HBL 14377900945803 Internet Funds Transfer	500,000.00	
		Money Received from NOMAN UL HAQ A/ STAN (645446)		
27/03/25	27/03/25	49266700 TO: J-7 EMPORIUM (PRIVATE) LIMITED Cash Withdrawal	-3,000,000.00	
		49266700		
28/03/25	28/03/25	Internet Funds Transfer	500,000.00	3,699,856.84
		Money Received from MUHAMMAD ASIF A STAN (838011)		
		TO: J-7 EMPORIUM (PRIVATE) LIMITED		4,199,856.84
29/03/25	29/03/25	Internet Funds Transfer	400,000.00	
		Money Received from SAFDAR ALI A/C STAN (226014)		
		TO: J-7 EMPORIUM (PRIVATE) LIMITED		
		<< CLOSING - BALANCE >>		4,599,856.84

Total No. of Credit Transaction ..... 66  
 Total No. of Debit Transaction ..... 28  
 Total Credit Turnover ..... 31,638,329.00  
 Total Debit Turnover ..... 62,317,273.00

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- For complaints that remain unresolved beyond 45 days, you may write to Banking Ombudsman, Shaheen Complex, M.R. Khyani Road Karachi or visit [www.bankingombudsman.gov.pk](http://www.bankingombudsman.gov.pk)  
 آپ کو شکایتیں حل نہ ہو سکیں تو 45 دنوں کے اندر آپ کو تحریر کرنا ہوگی۔ اگر آپ کی شکایت 45 دنوں کے اندر حل نہ ہو سکی تو آپ کو بینکنگ موبسمن کو لکھنا ہوگی۔ بینکنگ موبسمن کا دفتر شاہین کمپلیکس، ایم آر کھانی روڈ، کراچی ہے۔ آپ کو بینکنگ موبسمن کا ویب سائٹ [www.bankingombudsman.gov.pk](http://www.bankingombudsman.gov.pk) بھی دیکھنا ہوگا۔
- Any discrepancy observed in this statement must be reported to pertinent branch of Meeszan Bank within 45 days after date receipt, failing which the statement will be deemed to be correct.

10MAR25	Thru Digital Banking PK94HAB80024787000105303 SAAD MIR Funds Transfer 1706141247200310 FRM HBL 04317901084703 327076170614	2,000,000.00	114,922,354.47
11MAR25	Thru Digital Banking PK92HAB80004317901084703 SHAFIQ Funds Transfer SM836087faa97c0b FR IHTIRAM UL HAQ IBAN XXXX-3466	1,000,000.00	115,922,354.47
11MAR25	Thru Raast UBL11032505534835645375 Funds Transfer 4435230901400311 FRM BAF 00001009507174 380221443523 Thru 1-LINK SWITCH 0305 BAFL	537,000.00	116,459,354.47
13MAR25	Funds Transfer SM19632219f65f3e FR IHTIRAM UL HAQ IBAN XXXX-3466	2,000,000.00	118,459,354.47
13MAR25	Thru Raast UBL12032510482459409988 Funds Transfer 2041031816150313 FRM HBL 04317901084703 315056204103	1,000,000.00	119,459,354.47
13MAR25	Thru Digital Banking PK92HAB80004317901084703 SHAFIQ Funds Transfer 3011792130520312 FRM ASK 01820320004067 031221301179 Thru 1-LINK SWITCH 0350 AKBL PK25ASCH0001820320004067 ANAS IMDAD	450,000.00	119,909,354.47

-----Continue on next page-----

YOUR ACCOUNT STATEMENT  
FOR THE PERIOD ENDING: MAR01,2025 TO MAR31,2025  
J-7 EMPORIUM PRIVATE LTD  
PLOT # 1 MR -09  
BLOCK C MULTI GARDENS  
8-17 ISLAMABAD  
PK

ACCOUNT NO : 2505-70001748-03 OF  
SECTOR B-17ISLAMABAD BRANCH  
ACCOUNT TYPE : HBL FreedomAccount  
CURRENCY : Pakistan Rupee  
PRINTING DATE : 3-04-25  
FREQUENCY : INTERIM / DUPLICATE  
PAGE NO : 3  
USER : TY7201

DATE	VALUE	PARTICULARS	DEBIT	CREDIT	BALANCE
		BROUGHT FORWARD			119,909,354.47
25MAR25		CHQ Cr. Online 00000016 RAO M IQBAL		700,000.00	120,609,354.47
26MAR25		Funds Transfer 4011051229050326 FRM HBL 01627991835303 326496401105 Thru Digital Banking PK58HAB80001627991835303 AMINA & SE		490,000.00	121,099,354.47
27MAR25		CHQ Cr. Online 00000006 TALLAT MASOOD		400,000.00	121,499,354.47
27MAR25		CHQ Cr. Online 00000007 TALLAT MASOOD		400,000.00	121,899,354.47
27MAR25		Collection CHQ 250503210003-001 26434328		1,500,000.00	123,399,354.47
27MAR25		Collection CHQ 250503210005-001 26434327		1,500,000.00	124,899,354.47
27MAR25		Collection CHQ 250503210006-001 26434329		1,403,200.00	126,302,554.47

Opening balance	107,670,380.47
Total Debit Transactions	
Total Amount Debited	.00
Total Credit Transactions	25
Total Amount Credited	18,632,174.00
Closing Balance	126,302,554.47

-----End of

statement-----

This is a system generated account statement and does not require a signature.



# EMPORIUM

Subject: Detailed profile of the applicant and the applicant's senior management, technical and professional staff. 3(4) (d) (vi)

Name	Designation	Qualifications	Experience (Years)	Key Responsibilities
Maqbool Hussain	Chairman/Director	BA	32	Provides strategic oversight and guides overall project vision.
Yaseen Nawaz Muhammad Hanif	CEO	N/A	15	Leads operations, project execution, and regulatory coordination.
	Director HR	BA	15	Manage recruitment, HR policies, and workforce planning.
M Kamran Ghazi	Project Director	MS (Civil)	12	Leads overall project execution, planning, and stakeholder coordination.
Said Alam Khan	Chief Engineer	MS(Elec)	32	Oversee electrical strategy, ensures code compliance, and liaises with stakeholders.
Azhar Abbasi	MEP Manager	BS (Elec)	13	Manages MEP systems integration and coordinates services across all disciplines.
Mohsin Ahmed	Electrical Lead	BS (Elec)	4	Heads electrical coordination, reviews designs, and resolves inter-discipline issues.
Wasif Ali Wasif	Electrical Design Engineer	BS (Elec)	3	Prepares electrical drawings, load calculations, and ensures technical documentation.
M Shoaib Khursheed	Senior Site Supervisor	DAE(Elec)	18	Supervises site work, ensures quality control, and enforces safety regulations.
Salik Waseem	Site Engineer	BS (Elec)	3	Executes electrical installation as per drawings and site conditions.
Sohail Awan	Site Engineer Assistant Site Superior	BS (Elec)	6	Verifies compliance with specs, supports technical execution, and resolves site issues.
Sonan		DAE(Elec)	3	Supports daily supervision, material handling, and labor coordination.

Best Regards **J-7 EMPORIUM  
(PRIVATE) LIMITED**

Muhammad Kamran Ghazi  
J7 Emporium.  
B17, Islamabad.

Dated: \_\_\_\_\_



EMPORIUM

Ref: J7\_HR\_0498  
Dated: 1 July, 2025

To: The Registrar,  
National Electric Power Regulatory Authority (NEPRA)  
Islamabad

Subject: Submission of Information under Schedule-II – Minimum Human Resource Requirement

Respected Sir,

With reference to the requirement under Rule 3(d) read with Schedule-II of the Supply Eligibility Criteria Rules, 2023, regarding the minimum human resource requirement, we are pleased to submit the following information:

- Sanctioned Strength Approved by the Management:**  
J7 Emporium (Private) Limited, for the purpose of operating and managing its internal electricity distribution network as a Supplier of Last Resort, has approved through its Management a sanctioned human resource strength of 12 (twelve) technical and support personnel. These include qualified electrical engineers, technicians, billing and customer service officers, and regulatory staff.
- Current Staffing Status:**  
At present, more than 40% of the sanctioned positions have been duly filled. The recruitment for the remaining positions is either in process or reserved as per operational phasing and load commissioning stages.
- Compliance with Service-Level Commitments:**  
We confirm that the existing staff is fully capable of ensuring the safe, efficient, and continuous operation of the internal distribution system. Our organizational setup includes: (Att as Anx-A)

We are committed to scaling this structure in accordance with demand and system expansion while maintaining at least 40% of the sanctioned strength at all times, in full compliance with Rule 3(d)(2).

Should any further information, evidence of employment be required, we shall be pleased to furnish the same.

