



Ref: A2166/794(3)

18<sup>th</sup> April 2014

The Administrator,  
Defence Housing Authority Islamabad  
Phase-I, Defence Avenue  
Islamabad-44000

**2<sup>nd</sup> Reminder**

Subject: Complaint against the possession of plot No. G-3/13 Phase – 1 Extn. and Shop  
Regn. No. OS/093153, DHA Islamabad

Dear Sir,

TI-Pakistan refers to its letters Ref.: A2166/794 (1) dated 29<sup>th</sup> May 2012 and Ref.:A2166/794 (2) dated 18<sup>th</sup> July 2012, requesting you to address a complaint from Mr. Muhammad Waqas Azim, a 75 year old senior citizen, about the possession of a plot no. G-3/13 Phase – 1 Extn. and a shop Regn. No. OS/093153, in DHA, Islamabad.

The DHAI, vide its letter Ltr#DHAI/209/OS/93153/Fin dated 12<sup>th</sup> July 2013, informed the complainant that:

*We are pleased to inform you that construction activities on the project are now proceeding as per revised plan for early finalization. Adequate funds have been earmarked for accelerated completion of the project. Possession of shops is likely to commence from 1<sup>st</sup> half of 2013 according to the revised schedule.*


Moreover, the Ministry of Defence, vide its letter No.27/D-12/04 dated January 2013 also informed the complainant that they had intimated the DHAI regarding the complaint of Mr. Muhammad Azim.

Transparency International Pakistan has again received a copy of the complainant's letter informing that DHAI has not fulfilled his commitment, and he has not received the possession of his shop and plot yet.

Transparency International Pakistan again requests you to address the grievance of the complainant, a senior citizen, who has been demanding his rights. We request you to take appropriate actions, compensate him under the law, and resolve the matter.

TI Pakistan is striving to have **Rule of Law** in Pakistan, which is the only way of eliminating corruption and have good governance in the country.

With Regards,

  
Sohail Muzaffar  
Chairman

Copy forwarded for the information of:

1. Chairman, Public Accounts Committee, Islamabad
2. Chairman, NAB, Islamabad
3. Secretary Defence, Ministry of Defence, Islamabad
4. Registrar, Supreme Court of Pakistan, Islamabad

IN RESPECT OF  
SECRETARY DEFENCE  
GOVERNMENT OF PAKISTAN  
MINISTRY OF DEFENCE  
RAWALPINDI

**SUBJECT: COMPLAINT AGAINST NON POSSESSION OF PLOT # G3/13 PHASE – I,  
EXTENSION & SHOPS REGN # OS/93153 & OS/93055**

**REFERENCE: YOUR # 2/7/D-12/04 DATED JAN 2013**

Respected Sir,

This is to draw your kind attention to the fact that inspite of your kind intervention the DHA Islamabad is paying a deaf ear and not in a mood of fulfilling any of its commitments made in writing. They have not so far handed over the plot/shops to us. **The bad performance of DHA Islamabad and its blunders are narrated below:-**

In response to our prolonged persuasion on 16.03.2010 vide DHA Islamabad letter # DHA/2117/145/Marketing, it was informed that Master Plan of DHA Islamabad Phase I (Extn) had been revised and approved by Competent Authority, and that affected allottees are being adjusted therein and further that the Development work had already been commenced. **It proved a false statement.** The above aspect was reconfirmed vide # DHA/208/30TA & BC(T) dated 2.8.2010 that the Master Plan has been revised. It was also stated that our plot would be adjusted in the area where development work had commenced. But there was complete black out and silence, since then and no revision details have been provided nor any progress has been made. It proves that the said statement was **JUST FALSE.**

Vide DHA/209/01/DYO-05098/Fin dated 2.11.2010 DHA Islamabad informed about its cruel planning of imposing surcharge which was 17.35% on that day. It is pity to mention that DHA Islamabad miserably failed to formulate some policy for compensating allottees whom DHA Islamabad fails to handover possession of shops/plots at the proper time, after receiving full installments. Only then they will be able to act as per rules, presently they are behaving as if **they are above law, and not answerable to anybody on earth.**

The commitment of 16/3/2010 was repeated on 5.1.2011 vide DHA/217/145//Marketing the contents and stance previously taken was reconfirmed in writing and it was repeated that our plot shall be adjusted according to revised Master Plan, which was never done.

It is not understood what happened and suddenly DHA Islamabad vide dated 1.2.2011 **took a u-turn** and contrary to its previous stance that Master Plan had been revised and informed that the **said Master Plan is under revision.** Sir, your goodself is a better judge, is it not a **"JUGGLERY"** to reverse its previous years old stand and that too after 26 days? It was also added that DHA Islamabad has no policy of rent compensation or mark up. Sir, who is holding them to formulate policy as per ground realities? Kindly ask them to do so without fail as DHA Islamabad is an established defaulter.

On 17.8.2011 vide DHA/217/145/Marketing it was intimated by DHA Islamabad that shops will be handed over within a year, but all in vain as no progress has been done and shops have not been handed over till now.

Funniest event took place when on 4.10.2011 vide letter # DHA/209/7/OS/93153/Fin/9,147 it was informed that future payments should be sent through Bank Drafts. Such letters were issued in all three cases although in time full payments were made in all three cases long ago. It shows their vision and poor performance of DHA Islamabad. Instead of formulating some policy for compensating against rent or mark ups they are annoying allottees who had paid up full installments long ago, and are anxiously waiting for possession of plots/shops.

