

Comprehensive Report on the Issues of Jamia Town/Town 3



University of the Punjab, Lahore

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Presented to

Dr Muhammad Ali Shah
Vice Chancellor, University of the Punjab, Lahore

By the Committee to prepare a comprehensive report regarding the
issues of town 3

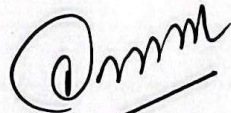




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Prologue

The project of town 3/Jamia Town was a project initiated by the ASA of 2016. The project initially was undertaken by the ASA of 2016 and later by a management committee that included some members permanent in nature and some members from any current ASA. During the course of the project, various ASAs took over and some Vice Chancellors changed. This shift of policy and changes of authorities may have delayed and/or politicized the matter. Continuous court cases and Stays on the project also have delayed the project. The plots must have been handed over by 2021 but have not been provided till date. Many allegations have been placed on the members of the management committee in applications to investigation agencies like NAB and Anti-Corruption Punjab and the Courts of law.

Dr Muhammad Ali Shah (Vice Chancellor, University of the Punjab) constituted a committee to prepare a comprehensive report regarding the issues of town 3. The committee, due to the complaints of some members of the management committee of the town, was renotified vide letter # D/713/R dated 6-August-2025. The revised committee decided that they will use the efforts of the previous committee and will move forward to prepare the report. For this purpose, the committee used many documents, conducted meeting and met different stakeholders of the project including the management committee, the President and members of the current ASA, members of the previous committee, Mr. Khurram Shahzad (due to the court case that kept a stay on the land for more than 2 years and many allegations were placed by him), and some other members/relevant persons (like the former Resident Auditor). The committee also looked into the finding of the Anti-Corruption Punjab and NAB and various decisions of the courts.

The committee thanks all the persons/bodies mentioned above for their full support and provision of information. The committee decided to work with no preset mind and that they will provide an unbiased comprehensive report.

It must be clarified here that the purview of the committee is not to fix anyone but to provide a report on the issue of town 3. Further actions will rest on the University or any investigation agencies.

The committee has provided various annexures with document and court cases. Only the important cases will be discussed as they are of almost the same nature and all the stays have been vacated and the land has been transferred to Marwa Developers who have committed to provide the residential plots.

Chronology of Events

Initial Developments

On 10 March 2016, all the panel of Teacher's Front won the elections of the Academic Staff Association (ASA) of University of the Punjab. They included Dr Sajid Rasheed Ahman (President), Dr Mahboob Hussain (Secretary ASA), Dr Muhammad Azhar Naeem (Vice President Science) etc. (Annex 1). A meeting of the general body of Punjab University Academic Staff Association (PUASA) was called by a mail on 13 June 2015 which stated that the meeting was exclusively for the matter of Town III. (Annex 2). The meeting was held at Al Raazi Hall of Undergraduate Study Centre on Wednesday, **June 15, 2016**. The meeting was presided over by ASA President Prof. Dr. Sajid Rashid Ahmad. More than 250 university teachers participated in the general body meeting. Dr. Muhammad Azhar Naeem, Vice President Science, presented a proposal for developing a housing society or town for university faculty and staff (called Punjab University Town III at that time.) The proposal was discussed in the General Body. University teachers presented different ideas regarding the town. PUASA President Prof Dr Sajid Rashid and Dr Mahboob Hussain said that positive proposals of faculty members would be entertained in establishment of PU Town III. (Annex 3)

This followed an email stating that a proposed area for the town is located at Halokee-Jia Bagga Road, Lahore. A registration form was attached to the mail. The plot size options were 5 Marla, 10 Marla and one Kanal. The initial amount to be deposited was Rs.

It is not clear how the land at Halokee-Jia Bagga Road, Lahore was selected.