For and on behalf of J7 Emporium (Private) Limited  
Muhammad Kamran Ghazi  
Director  
+92-3455207447



# EMPORIUM

Ref: J7\_HR\_0498

Dated: 1

July, 2025

Anx-A

Designation	POSTS		Qualification	NAME	Designation	EXPERIENCE
	Approved	Filled				
Electrical Engineer (PEC Registered)	6	6	BSc Electrical	Said Alam Khan	Elec Engr Chief IESCO	30
				Azhar Abbasi	MEP Mgr	13
				Mohsin Ahmed	Elect Lead	4
				Wasif Ali Wasif	Elec Engr	3
				Salik Waseem	Elec Engr	3
				Sohail Rafique	Elec Site Engr	6
Assistant Electrical Supervisors	3	2	DAE Electrical	Muhammad Shoaib	Senior Elec supervisor	18
				Muhammad Sonan	Asst Elec supervisor	3
Meter Technicians	3	2	Smart Meter Trained	Inayat Ullah	Line Supt	25
				Ayaz Mumtaz Awan	Technician	5
Billing & Customer Support Officers	2	1	CRM + Billing Software Experience	Junaid Iqbal Hashmi	ERP Coord & Data Analyst	4
Regulatory & Compliance Officer	3	3	Legal/Regulatory Expert	Irfan Ahmed Siddiqui	Admin Manager	25
				Waleed Amjad	Asst Admin Mgr	4
				Muhammad Shah	Asst Admin Mgr	3
Maintenance & Field Technicians	3	2	Skilled Electrical Workforce	Atlas Khan	Electrician	8
				Masood Ahmad	Electrician	3

*Handwritten signature*



**TECHNICAL AND FINANCIAL PROPOSAL  
For Grant of Distribution License**

**I. INTRODUCTION**

This proposal is submitted pursuant to NEPRA's requirement for a detailed technical and financial proposal under the NEPRA Licensing (Application and Modification Procedure) Regulations. J7 Emporium (Private) Limited seeks a Distribution Licence for its commercial and residential facility, and undertakes to operate and maintain the power supply system as per the standards prescribed by NEPRA.

**II. TECHNICAL PROPOSAL**

**1. Load Demand and System Planning**

J7 Emporium (Pvt) Ltd has applied for a connected load comprising:  
Total Load = 9172 kW

- Residential = 1,133kW
- Commercial = 436kW
- Industrial (IT Park) = 716kW
- Hotel = 1,600kW
- HVAC Load (Commercial+ Industrial+ Hotel) = 2053kW
- Life Safety Equipment Load = 700kW

**2. Distribution System Details**

Upon grant of license, the following infrastructure will be deployed, maintained, and operated by J7 Emporium (Pvt) Ltd:

- 11 kV Feeders (Underground): 3 No.
- Distribution Transformers:
  - 2000 KVA
  - 1600 KVA





# EMPORIUM

- 630 KVA
  - 400 KVA
- Metering Equipment and Protection Panels
- Low Tension (LT) Switchgear
- Standby Generators

### 3. Operation & Maintenance Plan

J7 Emporium (Pvt) Ltd shall be solely responsible for:

- Continuous operation and preventive maintenance of all electrical infrastructure within the facility.
- Ensuring compliance with applicable safety standards, protection mechanisms, and performance benchmarks.

### 4. Metering and Tariff Application

A total of approximately:

- 532 Residential Smart Sub-Meters
- 1300 Commercial Smart Sub-Meters
- 15 Sub-Meters for Motive Load will be installed.
- All sub-meters will be billed according to the prevailing IESCO Tariff (along with IESCO surcharges), ensuring fairness and transparency for all occupants.

### 5. Supply Arrangements

While initial arrangements are being made with IESCO, J7 Emporium (Pvt) Ltd may consider an alternate power source in the future to ensure sustainability and redundancy.

### 6. Consumer Service Commitment

We affirm our zero-complaint policy regarding power supply and metering. Dedicated support mechanisms will be in place to handle consumer queries and maintain service quality.



# EMPORIUM

---

### III. FINANCIAL PROPOSAL

#### 1. Project Financing Structure

- The entire cost of electrical infrastructure and system development will be financed by J7 Emporium (Private) Limited through their own sources i.e. sale proceeds of commercial and residential units of the project.
- No external borrowing or third-party credit is being utilized.

#### 2. IESCO-Related Financial Obligations

All demand notices and charges raised by IESCO — including the cost of the Master Meter and external connection infrastructure — shall be paid directly and in full by J7 Emporium (Pvt) Ltd.

#### 3. Revenue Recovery

- Revenue from electricity consumption will be recovered from the end-users via the installed smart sub-meters.
- Billing will be strictly as per IESCO Tariff (along with IESCO surcharges).

#### 4. Financial Responsibility and Commitment

- The company will enter into a formal agreement with IESCO for all financial and operational matters, as required.
  - J7 Emporium (Pvt) Ltd undertakes to be a reliable and timely paymaster, and shall meet all legitimate financial obligations raised by IESCO and NEPRA.
-




# EMPORIUM

#### IV. DECLARATION

We confirm that the information provided above is true and correct to the best of our knowledge, and that J7 Emporium (Pvt) Ltd shall ensure strict compliance with NEPRA's regulatory framework and guidelines throughout the operation, maintenance, and development of the power supply system.

For and on behalf of J7 Emporium (Private) Limited

  
**J7 EMPORIUM  
(PRIVATE) LIMITED**

**Muhammad Kamran Ghazi**

Project Director

Email: Kamran.ghazi@j7group.com.pk

Phone: +92 345 5207447



# EMPORIUM

## Feasibility Study for J7 Emporium (Private) Limited – Distribution Licence Project

Prepared for: NEPRA (National Electric Power Regulatory Authority)

Date: 24<sup>th</sup> May, 2025

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### 1. Executive Summary

J7 Emporium (Pvt) Ltd is a mixed-use real estate development comprising residential, commercial, IT park, and hotel components. This feasibility study evaluates the technical, financial, and regulatory viability of establishing an internal power distribution network under a NEPRA license.

#### Key Findings:

**Technical Feasibility:** The proposed infrastructure (11kV feeders, transformers, smart metering) meets load demand (9,172 kW) with redundancy.

**Financial Viability:** Their own sources i.e. sale proceeds of commercial and residential units of the project; cost recovery via IESCO tariffs ensures sustainability.

**Regulatory Compliance:** Full adherence to NEPRA standards, including safety, metering, and reporting.

**Risk Mitigation:** Dual feeders, standby generators, and preventive maintenance minimize disruptions.

**Recommendation:** The project is feasible and aligns with NEPRA's licensing requirements.

---

### 2. Project Background

#### 2.1 Purpose

To establish a licensed, compliant, and reliable power distribution system for J7 Emporium's occupants.

#### 2.2 Scope



# EMPORIUM

- Internal distribution network (11kV underground feeders, transformers, smart meters).
- Power supply from IESCO (with future solar integration potential).
- Billing as per IESCO tariffs with sub-metering.

---

## 3. Technical Feasibility

### 3.1 Load Demand Analysis

Category	Load (kW)	% of Total
Residential	1,133	12.4%
Commercial	436	4.8%
Industrial (IT Park)	716	7.8%
Hotel	1,600	17.4%
HVAC Systems	2,053	22.4%
Life Safety Equipment	700	7.6%
	6638	72.4%
<b>Total</b>	<b>9,172(In near future)</b>	<b>100%</b>

### 3.2 Infrastructure Plan

- **11kV Feeders:** 3 underground lines for redundancy.



# EMPORIUM

- **Transformers:** 2000 kVA, 1600 kVA, 630 kVA, 400 kVA.
- **Metering:** 1,847 smart sub-meters (residential, commercial, industrial).
- **Backup:** Standby generators for critical loads (life safety, hotel).

## 3.3 System Reliability

- **Dual feeders + automatic transfer switches** ensure uninterrupted supply.
- **Preventive maintenance** (transformer testing, cable checks) minimizes failures.

## 3.4 Future Expansion

- **Solar Integration (Year 3):** Rooftop PV feasibility study to reduce grid dependence.
- **Load Enhancement:** NEPRA approval sought if demand exceeds projections.

---

## 4. Financial Feasibility

### 4.1 Capital Expenditure (CAPEX)

Component	Estimated Cost (PKR)
11kV Underground Feeders	160 million
Distribution Transformers	100 million
Smart Metering System	150 million
Standby Generators	480 million

*Cauman*

Protection & Switchgear      200 million

**Total CAPEX**      1.09 billion

## 4.2 Operational Costs (OPEX)

Expense	Annual Cost (PKR)
IESCO Bulk Supply Charges	As Per IESCO. Tarrif
Maintenance & Repairs	As per actual
Staff Salaries	As per government standards
Regulatory Compliance	As per regulators requirement
<b>Total Annual OPEX</b>	As per above

## 4.3 Revenue Model

- **Billing:** As per IESCO tariffs (residential, commercial, industrial).
- **Revenue Estimate:** PKR \_\_\_\_\_/year (based on consumption trends).







# EMPORIUM

- **Profitability:** PKR \_\_\_\_\_/year (Revenue - OPEX).

## 4.4 Funding Structure

- **100% own funded** by J7 Emporium Private Limited without any debt.
- **Payback Period:** ~ 75% will recovered in 3 years (CAPEX recovery).  
~ 25% will recovered in 3 years (CAPEX recovery).

---

## 5. Regulatory & Legal Compliance

### 5.1 NEPRA Requirements

- ✓ **Licensing:** Full compliance with NEPRA's Distribution Licence terms.
- ✓ **Safety Standards:** Adherence to NEPRA's Distribution Code.
- ✓ **Reporting:** Monthly/quarterly submissions (outages, billing, audits).

### 5.2 IESCO Agreement

- Master Metering & Bulk Supply Agreement in place.
- Timely payment of DUoS/TUoS charges.

---

## 6. Risk Assessment & Mitigation

Risk	Mitigation Strategy
Power Supply Disruption	Dual feeders + generators
Regulatory Non-Compliance	Dedicated compliance team

*Handwritten signature: J. Gauran*



EMPORIUM

Billing Disputes

Smart meters + CRM portal

Load Enhancement Delays

Proactive NEPRA liaison

---

## 7. Conclusion & Recommendations

### 7.1 Feasibility Verdict

**Technically Sound:** Infrastructure meets load demand with redundancy.

**Financially Viable:** Own funds against sale proceeds, positive cash flow from Year 1.

**Regulatorily Compliant:** Meets NEPRA/IESCO requirements.

### 7.2 Recommendations

1. Proceed with NEPRA license application.
2. Implement smart metering from Day 1.
3. Explore solar integration in Year 3 for sustainability.
4. Maintain contingency reserves for emergencies.