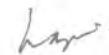
In order to further tease the allottees DHA Islamabad has shown their discourtesy by issuing letter # DHA/209/OS/93153/Fin dated 12.7.2012, wherein they have informed that shops will be handed over by half of 2013 which was again not done. Nobody knows what is the revised schedule mentioned therein. To annoy us more it has been mentioned in this letter that Market Value of shops would increase by end of 2013. DHA Islamabad miserably failed to mention that there is rise in overall market prices. The gold which was selling at Rs 20,000/- per tola has risen to Rs. 60,000/- per tola, similar is the case of the US\$ and other property rates. Rupee value has badly been lost. DHA Islamabad should know its own responsibilities and **such remarks are none of their business or terms of conditions. DHA Islamabad should know its boundaries.** According to their intensions they want that possession of plots/shops should never take place and allottees should wait forever. Behaviour and pleas of DHA Islamabad is thoroughly uncalled for and therefore rejected. They have further commented that delay in completion of Project occurred due to non-compliance of their obligations by Project Developers and construction companies. Moreover non-seriousness of approximately 50% members of the Shop a Shop Project regarding deposit of installments was another factor to revise, redesign and reschedule the Project. Sir, the work is always let out under some agreement and it is the weakness of DHA who allowed all these irregularities to occur and only sufferers were allottees like us who paid intime. Allotment of shops to those 50% who did not pay should have been cancelled as per rules.

Kindly intervene and put your weight to resolve things once for all.

Thanking in anticipation,

DA/AS ABOVE

Yours truly,



(Muhammad Azim)

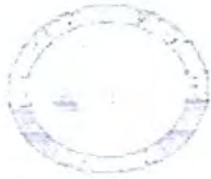
82/2 Sector 'B', St 31 Phase I, DHA

Lahore Cantt:

Tele: 0321-4771947

**Copy forwarded for information and necessary action please to:-**

- ✓ 1. Executive Director, Transparency International Pakistan  
with Ref to their # A2166/794(2) dated 18 July 2012
2. Registrar Supreme Court of Pakistan Islamabad in ref: 1
3. Administrator DHA Islamabad in ref: 1



Defence Housing Authority Islamabad  
Defence Mall Defence Avenue Phase I  
Islamabad-44000. Pakistan.  
UAN:(051) 111 555 400  
Fax:(051) 5788086  
E-mail: info@dhai.com.pk

12 July 2012

Ltr # DHAI/209/OS/93153/Fin

To: Muhammad azim  
82/2, Sector-B, Phase - 1, Street No.31, DHA, Lahore  
Cantt.

0321-477194-7

Subj: Progress Shop a Shop Project

Dear Member,

1. As you are well aware that Shop a Shop project was revised, re-designed and re-scheduled in the best interest of our valuable members. The completion of the project has been **delayed due to non compliance of the obligations of project developer and construction companies.** On the other hand, non seriousness of approximately 50 percent members of the Shop a Shop project regarding deposit of installments was another factor to revise, re-design and re-schedule the project.
2. Notwithstanding above, we are pleased to inform you that construction activities on the project are now proceeding as per revised plan for early finalization. Adequate funds have been earmarked for accelerated completion of the project. Possession of shops is likely to commence from 1st half of 2013 according to revised schedule.
3. In view of prime location and re-designing of Shop a Shop project, it is expected that market value of shops would increase considerably by end 2013.
4. Inconvenience on this account is regretted.
5. Assuring best of our services.

Project Management Team  
DHA Islamabad

Immediate

Government of Pakistan  
Ministry of Defence

No. 2/7/D-12/04

Rawalpindi, the January 2013

Memorandum

Subject: Complaint against the Possession of Plot No. AG-3/13 Phase-I Extension & Shop Regn No. OS/093153, DHA Islamabad.


With reference to his petition dated 24<sup>th</sup> July 2012 received through Executive Director Transparency International letter No. A2166/794 (I) dated 29<sup>th</sup> May 2012, the concerned authorities have intimated as under:-

a. Shop-a-Shop – Registration No. OS/93153.

1. Member has paid all installments and surcharge amounting to Rs. 5438/- has also been waived off as a special consideration.
2. Member states that Shop was required to be handed over by 31<sup>st</sup> December 2009 whereas no commitment was made for exact possession timeframe.
3. DHA does not render rent compensations and neither any such clause was mentioned in the Terms & Conditions.
4. Efforts are, however, in hand to commence part possession of Shops starting from first half of 2013.

b. Phase-I Extension (Registration No. S.32879).

1. Member plot is in Block G and has paid full installments.
2. Development work on Sector A & B has commenced.
3. Efforts are in hand for integration of land to commence development on the remaining Sectors.

  
(Fakhar Iqbal Chaudhry)  
Section Officer  
Tele No. 9271450

✓  
Mr. Muhammad Azim  
82/2, Sector 'B', Street 31, Phase-I,  
DHA Lahore.

Min of Def U.O Note P. File No. 2/7/D-12/04 dated: 14<sup>th</sup> January 2013.

Copy to:-

Executive Director M/S Transparency International  
5/C, 2<sup>nd</sup> Floor, Khayaban-e-Ittehad, Phase VII, DHA Karachi.