



DECISION

Complaint No. : POS/5428/2024/F-222

Name and address of the complainant : Mr. Ayaan Akram Ghouri, R/o 425, Admore Ave, Addison Illinois 60101, USA (ayaan.akram.usa@gmail.com)

Name of the Agency Complained against : Revenue

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

Vetted by : --

Subject : **COMPLAINT AGAINST UNJUST OBJECTION OF NON-PAYMENT OF GAIN TAX BY OFFICIAL OF I.G. REGISTRATION & STAMP BOR ETC.**

THE COMPLAINT:

Mr. Ayaan Akram in his online complaint dated 08.11.2024 received through Wafaqi Mohtasib Secretariat stated that he is an overseas Pakistani residing in USA. He owns a plot No. R-41/1, Sector 36/A, Central Information and Education Cooperative Housing Society (CIECHS), Scheme-33, District East, Karachi. In January 2024, the CIECHS Society / Lessor executed the lease for his plot in his (the lessee) name at the office of Sub-Registrar, Gulshan-e-Iqbal-II. After fulfilling all legal requirements, the Sub-Registrar's office admitted the lease/documents and assigned RD number 519 on January 26, 2024. His lease/documents were sent for scanning to the Inspector General Registration & Stamps office for final processing where Inspector Ghulam Asghar Naiyo withheld his lease/documents. He sent his representative to visit Inspector Naiyo working under the office of Inspector General Registration & Stamps to expedite the lease process, but Inspector has kept the documents in his personal custody since February, 2024. In October he returned his lease documents to the Sub-Registrar's office in Gulshan Town with objections that the lessor has not paid the gain tax under section 236-C. He further stated that the gain tax under Section 236-C is paid by the seller upon the sale of property while the property has just been leased in his name from the lessor and no sale has taken place, hence gain tax is not chargeable in this case. He requested to issue directions to the Member (RS&EP), Registration and Stamps, Government of Sindh for redressal of his grievance.

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).

3. The notices were issued to the Member (RS&EP), Board of Revenue Sindh, Chief Inspector of Stamps, Board of Revenue Sindh and Sub-Registrar-II, Gulshan-e-Iqbal Town, Karachi for resolution of the grievance of the complainant.
4. Hearing was also conducted in the matter on 27.03.2025, which was attended by Mr. Muhammad Aslam, Deputy Chief Inspector of Stamps, Board of Revenue Sindh.
5. As a result of intervention by this Institution the grievance of the complainant has been redressed as expressed in an email of thanks sent by complainant on 26.03.2025.

FINDINGS:

6. The grievance of the Complainant was genuine and got resolved on intervention of this Institution.

DECISION:

7. In view of above, the complaint stands disposed of as redressed.

Given under my hand and seal of office



Sd /-
(MUHAMMAD SOHAIL RAJPUT)
Sitara-e-Imtiaz. PAS
Ombudsman Sindh
Karachi, dated 23rd April, 2025