---

For and on behalf of J7 Emporium (Private) Limited

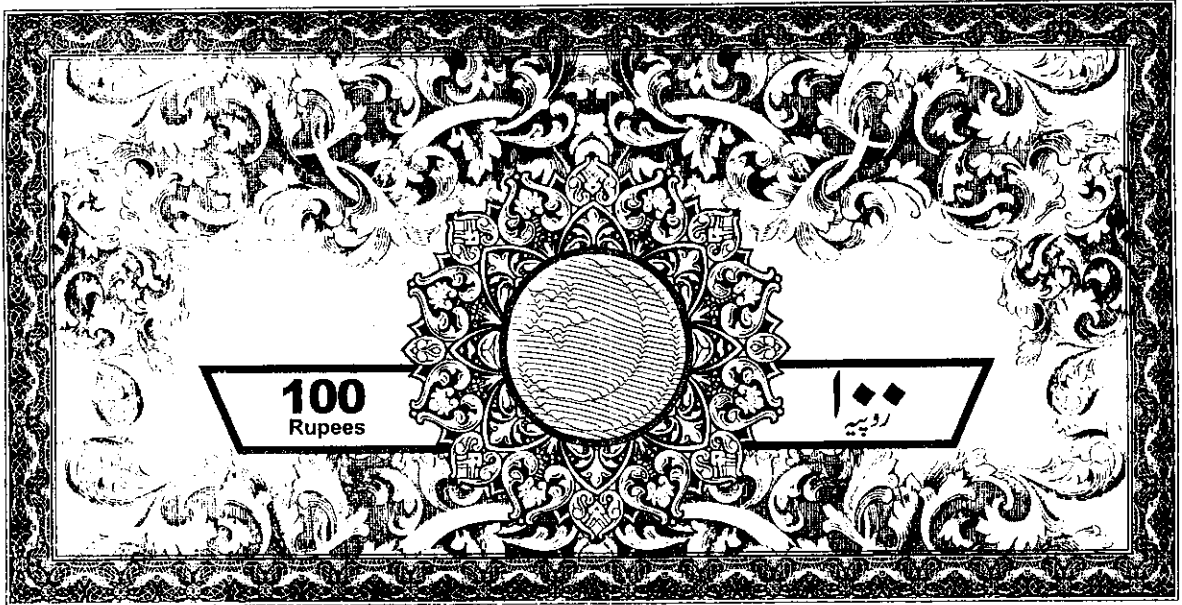
**J7 EMPORIUM**  
**(PRIVATE) LIMITED**

**Muhammad Kamran Ghazi**

Project Director

Email: Kamran.ghazi@j7group.com.pk

Phone: +92 345 5207447



**UNDERTAKING**  
**FOR THE GRANT OF LICENCE OF**  
**DISTRIBUTION LICENCE**

I, Muhammad Kamran Ghazi S/o Muhammad Ghazi CNIC # 82102-6723107-1, Director, Construction Division of J7 Emporium Pvt. Ltd., solemnly declare that no other Licence has been granted for J7 Emporium Pvt. Ltd. of (J7 Group), Plot # 1 & 2, MR-9 B-17 MPCHS, GT Road, Islamabad.

Muhammad Kamran Ghazi  
Director,  
Construction Division  
J7 Emporium Pvt. Ltd.





# RECEIPT

## Biometric Verification ICT STAMP PAPER نام: ندیم افضل

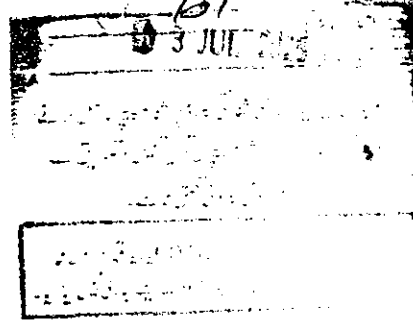
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Time : 11:01:29  
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eSahulat ID : 84456  
Issue Date : 03-07-2025



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ندیم افضل

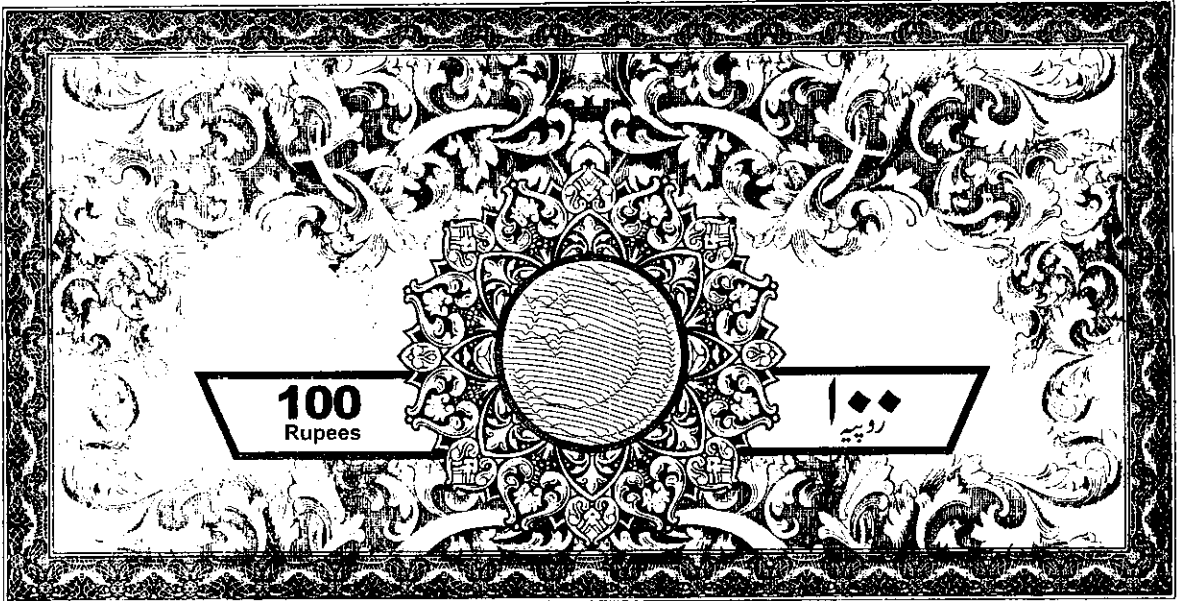


Wafa Sharif Jhangsari  
Stamp Vendor, 8th Floor  
Shop No. 10, Al-Farooq Arcade  
Main Market Block & Main  
Gate, Sector B-17, Islamabad  
051-3500340, 0333-3500352

ندیم افضل ولد میر افضل سکسٹیم

حامل شناختی کارڈ نمبر 5-82501-0363216

برائے انڈرٹیکنگ



**UNDERTAKING**  
**FOR THE GRANT OF LICENCE OF**  
**DISTRIBUTION LICENCE**

I, Muhammad Kamran Ghazi S/o Muhammad Ghazi CNIC # 82102-6723107-1, Director, Construction Division of J7 Emporium Pvt. Ltd., solemnly declare that, I have not been refused from NEPRA/IESCO, for the grant of "Distribution Licence" for J7 Emporium Pvt. Ltd. of (J7 Group), Plot # 1 & 2, MR-9 B-17 MPCHS, GT Road, Islamabad.

Muhammad Kamran Ghazi  
Director,  
Construction Division  
J7 Emporium Pvt. Ltd.





RECEIPT



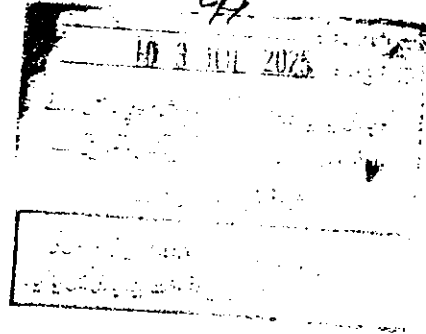
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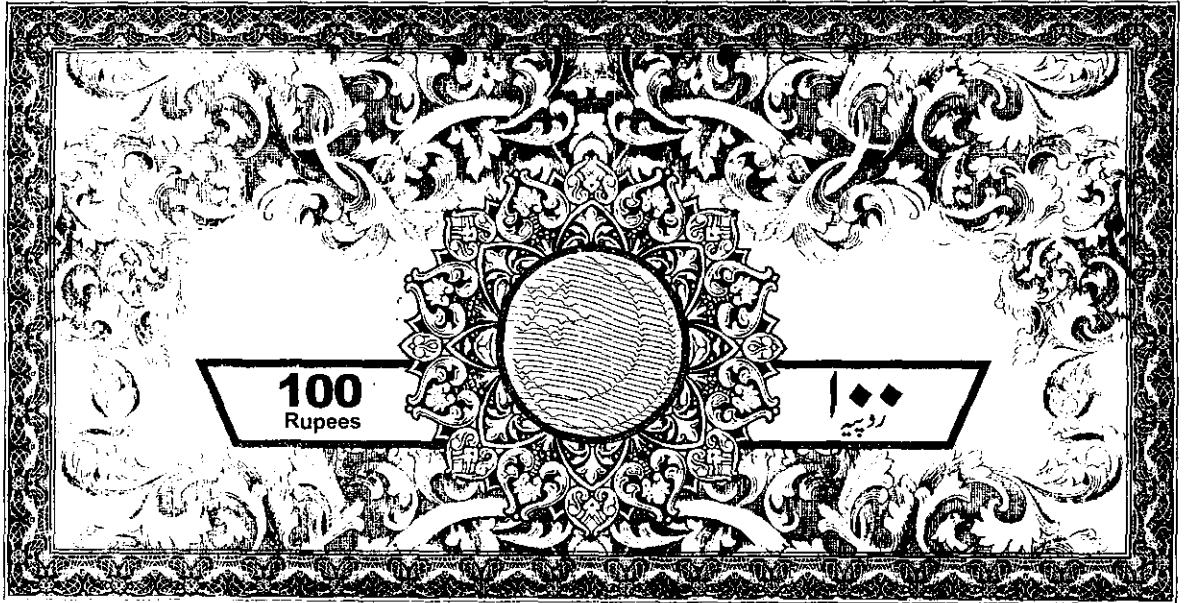


