



## **DECISION**

Complaint No. : POS/4652/2021/DG-I

Name and address of the complainant : Mrs. Rizwana Akbar, R/o. Flat No.A-203, Dullara Pride Apartment, Parsi Colony, Near Soldier Bazar, Numaish Chowrangi, Karachi.

Name of the Agency Complained against : Karachi Development Authority (KDA)

Name & Designation of Investigating Officer : i. Mr. Akhtar Hussain Bugti, Director General.

Vetted by : ii. Mr. Masood Ishrat, Registrar.

Subject : ALLEGED DELAY IN PRE-LEASE TRANSFER OF PLOT NO.R-40, BLOCK-3, GULISTAN-E-JAUHAR, KARACHI.

### **THE COMPLAINT**

Mrs. Rizwana Akber filed a complaint dated nil (received in this Secretariat on 13.09.2021) through her attorney Muhammad Altaf Arabiyani stating that she had purchased plot No. R-40, Block-3, Gulistan-e-Jauhar, Karachi, through sale agreement but despite completion of all formalities, KDA authorities failed to execute pre-lease transfer in her favour. She, therefore, solicited intervention of this Institution.

### **PROCEEDINGS**

2 The complaint was admitted for investigation under Section 10 of the Establishment of the Office of Ombudsman for the Province of Sindh Act, 1991 (amended upto date) by condoning delay and after receipt of mandatory Affidavit on Form "A", taken up with the Agency for report.

3. The Additional Director (Scheme-36), Land Management, KDA vide letter dated 11.2.2022 reported that in compliance of orders of the then Chief Minister Sindh residential plot No. R-40 Block-3, Scheme-36, Gulistan-e-Jauhar, Karachi was allotted as alternate to one Abdul Salam S/o. Abdul Sattar through his attorney Mr. Khalique vide allotment order dated 04.09.1989 and lateron it was transferred in favour of Mr. Muhammad Shaukat S/o. Ahmed Ali vide transfer order dated 28.12.1989.

4. The Agency concluded by advising the complainant to file proper application on prescribed Form of Pre-Lease Transfer and complete the required formalities.



4. The Assistant Director (T-II), Korangi, Land Management, KDA, vide letter dated 19.03.2018 reported that a note for Re-constitution of record file of complainant's plot and cancellation of lease executed in favour of Mrs. Nasreen Begum has been submitted to Director Land, KDA and after approval the process of re-constitution of file and completion of required formalities would be started.

5. The matter remained under correspondence with the Agency and series of hearings were held to ascertain status of the reconstitution of file of the plot in favour of complainant.

6. After vigorous persuasion, the Assistant Director (T-II), vide letter dated 08.06.2023, reiterated the earlier stance and reported that the file of the complainant's plot would be reconstituted after approval by G.B., KDA.

7. In his subsequent report dated 16.05.2024, the Assistant Director (T-II), Land Management, KDA intimated that in order to re-constitute the record file, Re-Constitution Committee called the complainant along-with original title documents of the plot, but he failed to do so despite repeated notices. He requested this office to advise the complainant to appear before the said committee for further proceedings in the matter.

8. A copy of the said report was forwarded to the complainant for doing the needful and to submit progress / rejoinder vide letters dated 23.5.2024, 24.7.2024 and 19.8.2024, but neither he appeared nor responded to the notices which reflects that he has lost his interest to pursue the matter any further.

#### DECISION

9. In view of the above, since the complainant failed to respond and turn up to join the proceedings despite repeated notices, I, in exercise of 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), do hereby drop the proceedings on account of non-prosecution and consigned the complaint to record.

*Given under my hand seal of office*



( Muhammad Sohail Rajput )  
Sitara-e-Imtiaz. PAS  
Ombudsman Sindh

Karachi, dated 01<sup>st</sup> October, 2024