



# KARACHI PORT TRUST

No.S-16/ 1147  
Dated 21 MAY 2020

From:

**Shafique Ahmed Faridi**  
**Secretary**

Advocate Sohail Muzaffar,  
Chairman Transparency International Pakistan  
5-C 2<sup>nd</sup> Floor, Khyban-e-Ittehad  
Phase-VII DHA  
Karachi

**SUB:- PLOT NO.16 WAREHOUSE AREA WEST WHARF M/S KARACHI STEEL INDUSTRIES.**

Ref:- Transparency International Pakistan, Karachi's letter No.TL.2020/0515/1A dated 15.05.2020.

With reference to above, I am directed to refer to the above mentioned letter and state as under:-

The contents of the letter in respect of plot in question are false and factually incorrect. All the allegations raised in your notice are denied. It appears that the so called complainant is either totally ill informed or deliberately making an attempt to twist the facts with malafide intention and ulterior motives. Each and every allegation is based on disinformation and misinformation hence denied in toto. The detailed reply thereof is being given as under-

- a) The said plot has never been in the category of temporary allotment and since 1943 stands leased out in the name of company and not in the name of any individual. Therefore, the directives of Prime Minister of 2014 are not applicable, as they pertained to temporary allotment. This plot is being leased out since 1943 till to-date. The lease of the Plot was renewed by KPT Board strictly in accordance with KPT Act 1886 and there was no violation at all. Hence the question of non-compliance of the aforementioned Prime Minister's directives does not arise.
- b) KPT being a Federal Government entity always acts strictly in accordance with the KPT Act, 1886 and the instructions issued from time to time from the Competent Authority. It goes without saying that there has been no violation of ban imposed upon by the Prime Minister regarding temporary allotment. New and afresh allotments were also banned by the Ministry of Maritime Affairs in August 2019 with amendments and changes later made. All these instructions were followed in letter and spirit. For your information KPT Chairman or any of the KPT officer has no authority to lease out the land in the jurisdiction of KPT, which is the prerogative of the KPT Board.

2. In respect of the subject Plot, the KPT Board and Estate Department completed all codal, legal and procedural formalities in respect thereto. The Estate Department has to act in accordance with the procedure and legal formalities laid down in the KPT Act, 1886 read with the Estate Manual, 1983. Every lease case is processed and placed before the KPT Board whereupon the same is examined by the KPT Board from every aspect. Thereafter the decision is taken strictly in accordance with the law.

3. That, the P&D Division vide letter No. P&D-All(1554)/2008/III/376 dated 05.08.2014 issued NOC for the plot for five years for an area of 4466 square meters referring to earlier letter of 19.02.2014. The same is reflected in BR No.69 (Item-II) dated 27-11-2014. Therefore, mentioning of only one letter of P&D Division dated 21 May 2014 for 1000 meters lease does not give true facts. Another letter was issued on 05-08-2014 (almost over 3 months after 21 May 2014) is to be considered last and final view of P&D in accordance with Government and legal proceeding. This letter of 05th Aug 2014 had clearly given NOC for 05 years lease in respect of the entire area of the Plot i.e. 4466 meters.

4. The KPT Board vide BR No.28 (Item-VI) dated 31-01-2019 granted lease for a period of 25 years w.e.f 01-04-2019 to 31-03-2044. Therefore question does not arise at all to take over the plot as the party had already requested for renewal of lease period.

5. The concerned parties execute assignment deed for any transfer of Plot, after KPT Board's approval, on the payment of prescribed transfer fee, as per scale vide KPT Board Resolution No.129 (Item-I) Dated 23-04-2015 The legal procedure would be adopted for the subject plot exactly as per law, in case of request made by party.

6. It is exceptionally pertinent to mention here that in case of change of purpose and transfer of plot, considerable revenue is generated by KPT. The KPT always acts strictly in accordance with the KPT Act, 1886 through process of open bidding in all fresh allotments. The Ministry of Maritime Affairs has currently placed a ban on all fresh allotments and only renewal cases are being processed as per law which is strictly within domain of KPT Board under the KPT Act 1886. The Ministry of Maritime Affairs initially imposed a ban on change of Purpose on 24.01.2020 and also raised some queries which were replied in detail alongwith complete file of the case related to Plot No.16. In material thereof, it is important to assert that on 27.04.2020, Ministry asked KPT to proceed with as per law and withdrew its earlier letter dated 24.01.2020, through which a ban was imposed.

7. There is always provision of assignment, mortgage, and transfer in lease document and the same is done with the prior approval of KPT Board against the payment of prescribed fees thereunto.

8. The allegations against KPT Estate Department are absolutely baseless as already indicated above. For the purpose of maintaining transparency and strengthening the KPT financial position, KPT has requested approval from the Ministry of Maritime Affairs to allow KPT for open auction of its different plots on premium cum rental basis. The same is under process at Ministry of Maritime Affairs for last 4-5 months.

9. In addition thereto, we write with pride that KPT management has succeeded in having favorable decisions in approximately over 250 cases out of as many as 500 KPT land court cases (pending for many years) quite efficiently in a short span of last two and half years, including a title dispute pending for decades.

10. In view of the facts and circumstances explained above, please note that you have unnecessarily sent your baseless complaint to different higher authorities which was based on hearsay and misinformation with malafide intention. The same should be withdrawn immediately with your apology in writing within 15 days, failing which KPT reserves the right to initiate legal proceedings for bringing disrepute to its Board and Management.



SECRETARY

Copy to:-

Copy of this reply to addressee is forwarded for information only.

1. Secretary to Prime Minister, Islamabad.
2. Federal Minister of Maritime Affairs Islamabad.
3. Federal Secretary, Ministry of Maritime Affairs Islamabad
4. Director General, NAB Karachi
5. Registrar, Supreme Court of Pakistan, Islamabad