~~Muhammad Jafar, 861  
Stamp Services, Ltd. # 621  
Shop # 12, 1st Floor, Al Am Arcade  
Main Market Block B, Multi  
Phase Sector D-17 Islamabad~~

ندیم افضل ولد میر افضل سکرنیم

حالی شناختی کارڈ نمبر 5-16-82501-03632

برائے انڈرٹیکنگ



**UNDERTAKING**  
**FOR THE GRANT OF LICENCE OF**  
**DISTRIBUTION LICENCE**

I, Muhammad Kamran Ghazi S/o Muhammad Ghazi CNIC # 82102-6723107-1, Director, Construction Division of J7 Emporium Pvt. Ltd., solemnly declare that, the documents submitted to NEPRA / IESCO, for the grant of license of "Distribution Licence" are correct, authentic and accurate as per application for J7 Emporium Pvt. Ltd. of (J7 Group), Plot # 1 & 2, MR-9 B-17 MPCHS, GT Road, Islamabad.

Muhammad Kamran Ghazi  
Director,  
Construction Division  
J7 Emporium Pvt. Ltd.





NADRA



RECEIPT

سہولت

Biometric Verification

ICT STAMP PAPER

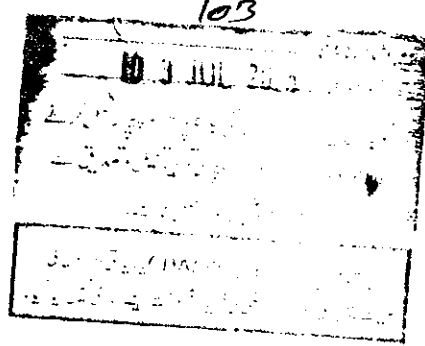
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eSahulat ID : 84456  
Issue Date : 03-07-2025



8445625070311011201

ندیم افضل



Mirza Asghar Ali Khan  
Stamp Station, 11 G21  
Shop 11 G21, 11 G21 Arcade  
Main Market, Block 8, Multa  
Gardens, Sector 8-17 Islamabad  
031-5263140, 0300-050-192

ندیم افضل ولد میر افضل سکتہ تعلیم۔

حامل شناختی کارڈ نمبر 5-82501-0363216

برائے انڈر ٹیکنگ





EMPORIUM

## BOARD RESOLUTION

### RESOLUTION CONFIRMING AUTHORIZATION FOR POINT OF CONTACT REGARDING ELECTRIC POWER SUPPLY / DISTRIBUTION LICENCE FROM NEPRA

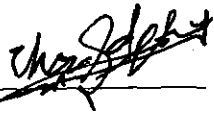
Meeting held on 1st April 2025 at Plot No-1, Block C, Sector B-17, Multi Garden Housing Scheme Islamabad, the registered office of J7 Emporium Private Limited.


#### Attendance:


Yaseen Nawaz	(CEO/Director)
Maqbool Hussain	(Director/ Chairman)
Muhammad Hanif	(Director)

This is to clarify that **Mr. Kamran Ghazi**, holding CNIC No. 82102-6723107-1, is hereby authorized to file / submit application in NEPRA for grant / Issuance of electric power supply / distribution licence to J7 Emporium Private Limited and pursue the matter in this regard before NEPRA

Any and all actions of the authorized representatives /nominated officer in pursuant to, or in furtherance of the intent and purposes of the foregoing resolution, are hereby in all respects adopted, approved, confirmed and ratified as the valid and subsisting acts of this company.

  
Muhammad Hanif  
(Director)

  
Yaseen Nawaz  
(Director)

  
Maqbool Hussain  
(Director / Chairman)

**J-7 EMPORIUM  
(PRIVATE) LIMITED**



GOVERNMENT OF THE PUNJAB  
ENVIRONMENTAL PROTECTION AGENCY  
National Hockey Stadium, Gate No. 10  
Ferozepur Road, Lahore



NO. AD(EIA)/EPA/F-130(IEE)/2021/83

Dated: 03/02/2023

To

Mr. Maqbool Hussain,  
Proponent,  
R/o House No. 8, Street No.02, Sector D-17, Islamabad

Subject:

**DECISION OF EPA PUNJAB REGARDING PROJECT "CONSTRUCTION OF  
MULTISTORY J7 EMPORIUM (PVT) LTD., PLOT NO. 1 & 2, BLOCK-C, MULTI  
GARDEN HOUSING PROJECT SECTOR B-17 MPCHS TEHSIL TAXILA,  
DISTRICT RAWALPINDI"**

1. Description of Project: Construction of Multistory Mix used Commercial Apartment Building comprises of 21 floors having total are is 201100.11.
2. Location of Project: Plot No. 1 & 2, Block-C, Multi Garden Housing Project Sector B-17, MPCHS Tehsil Taxila, District Rawalpindi
3. Date of receiving of IEE: 26-03-2021

4. EPA Punjab has reviewed the Initial Environmental Examination (IEE) Report and considered Site Inspection Report received from Deputy Director (Environment), Rawalpindi vide letter No. DD(F)/EPA/RWP/F-(IEE)/130/J.E/2021/324 dated 18.08.2021. EPA Punjab has also considered the recommendations of Committee of Experts (Meeting dated 13.04.2022) and other relevant record to take lawful decision.

5. Environmental Protection Agency Punjab accords Environmental Approval under Regulation 11 of Punjab Environmental Protection (Review of IEE / EIA) Regulations, 2022 read with Section 12 of Punjab Environment Protection Act 1997 for the establishment/construction of your aforesaid project subject to the following conditions:

- i. The proponent shall ensure compliance with the Punjab Environmental Quality Standards (PEQS) notified for particulate matter, gaseous emissions, waste water and noise so as to protect the air, water bodies, soil and health of the people.
- ii. The proponent shall install Waste Water Treatment Plant to ensure compliance of PEQS and shall lay down a pipe line for the disposal of treated wastewater into the municipal wastewater channel/crain.
- iii. The proponent shall ensure implementation of 3 R Model (Reduce, Reuse, Recycle) for solid waste management.
- iv. The proponent shall ensure that areas earmarked for solid waste collection and waste water treatment are used for the same purpose exclusively.
- v. The proponent shall obtain No Objection Certificates / Approval / Clearance of all other relevant Government Departments before commencement of work;
- vi. The proponent shall take measures for rain water harvesting and recharge of aquifer; and
- vii. The proponent shall take all necessary measures to safeguard the existing trees and transplant, where required;
- viii. The proponent shall not cut any tree without prior permission from concerned Department.
- ix. The Proponent shall plant 1000 trees of 6-7 feet height annually of indigenous species in the district. The Proponent shall also take measures for protection and upkeep of these trees and shall maintain their proper record for verification by EPA;
- x. Arrangement shall be made for the safe disposal of municipal and solid waste;
- xi. Mitigation measures suggested in the IEE Report and Environmental Management Plan (EMP) shall be strictly adhered to minimize any negative impacts on soil, ground water, air and biological resources of the project area.
- xii. The proponent shall maintain the auditable record of measures taken during implementation of Environmental Management Plan for periodical verification by EPA, Punjab.
- xiii. Monitoring shall be carried out during the entire period of the project activities. Validated Monitoring Reports shall be submitted to EPA Field office and Director (ML&I) Lahore on quarterly basis.

P.T.O

- xiv. The proponent shall provide a copy of IEE report and copy of this letter to the contractor also for his information and compliance of conditions / measures suggested in these documents.
- xv. The construction material shall be stored in such a way that it shall not destroy or damage environment of the locality.
- xvi. The proponent sprinkle water on daily basis during construction activities as dust suppressant;
- xvii. The proponent shall redress the grievances/objections / concerns of stakeholders on priority basis (if arises at any stage);
- xviii. Camping sites during construction shall be located at a suitable distance from any settlement to avoid disturbance to the local people and proponent will ensure restoration of camping site to its original condition as well. Sewage generated from camping sites shall be treated in septic tanks.
- xix. Compensation shall be provided to the inhabitants in case of loss of property, shops, businesses etc. in accordance with the rates agreed upon as per law. All conflicting issues regarding compensation shall be settled amicably before or during the project activities with the approval of competent authority by involving all stakeholders;
- xx. The proponent shall ensure preservation and compensation of social environment as per law of the land.
- xxi. Height of the building shall be in accordance with plan approved by the competent authority / RDA.
- xxii. The final wastewater shall be discharged into wastewater drain after proper treatment.
- xxiii. The proponent shall do landscaping and restore the environment after completion of the construction work;
- xxiv. The proponent shall relocate / restore all the public utilities likely to be affected by the proposed project.
- xxv. The proponent shall follow the SOPs regarding dengue larvae eradication and shall ensure removal of stagnant water on daily basis.

6. This Environmental Approval for the project does not absolve the proponent of the responsibility of obtaining necessary permissions from any other authority which is required under the law.

7. The proponent shall be liable for compliance of Regulation 12, 13, 15, 16, 17 and 18 of the Punjab Review of IEE and EIA Regulations, 2022.

