



DECISION

Complaint No. : POS/279/2025/F-06

Name and address of the complainant : Dr. Syeda Sakina Riaz Shah D/o Syed Riaz-ul-Hassan Shah, R/o 81-B, Block-A, SMCHS, Karachi

Name of the Agency Complained against : Revenue

Name & Designation of Investigating Officer : Syed Ali Mumtaz Zaidi, (PAS), Advisor-F

Vetted by : --

Subject : **ALLEGED INORDINATE DELAY IN ISSUANCE OF FINAL ORDER ON APPEAL OF THE COMPLAINANT.**

THE COMPLAINT:

Dr. Syeda Sakina Riaz Shah through her counsel/attorney Advocate Zeeshan Ali Memon filed a complaint dated 20.01.2025 stating that the Board of Revenue during an inquiry blocked all entries in the fake Revenue Register VF-VII of 1975 vide letter dated 18.02.2021. However, despite the lapse of considerable time, no final order has been passed on it. When the Complainant approached the Mukhtiarkar, Shah Faisal Sub-Division, District Korangi for mutation of inherited land (07-12 acres in Survey Nos.13, 14 & 15) the same was denied on the ground of conflicting entries in the said register. Subsequently, the Complainant filed Revenue Appeal No. 03/2023. On the Commissioner Karachi's directions the District Collector decided the matter vide order dated 29.11.2024 declaring Entry No. 1 & 4 in the concerned register as illegal and void. Mutation was thereafter carried out in the complainant's favour. The Complainant has repeatedly approached the Respondents to issue a final cancellation order, but no action has been taken so far. She, therefore, solicited intervention of this Institution.

PROCEEDINGS:

2. The complaint was admitted under Section 10 of the Establishment of the Office of Ombudsman for the Province of Sindh Act, 1991 (amended up to date) and the matter was taken up with the Senior Member, Board of Revenue Sindh and Member Gothabad, Board of Revenue Sindh.
3. In response the Member Gothabad vide his letter dated 12.02.2025 stated that the complainant's grievance has already been addressed in Revenue Appeal No. 04/2023, which was disposed of by the Commissioner Karachi with directions to the Deputy Commissioner, Korangi to decide the pending appeal. In compliance, the DC Korangi vide order dated 29.11.2024 directed the Assistant Commissioner and Mukhtiarkar Shah Faisal Sub-Division to process the mutation application of the legal heirs of Mst. Salma Khatoon in accordance with law. The Member further clarified that

as per the decision of the Full Board regarding blocked entries, the Deputy Commissioners are required to forward such cases under Section 164(3) of the Sindh Land Revenue Act, 1967. However, no reference or revision application has been received in the present case. Only a miscellaneous application was submitted, which is not maintainable under Sections 161 or 164 of the said Act. He suggested that the complainant may file a proper revision application under Section 164 before the Registrar, Board of Revenue, Sindh, for cancellation of the disputed/fake entries.

4. A copy of the report was sent to the complainant with an advice to fulfill the requirement for further necessary action to resolve the matter, but she did not respond.

5. Subsequently, two reminder letters last dated 12.05.2025 was addressed to the complainant to do the needful under intimation to this Institution for further proceedings but she did not respond. It was also tried to contact her on the given cell number but it is not responding.

FINDINGS:

6. From the above, it is clear that either the complainant is satisfied with the report of Member Gothabad, Board of Revenue or is not interested to pursue the complaint.

DECISION:

7. I, in exercise of the powers vested in me under Section 11 of the Establishment of the Office of Ombudsman for the Province of Sindh, Act 1991 (amended up to date), hereby dispose of the complaint on non-prosecution.

Given under my hand and seal of office



Sd /-
(MUHAMMAD SOHAIL RAJPUT)
Sitara-e-Imtiaz. PAS
Ombudsman Sindh
Karachi, dated 5th August, 2025