8. The proponent shall be liable for correctness and validity of information supplied to this department by the Environmental Consultant.

9. This approval shall be treated as null and void if all or any of the conditions mentioned above, is/are not complied with. This approval does not absolve the proponent of the duty to obtain any other approval or consent that may be required under any law in force.

10. This approval shall be valid (for commencement of construction) for a period of three years from the date of issue under Regulation 16 of IEE & EIA Regulations, 2022.

11. This approval stands revoked at anytime without any prior notice if deemed necessary in the public / national interest.

12. All government instruction issued from time to time regarding conversion of Agriculture Land into different commercial activity shall be applicable.

ASSISTANT DIRECTOR (EIA)  
for DIRECTOR GENERAL, EPA, PUNJAB

NO. & DATE EVEN.

- 1. A copy is forwarded to the Deputy Director (Environment), Rawalpindi. They are requested to ensure compliance with the conditions mentioned in the Environmental Approval and maintain the file / record of correspondence with the project proponent properly.
- 2. A copy is forwarded to Director (ML&I), Lahore. He is requested to ensure compliance with the conditions mentioned in Environmental Approval at (5) (i) and (iii).
- 3. One window Cell, EPA HQs, Lahore.

ASSISTANT DIRECTOR (EIA)

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# J-7 EMPORIUM

## RAWALPINDI

INITIAL ENVIRONMENTAL EXAMINATION REPORT

PREPARED BY



"M.I.S." CONSULTANTS

Office # 19-20, 2<sup>nd</sup> Floor, Faisal Plaza, Opposite GPO, Kashmir Road, Sadar, Rawalpindi

Cell # + [REDACTED] + [REDACTED]

## Executive Summary

MR. MAQBOOL HUSSAIN has planned to launch a project, named as "J-7 EMPORIUM" in Rawalpindi. The site of the project is located at Plot # 01, MR-06, Block-C, Multi Gardens, Multi Professional Housing Society, Rawalpindi. Currently the proposed project is under planning.

As the development of a J-7 EMPORIUM project falls in Schedule-I, Part-I of Pakistan Environmental Protection Agency's (Review1 of IEE and EIA) Regulations, 2000, the Guidelines for the Preparation and Review of Environmental Reports, an Initial Environmental Examination (IEE) of "J-7 EMPORIUM" is required. MR. MAQBOOL HUSSAIN has engaged M.I.S Consultants to undertake Initial Environmental Examination (IEE) study of "J-7 EMPORIUM".

The "J-7 EMPORIUM" will be built in Tehsil Council Taxila with the modalities and procedures being followed by plaza/apartments projects in District Rawalpindi.

MR. MAQBOOL HUSSAIN is the Owner of the project. Total area of the project is 11233 Square Yards land for the development of the "J-7 EMPORIUM".

The J-7 EMPORIUM is located at Plot # 01, MR-06, Block-C, Multi Gardens, Multi Professional Housing Society, Rawalpindi.

The IEE has been prepared to conform to the requirements of the Punjab Environment Protection Act, 1997 (Amended 2012), the Pakistan Initial Environment Examination and Environment Assessment Review Regulations 2000. This study has been prepared on the basis of secondary published and unpublished information, while the information regarding the local environment was collected during the field visits of the area and past experience of undertaking similar studies.

The intention of this IEE is to provide stakeholders a thorough description of potential project impacts and mitigation measures as well as Environmental Management Plan and recommendations for project implementation.

It will be a multistory building having total thirteen floors which includes lower ground floor, ground floor & first to eleventh floors. Construction will be carried out using conventional practices. Resources utilized for the project will include local manpower, land, cement, sand and water etc. Total cost of the project will be Pk. Rs. 450 Million.



**MAJOR IMPACTS:**

The IEE report comprises baseline data on the existing condition of the physical and biological environment, the anticipated environmental impacts, and proposed mitigation measures. Field surveys were undertaken to assess the physical and biological environment. Data has been collected from secondary sources to supplement the findings of the field survey. All the issues such as the ecology, management of construction, shelter and sanitation, use of equipment and machineries, environmental health and safety, occupational hazard, social and environment management and monitoring plan have been dealt with in detail in the respective sections of the report. However, these are briefly enumerated below to have a quick assessment of the situation.

ENVIRONMENTAL PARAMETER	LEVEL OF IMPACT	REASON	PROPOSED MITIGATION MEASURES	Proposed Monitoring
<b><u>CONSTRUCTION PHASE</u></b>				
Cultivation	Negative	Area is commercial and no any area is cultivable	Not required	Not required
Soil Erosion & Degradation	Low		<ul style="list-style-type: none"> <li>• Management Practices will be employed to avoid leakage and spillage of oils, chemicals and fuels</li> <li>• Vehicles and Equipment will not be repaired in the field</li> <li>• The inert recyclable waste will be sold to recycling contractors</li> <li>• Domestic solid waste will be managed properly</li> </ul>	Site will be inspected periodically and any waste at the site will be removed as soon as possible.
Loss of Vegetation	Negative	The site is located in commercial area and no any vegetation grown	Not required	Not required

		on it		
Air Quality Deterioration	Medium	Exhaust Emissions from construction machinery and project vehicles. Fugitive dust emissions from construction activities	<ul style="list-style-type: none"> <li>•Construction machinery and vehicles will be kept in good working condition and properly tuned</li> <li>•Fugitive dust emissions will be minimized by spraying water</li> </ul>	Vehicles at the site will be monitored and water will be sprinkled at daily basis to stop any dust issues
Surface and Ground Water contamination	Negligible	Solid Waste Disposal Waste effluents disposal Equipment/Vehicle maintenance Spillage/leakage of fuels, oils and chemicals	•The mitigation measures recommended to forestall Soil Erosion & Degradation will also prevent Surface and Ground Water contamination issues	•Site will be inspected periodically and any waste at the site will be removed as soon as possible
Damage to wild life	Negative	The proposed site is vacant plot and is located at commercial area, and no any wild life present there	•Not required	•Not required
Noise and Vibration	Low	Noise and Vibration by construction machinery/vehicles during construction activities	<ul style="list-style-type: none"> <li>•No residential area located nearby thus impact will be negligible</li> <li>•Construction equipment and vehicles will have exhaust mufflers (silencers)</li> </ul>	•Not necessary
Safety Hazards, Public Health and Nuisance	Negligible	As project is located in commercial area with no any population is situated nearby so far thus there will	<ul style="list-style-type: none"> <li>•Protective fencing will be installed</li> <li>•Defensive driving practices will be in calculated</li> <li>•Vehicles speed will be kept low</li> </ul>	•After adopting all mitigation measures the issues regarding this will be negligible



# EMPORIUM

**Subject: Comment on Audited Financial Statement and Net wealth statement of the Company**

**Prepared for: NEPRA (National Electric Power Regulatory Authority)**

**Prepared by: Chief Financial officer – J7 Emporium Private Limited**

**Date: [21<sup>st</sup> May, 2025]**

The Company is not recording revenue in the books of accounts of the Company in compliance with IFRS 15 - Revenue from contracts with customers and using "on time" policy which suggest that sales revenue shall be booked at the time of procession or completion of performance obligation. All cash received against sale proceeds of units is booked as liability and construction costs are booked as asset. All expenses incurred are charged to retained earnings. In conclusion, the net worth of the Company cannot be gauged through audited financial statements.

**Liquidity / Current and future Cash flows:** Due to adoption of method as explained in revenue recognition note above, the company is not booking receivable or dues against sold units accrue to Company as on balance sheet date which amount to **Rs. 2.5 billion rupees**. This will be considered as off balance sheet item and is the actual cash flow accrue to the Company based on historical sales. The historical cash flows received can be justified through audited financial statements and company's bank statements as well. The said amount of net receivable will be further build through new sales of commercial units of the project.

**Valuation of net worth through fair value model:** The net worth of the Company can only be infer if the fair value method for valuing assets and liabilities of the Company is used and further if the revenue is booked using the percentage of completion method. The fair value of land and constructed assets as on balance sheet date i.e. June 30, 2024 is around 8.3 billion rupees as compared to cost which is 5.6 billion rupees. The adjustment in valuing this asset at fair value will increase net equity by 2.7 billion rupees.

Yours faithfully,

**For and on behalf of J7 Emporium (Private) Limited**

  
**Umair haneef**

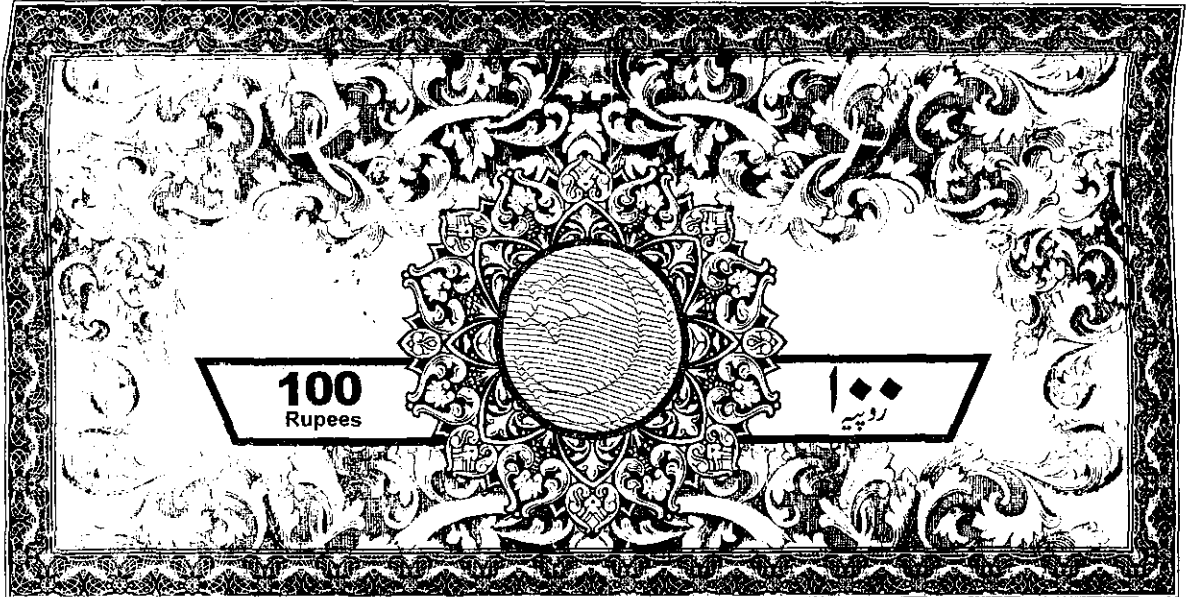
**Chief Financial Officer**

**Email: [umairaca@j7group.com](mailto:umairaca@j7group.com)**

**Mobile: +923357777313**

**J-7 EMPORIUM  
(PRIVATE) LIMITED**



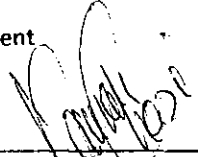


### AFFIDAVIT

I, **Muhammad Kamran Ghazi**, son of Muhammad Ghazi, CNIC No. 82102-6723107-1, serving as **Director Construction Division of J7 Emporium (Private) Limited**, do hereby solemnly affirm and declare as under:

1. That I am duly authorized to represent **J7 Emporium (Private) Limited** for purposes of applying for an electric power supply license before NEPRA.
2. That **J7 Emporium (Private) Limited** undertakes to fulfill all requirements under the **Supply Eligibility Criteria Rules, 2023**, and any applicable NEPRA regulations for grant and maintenance of the license.
3. That the company shall remain in full compliance with all directions, standards, and obligations as may be prescribed by the Authority.

Deponent

  
\_\_\_\_\_  
**Muhammad Kamran Ghazi**  
Director  
J7 Emporium (Pvt.) Ltd.

### **Verification**

Verified on oath at Islamabad this \_\_\_\_ day of \_\_\_\_\_ 2025, that the contents of this affidavit are true and correct to the best of my knowledge and belief.

Deponent





EMPORIUM

**Annexure A: Checklist**

Sr. No.	Document Title	Attached (✓/X)	Remarks
1	Covering Letter	✓	Dated 04/08/2025
2	Annex A - Submission Checklist	✓	This document
3	Annex B - Electrical Distribution Overview - J7 Emporium (Rev 1)	✓	As per NEPRA's requirement
4	Annex C - J7 Emporium - IESCO Service Territory	✓	Service Territory
5	Annex D - Solvency Requirement	✓	Documents enclosed
6	Annex E - Sworn Affidavit	✓	Notarized copy attached
7	Annex F - CDR	✓	CDR No. 108248121 (30-07-2025)

**J-7 EMPORIUM  
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# EMPORIUM

## Annexure B: Electrical Distribution Overview

J7 Emporium Islamabad is a mixed-use development located in Block C, Sector B-17 (MPCHS), Islamabad, combining residential apartments, hotel, retail outlets, and IT park facilities. The following sections detail the system configuration, voltage regulation practices (including earthing), distribution topology compliant with NEPRA and IEC/BS standards, backup power strategy, and express feeder provisions.

### 1. Distribution System Configuration

The project employs a **medium-voltage ring intake** with sectionalized protection and segregated load distribution:

- **11kV Medium-Voltage Intake:** Supplied via dedicated express feeders from the IESCO grid, with incoming metering and switching at 132/11kV transformers.
- **Ring Main Units (RMUs) & VCBs:** Provide fault isolation, sectionalization, and maintenance flexibility.
- **Step-down Transformation:** Dry-type 11/0.4kV transformers sized according to load zones.
- **Low-Voltage Distribution:**
  - Main Distribution Boards (MDBs): Up to 4000A, Form 4B construction.
  - Floor DBs, Mechanical Services Switchboards (MSSBs), Life Safety DBs, and CA DBs for common area lighting and power.
  - Fire-rated Bus Trunking Systems (BTD): 3P+N+50%E rated up to 4000A.

### 2. Voltage Levels and Regulation

- **Primary Voltage:** 11kV, 3-phase, 50Hz from IESCO.
- **Secondary Voltage:**
  - **400V, 3-phase:** Serves heavy loads such as HVAC units, elevators, and chillers.
  - **230V, single-phase:** Supplies residential units, lighting circuits, and general-purpose outlets.
- **Sanctioned Load:** The development is sanctioned for **9.17 MW** by IESCO.
- **Earthing Practice:** A **TN-S earthing system** is implemented, with separate neutral (N) and protective earth (PE) conductors. Dedicated earth pits are provided for transformer neutral grounding and for switchboard protective earthing, ensuring system safety and compliance.

### Voltage Regulation Measures:

- Transformers with approximately 6% impedance and balanced loading to limit voltage variation within  $\pm 5\%$ .

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# EMPORIUM

- Cable and trunking sizes optimized to minimize voltage drop.
- Integration of power factor correction panels and digital power analyzers for continuous power quality monitoring.

### 3. Type of Distribution System

The system complies with NEPRA/IEC guidelines for three-phase and single-phase consumer supplies:

- **MV Topology:** A radial 11kV network with direct express feeders terminating in RMUs, dedicated to distinct transformer installations to ensure clear separation of load zones.
- **LV Topology:** A radial 400V three-phase, four-wire network distributing power from MDBs to downstream panels; single-phase taps are provided for smaller consumer loads.
- **Consumer Categories:**
  - **Three-Phase Supplies:** Allocated to high-demand consumers including mechanical plants, lifts, and large commercial units.
  - **Single-Phase Supplies:** Provided apartments, retail shops, and general lighting/power circuits.
- **Protection Coordination:** Overcurrent devices are coordinated between MV and LV levels to achieve selective tripping and maintain supply continuity as per NEPRA voltage stability criteria.

### 4. Backup Power Strategy

To ensure 24/7 operation, the following standby arrangements are implemented:

- **Primary Standby Generators:** Eight synchronous diesel generators (2000 kVA, 11kV) configured to support full-load operation in the event of shutdown from IESCO.
- **Life Safety Generator:** Dedicated generator 1000 kVA, 400V unit for fire pumps, emergency lighting, and fire lifts, housed in a two-hour fire-rated room.
- **Automatic Changeover and Protection:** Motorized ACBs, ATS panels, fireman's switches, shunt trips, and earth fault relays ensure seamless transition and compliance with safety codes.

### 5. Express Feeder Provisions and Future Capacity

- **Dedicated Express Feeders:** Three separate 11kV feeders provide exclusive supply paths from the grid to on-site RMUs, eliminating intermediate load interference and maximizing reliability.
- **Standby Capacity Provision:** Provision made for standby transformers and switchgear to ensure backup and supply reliability.

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- **Backup Generation Capacity:** Provision made for eight (8) 2000 kVA standby diesel generators to ensure emergency backup and supply reliability across all facility categories.
- **Load Monitoring:** Smart meter-compatible infrastructure is integrated with IBMS for real-time tracking of transformer load and feeder utilization.

## Key Takeaways

The J7 Emporium Islamabad distribution network is designed to NEPRA and international standards, supporting a sanctioned load of **9.17 MW** with robust earthing, selective distribution topology, reliable backup generation, and dedicated express feeders for optimum service continuity.



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# EMPORIUM

## Annexure C: IESCO Service Territory

### **Applicant Introduction:**

J7 Group stands as a distinguished and rapidly growing name in Pakistan's real estate sector, with a strong portfolio of iconic high-rise developments strategically located across Islamabad, Chakwal, and adjoining regions. The group has earned a reputation for delivering innovative, quality-driven, and future-ready projects across various asset classes.

Flagship developments include:

**J7 Icon** – A premier commercial and residential complex featuring world-class architecture. This development also features the prestigious hotel brand Royal Swiss.

**J7 Global** – A strategically positioned mixed-use development catering to both international travelers and local residents. It proudly hosts the renowned Radisson Blu hotel brand.

**Signature Hotels & Residence** – A luxury hospitality venture combining five-star hotel amenities with elegant residential living. *It is associated with the international hotel brand Radisson.*

**J7 Mall of Chakwal** – The first-of-its-kind upscale retail and lifestyle destination in the heart of Chakwal.

**Solitaire LLP** – A modern blend of corporate, retail, and residential spaces with smart technology integration. This project is complemented by the Golden Tulip hotel brand.

Each of these projects reflects the Group's commitment to cutting-edge infrastructure, sustainability, and smart-building solutions, with a focus on enhancing community living and investment value.

### **Project Under Application – J7 Emporium:**

J7 Emporium, the latest and largest development by the J7 Group, is set to redefine the skyline of Sector B-17, Islamabad. With a total built-up area of approximately 3.2 million square feet, this iconic high-rise structure will rise 30 floors above ground, offering a dynamic mix of spaces tailored for a vibrant urban lifestyle.

The project is envisioned as a dynamic mixed-use development designed to host;

- **Retail Shops** – Strategically designed to accommodate local and international brands in a modern shopping environment.
- **Corporate Offices** – Smartly planned office spaces equipped with advanced IT infrastructure, ensuring high productivity and connectivity.
- **Radisson Hotel** – Premium hospitality services managed under international standards, catering to business and leisure travellers alike.
- **Luxury Residential Units** – High-end apartments with panoramic city views, smart home features, and access to dedicated amenities.



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- **IT Park** – A dedicated zone for tech-based businesses and startups, equipped with robust power, data connectivity, and enterprise-level support infrastructure.

J7 Emporium will be powered by state-of-the-art MEP (Mechanical, Electrical, and Plumbing) systems, energy-efficient utilities, and integrated smart technologies to ensure seamless operation, enhanced safety, and sustainable living.

Its prime location, modern design, and diversified offerings make J7 Emporium a landmark project, destined to become a commercial, residential, and technological hub in the capital region.

  
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# EMPORIUM

## Annexure D

### **Feasibility Study for J7 Emporium (Private) Limited – Distribution License Project**

#### **1. Executive Summary**

J7 Emporium (Pvt) Ltd is a mixed-use real estate development comprising residential, commercial, IT park, and hotel components. This feasibility study evaluates the technical, financial, and regulatory viability of establishing an internal power distribution network under a NEPRA license.

#### **Key Findings:**

**Technical Feasibility:** The proposed infrastructure (11kV feeders, transformers, smart metering) meets load demand (9,172 kW) with redundancy.

**Financial Viability:** Their own sources i.e. sale proceeds of commercial and residential units of the project; cost recovery via IESCO tariffs ensures sustainability.

**Regulatory Compliance:** Full adherence to NEPRA standards, including safety, metering, and reporting.

**Risk Mitigation:** Dual feeders, standby generators, and preventive maintenance minimize disruptions.

**Recommendation:** The project is feasible and aligns with NEPRA's licensing requirements.

#### **2. Project Background**

##### **2.1 Purpose**

To establish a licensed, compliant, and reliable power distribution system for J7 Emporium's occupants.

##### **2.2 Scope**

- Internal distribution network (11kV underground feeders, transformers, smart meters).
- Power supply from IESCO (with future solar integration potential).
- Billing as per IESCO tariffs with sub-metering.



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# EMPORIUM

### 3. Technical Feasibility

#### 3.1 Load Demand Analysis

Category	Load (kW)	% of Total
Residential	1,133	12.4%
Commercial	436	4.8%
Industrial (IT Park)	716	7.8%
Hotel	1,600	17.4%
HVAC Systems	2,053	22.4%
Life Safety Equipment	700	7.6%
	6638	72.4%
<b>Total</b>	<b>9,172(In near future)</b>	<b>100%</b>

#### 3.2 Infrastructure Plan


- **11kV Feeders:** 3 underground lines for redundancy.
- **Transformers:** 2000 kVA, 1600 kVA, 630 kVA, 400 kVA.
- **Metering:** 1,847 dual tariff prepaid smart meter (residential, commercial, industrial).
- **Backup:** Standby generators.

#### 3.3 System Reliability

- **Dual feeders + automatic transfer switches** ensure uninterrupted supply.
- **Preventive maintenance** (transformer testing, cable checks) minimizes failures.

#### 3.4 Future Expansion

- **Solar Integration (Year 3):** Rooftop PV feasibility study to reduce grid dependence.
- **Load Enhancement:** NEPRA approval sought if demand exceeds projections.

  
**J-7 EMPORIUM**  
**(PRIVATE) LIMITED**



# EMPORIUM

## 4. Financial Feasibility

### 4.1 Capital Expenditure (CAPEX)

Component	Estimated Cost (PKR)
11kV Underground Feeders	160 million
Distribution Transformers	100 million
Smart Metering System	150 million
Standby Generators	480 million
Protection & Switchgear	200 million
<b>Total CAPEX</b>	<b>1.09 billion</b>

### 4.2 Operational Costs (OPEX)

Expense	Annual Cost (PKR)
IESCO Bulk Supply Charges	As Per IESCO. Tarrif
Maintenance & Repairs	As per actual
Staff Salaries	As per government standards

Expense	Annual Cost (PKR)
Regulatory Compliance	As per regulators requirement
<b>Total Annual OPEX</b>	<b>As per above</b>

### 4.3 Revenue Model

- **Billing:** As per IESCO tariffs (residential, commercial, industrial).
- **Connection Charges:** Levied upon connection issuance to offset capital expenditure (CAPEX) on infrastructure.

### 4.4 Funding Structure

- **100% own funded** by J7 Emporium Private Limited without any debt.
- **Payback Period:** ~ 75% will recover in 3 years (CAPEX recovery).  
~25% will recover over 8 years via service charges to building management.

## 5. Regulatory & Legal Compliance

### 5.1 NEPRA Requirements

  
J-7 EMPORIUM  
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# EMPORIUM

- ✓ **Licensing:** Full compliance with NEPRA's Distribution Licence terms.
- ✓ **Safety Standards:** Adherence to NEPRA's Distribution Code.
- ✓ **Reporting:** Monthly/quarterly submissions (outages, billing, audits).

## 5.2 IESCO Agreement

- Master Metering & Bulk Supply Agreement in place.
- Timely payment of DUoS/TUoS charges.

## 6. Risk Assessment & Mitigation

Risk	Mitigation Strategy
Power Supply Disruption	Dual feeders + generators
Regulatory Non-Compliance	Dedicated compliance team
Billing Disputes	Smart meters + CRM portal
Load Enhancement Delays	Proactive NEPRA liaison

## 7. Conclusion & Recommendations

### 7.1 Feasibility Verdict

**Technically Sound:** Infrastructure meets load demand with redundancy.

**Financially Viable:** Own funds against sale proceeds, positive cash flow from Year 1.

**Regulatorily Compliant:** Meets NEPRA/IESCO requirements.

### 7.2 Recommendations

1. Proceed with NEPRA license application.
2. Implement smart metering from Day 1.
3. Explore solar integration in Year 3 for sustainability.
4. Maintain contingency reserves for emergencies.

For and on behalf of J7 Emporium (Private) Limited



J-7 EMPORIUM  
(PRIVATE) LIMITED

Yaseen Nawaz

Chief Executive Officer

Email: ceo@j7group.com.pk

Phone: +92 333 5162301

Annex-D

## Special Resolution

[Pursuant to Section 150 of the Companies Act, 2017 read with Regulation 30 of the Companies Regulations, 2024]



### PART-I



(Please complete in typescript or in bold block capitals.)

1.1. CUI (Corporate Unique Identification Number)

0	1	4	2	3	8	7
---	---	---	---	---	---	---

1.2. Name of the Company

J-7 EMPORIUM (PRIVATE) LIMITED

1.3 Fee Payment Details 1.3.1 Challan No

25402787

1.3.2 Challan Amount

982420

### PART-II

2.1. Date of Dispatch of notice

DD

MM

YYYY

2	1
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0	5
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2	0	2	5
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2.2. Specify the intention to propose the resolution as special resolution

Altering authorized share capital

2.3. Date of passing of Special Resolution

DD

MM

YYYY

1	2
---	---

0	6
---	---

2	0	2	5
---	---	---	---

2.4. Held at (please mention name of the city)

Islamabad

2.5. Total Number of Members

Representing

# of Shares

Each of (Rs.)

3

10000

100

2.6. Members present in person or through

3

10000

100

proxy in the meeting or voted through postal ballot

2.7. Members voted for

3	10000	100
---	-------	-----

2.8. Members voted against/abstained

0	0	0
---	---	---

2.9. Text of special resolution

*(attach copy, if space is insufficient to reproduce it)*

Resolved that, "The authorized capital of the company is Rs.150,000,000 (Rupees One Hundred and Fifty Million) divided into ordinary shares 1,500,000 (One Million and Five Hundred Thousand) of Rs.100 (Hundred Rupees) each."

### PART-III

#### 3.1. Declaration

I do hereby solemnly, and sincerely declare that the information provided in the form is:

- true and correct to the best of my knowledge, in consonance with the record as maintained by the Company and nothing has been concealed; and
- hereby reported after complying with and fulfilling all requirements under the relevant provisions of law, rules, regulations, directives, circulars and notifications whichever is applicable.

3.2. Name of Director/Company Secretary

Maqbool Hussain

3.3. Signatures

This is an electronically generated document and doesn't require a physical signature.

3.4. Registration No of Authorized Intermediary, if applicable

3.5. Date

DD

MM

YYYY

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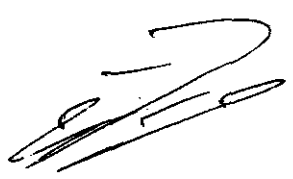
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**Enclosures:**

1. Copy of special resolution/ Extract of Special resolution (if space provided under item 2.1 is insufficient).
2. Original challan or other evidence of payment of fee specified in Seventh Schedule of the Act (not applicable in case of online filing)

CERTIFIED TRUE COPY



**THE COMPANIES ACT, 2017 (XIX of 2017)**

**(COMPANY LIMITED BY SHARES)**

**MEMORANDUM**

**OF**

**ASSOCIATION**

**OF**

**J-7 EMPORIUM (PRIVATE) LIMITED**

A handwritten signature in black ink, appearing to be a stylized 'J' or 'K' followed by a flourish.

**THE COMPANIES ACT, 2017 (XIX of 2017)**  
**(COMPANY LIMITED BY SHARES)**  
**MEMORANDUM OF ASSOCIATION**  
**OF**  
**J-7 EMPORIUM (PRIVATE) LIMITED**

The name of the company is **J-7 EMPORIUM (PRIVATE) LIMITED**.

The registered office of the Company will be situated in Islamabad Capital Territory

- (i) The principle line of business of the company shall be marketing and development of all type of real estate including developed or undeveloped land, housing or commercial projects including commercial markets or multistoried building (for commercial or residential purposes), shopping centers, restaurants, hotels, recreational facilities etc. with the permission of concerned authorities and compliance with applicable laws and regulations.
- (ii) Except for the businesses mentioned in sub-clause (iii) hereunder, the company may engage in all the lawful businesses and shall be authorized to take all necessary steps and actions in connection therewith and ancillary thereto.
- (iii) Notwithstanding anything contained in the foregoing sub-clauses of this clause nothing contained herein shall be construed as empowering the Company to undertake or indulge, directly or indirectly in the business of a Banking Company, Non-banking Finance Company (Mutual Fund, Leasing, Investment Company, Investment Advisor, Real Estate Investment Trust management company, Housing Finance Company, Venture Capital Company, Discounting Services, Microfinance or Microcredit business), Insurance Business, *Modaraba* management company, Stock Brokerage business, forex, managing agency, business of providing the services of security guards or any other business restricted under any law for the time being in force or as may be specified by the Commission.








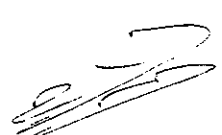
- (iv) It is hereby undertaken that the company shall not:
- (a) engage in any of the business mentioned in sub-clause (iii) above or any unlawful operation;
  - (b) launch multi-level marketing (MLM), Pyramid and Ponzi Schemes, or other related activities/businesses or any lottery business;
  - (c) engage in any of the permissible business unless the requisite approval, permission, consent or licence is obtained from competent authority as may be required under any law for the time being in force.
4. The liability of the members is limited.
5. The authorized capital of the company is Rs.150,000,000 (Rupees One Hundred and Fifty Million) divided into ordinary shares 1,500,000 (One Million and Five Hundred Thousand) of Rs.100 (Hundred Rupees) each.



We, the several persons whose names and addresses are subscribed below, are desirous of being formed into a company, in pursuance of this memorandum of association, and we respectively agree to take the number of shares in the capital of the company as set opposite our respective names:

Name and surname (present & former) in full (In block Letters)	NIC No. (in case of foreigner, passport No)	Father's/ Husband's name in full	Nationality with any former Nationality	Occupation	Residential address in full	Number of Shares taken by each subscriber	Signatures
Maqbool Hussain	6110159344711	Muhammad Ameen	Pakistani	Businessman	House no 9, Street no 7, Sector D-17, Islamabad	4,350 (Four Thousand Three Hundred Fifty)	
Yaseen Nawaz	2170603798865	Nawaz Khan	Pakistani	Businessman	Margalla View Housing Society, House no 29, Street 2, Sector D17/2 Islamabad	4,350 (Four Thousand Three Hundred Fifty)	
Mohammed Imanif	6110119043901	Mohammed Hussain	Pakistani	Businessman	Sachal Sarmat Road, House 710, Sector G11/1 Islamabad	1,300 (One Thousand Three Hundred)	
		Total number of shares taken (in figures and words)				10,000 (Ten Thousand)	

Dated.....15<sup>th</sup>.....Day of.....November.....2019



# VIS Credit Rating Company Limited

Annex - 0

International Affiliates: Islamic International Rating Agency - Bahrain Credit Rating Information & Services Ltd. - Bangladesh

Date: July 01, 2025

Mr. Kashif Hameed  
Manager Finance  
J7 Emporium (Private) Limited  
Plot No.1, Block C, MR9 Multi  
Gardens B-17 Karachi

## Sub: ENTITY Rating Agreement

Mr. Kashif Hameed,


We acknowledge with thanks the receipt of Entity Rating Agreement of J7 Emporium (Private) Limited. We are forwarding you an Applicant's copy of "application & agreement", duly executed by us for your record.

Please find enclosed our sales tax invoice No. 0725-01/J7EPL dated July, 01, 2025 for Rs. 575,000/- (Rupees: five hundred seventy-five thousand only) including Sindh Sales Tax of Rs. 75,000/- (Rupees seventy-five thousand only) being the annual fee of (Entity) Rating. We would request you to please arrange the payment at your earliest.

If you have any queries, please do not hesitate to contact the undersigned.

Kind regards,

  
Faisal bin Faheem  
Executive Director

  
Head Office: VIS House, 128/C, 25th Lane Off Khayaban-e-Itehad Phase VII, D.H.A. Karachi - Pakistan Ph: (92-21) 35311862-63 (2 Lines)  
Lahore Office: VIS House, 431 - Block-Q, Commercial Area, Phase-II, DHA, Lahore - Cantt, Pakistan, Ph: (92-42) 35723411-12 (2 Lines)



# EMPORIUM

**Subject:** Clarification on accounting method used for recording and reporting of business transactions

**Prepared for:** NEPRA (National Electric Power Regulatory Authority)

**Prepared by:** Chief Financial Officer – J7 Emporium Private Limited

**Date:** [21<sup>st</sup> May, 2025]

**Revenue recognition:** The accounting method used for recording of sale proceeds (i.e. through down payments and installments etc.) received through sale of commercial and residential units of the project is "on time" as recommended by International accounting and financial reporting standard 15 – Revenue from contracts with customers. According to this method, the proceeds from sale revenue is booked as liability till the completion and handing over of the units to end user / client and expenditure incurred on construction of whole project / inventory units is booked as asset with name development properties. In nutshell, the revenue is realized on point of 100% completion and handing over of sold unit and till that point, all operational overheads incurred are charged to share holders' equity as accumulated losses.

**Projected profits, fair value of structure and net worth:** The projected numbers suggests that the Company will be in good profits when all sale proceeds received against sold units will be realized. The percentage of completion method if used, accrues good profits to the Company.

Further, the net worth of the Company can only be infer if the current market value of the completed structure of the project is assessed. Currently, in audited financial statements of the project, cost method of completed structure is being used.

**Liquidity / Current Cash flows:** Due to adoption of method as explained in revenue recognition note above, the company is not booking receivable or dues against sold units accrue to Company as on balance sheet date which amount to Rs. 2.5 billion rupees. This will be considered as off balance sheet item and is the actual cash flow accrue to the Company based on historical sales. The historical cash flows received can be justified through audited financial statements and company's bank statements as well.

**Conclusion:** Due to non-recognition of revenue policy as compelled by IFRS 15 and as result no realization of revenues or booking of receivable from clients, and further, non-adoption of fair value model for structure costs etc; the current financial statements of the Company do not present the true picture of net worth of the Company nor suggest the certainty about future cash flows. Hope the above explanation will serve the purpose to understand both.

Yours faithfully,

For and on behalf of J7 Emporium (Private) Limited

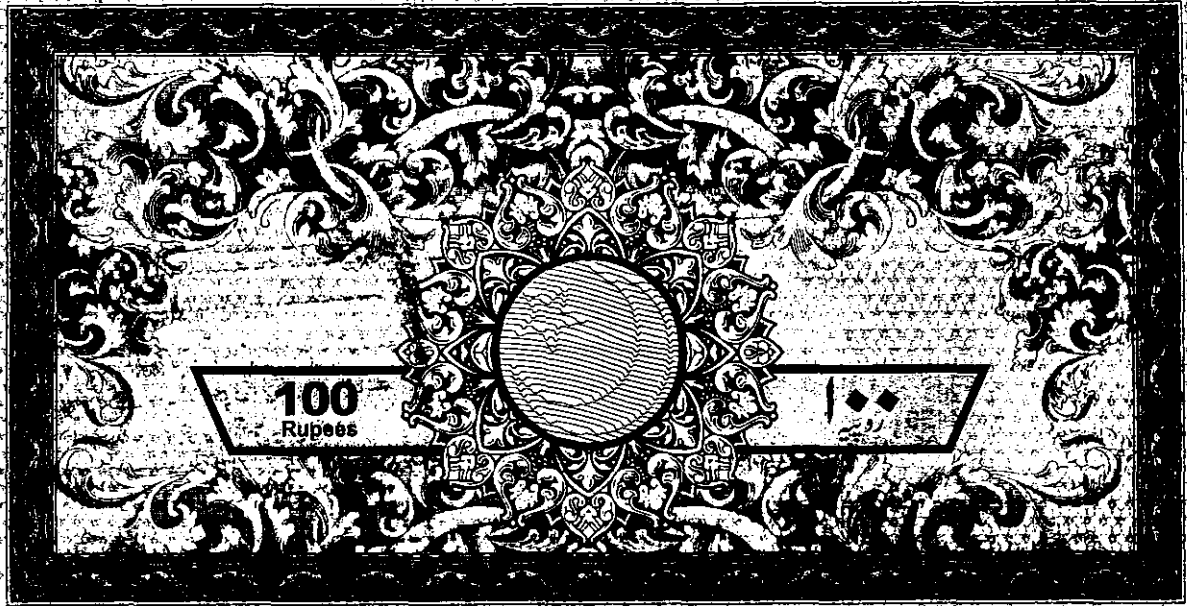
Umar Haneef

Chief Financial Officer

Email: umairaca@j7group.com

Mobile: +92335-7777313

**J7 EMPORIUM  
(PRIVATE) LIMITED**


**SWORN AFFIDAVIT**

I, **Mr. Yaseen Nawaz**, CNIC No. **21706-0379886-5**, **CEO** (Chief Executive Officer) of **J7 Emporium (Private) Limited**, do hereby solemnly affirm and declare that all information and documents submitted with the application for the grant of Distribution Licence to NEPRA are true and correct to the best of my knowledge and belief.

I further undertake that the company will comply with all applicable laws, rules, and regulations as required by NEPRA.

This affidavit is submitted as part of the licence application, fulfilling the requirement under Annex E.

**DEPONENT**

  
**J-7 EMPORIUM**  
**(PRIVATE) LIMITED**

**Name: Yaseen Nawaz**

**Designation: CEO** (Chief Executive Officer)

**CNIC: 21706-0379886-5**

**Date: 07/08/2025**