20,000, Rs. 30,000 and Rs. 50,000 for the above three sizes of plots respectively. This had to be deposited in *bank account No: 01820003080803, HBL New Campus, PU, Lahore* which belong to the ASA. The registration form included the names of Prof. Dr. Sajid Rasheed Ahmad, Prof. Dr. Abid

Hussain Ch., Dr. Mahboob Hussain and Dr. Muhammad Azhar Naeem. The filled form needed to be submitted at the University offices of IER or CEES. *(Annex 4)*

The Registrar, University of the Punjab vide letter no. D/888/R dated 10-9-2016, declared that all plots must be purchased by the ASA and the University will have nothing to do with the purchase of land. *(Annex 5)*. The Registrar, University of the Punjab, vide letter # D/1072/R dated 7-11-2016 issued an NOC to use the name of the University for the project on town 3. *(Annex 6)*.

The Registrar, University of the Punjab, vide letter # D/1086/R dated 9-11-2016, provided an undertaking and allowed to transfer some land (located at Jia Bagga) in the name of the Registrar who will act as a trustee for limited time and purpose. It was also mentioned that the land is being purchased by ASA and a third party (developer) and another undertaking that the registrar was bound to issue an NOC for LDA *(Annex 7-a, Annex 7-b)*.

An agreement between the Registrar, University of the Punjab and the ASA took place on 7-12-2016 to go ahead in the project for the welfare of both the academic and non-academic staff. This agreement stated that the registrar will be a trustee and will transfer the land to any person or persons later for the purpose of developing the project. It also iterated that permission has been granted to use the name of the University of the Punjab. A legal agreement on stamp papers of Rs. 1200 was also taken place. *(Annex 8)*.

The price of plot including development and other cost was stated as Rs. 18,00,000, Rs. 28,00,000 and Rs. 40,00,000 for 5 Marla, 10 Marla and one Kanal respectively with a 4-year payment plan. *(Annex. 9)*. This payment plan (initial payment and installments) was revised to favor 5 Marla land applicants in a mail sent by Dr Azhar Naeem on 17 June 2016. *(Annex. 10)*. Only the persons related to the University were allowed to apply (booking of land was not allowed to the general public). The location of the land was declared to be 25 km. from the University and 14 km from town II (a town developed for university faculty and staff earlier). It was stated that the distance may decrease with construction of roads in future. *(Annex. 11)*.

It must be noted here that, in June 2016, Legal authority of the Vice Chancellor of the University to hold Syndicate meetings was challenged by some faculty members but the court allowed the VC to hold the meetings. However, the proposal for town 3 and the involvement of the university was

Why the case was never presented to the syndicate?

Why did ASA and University proceed without the syndicate's approval?

NEVER presented in the Syndicate. A letter # PUT-3/01/2018 dated 9th February 2018 in this regard was sent to the University after 18 months of start of the project. (Annex. 12).

On 28th June, 2016, in an email by Dr Azhar Naeem, the last date of registration was extended to 12 July 2016 (This was increased to 23 September later only for 5 and 10 Marla plots) and it was stated that more than 500 forms were submitted. Also, down-payment for 5 Marla Plot was reduced from 3,24,000 to Rs.

Plots were not open to general public. Later, in the name of correction of title of land, plots were transferred to other people including the general public. Was it advertised to the general public?

2,40,000. The last date of down-payments was later increase to 10 October 2016.

In the meanwhile, a letter of intent (letter # 11/PUASA dated 30 June 2016) was issued to Engr. Javed Iqbal of SPS (Pvt. Ltd.) was issued by the ASA in order to develop the project although this could not work out and an actual agreement was signed later with A & D Constructions (Pvt. Ltd.) (Annex 13-a).

Working with M/s A & D Construction

On 8th October, 2016 a general meeting of the registered members of town III was held at Faisal Auditorium which was attended by more than 300 members. This meeting was called by mail sent on 6 October 2016. The secretary ASA, Dr. Mahboob Hussain briefed to the participants with detailed multimedia presentation which included maps and illustrations. It was stated that ASA's Executive

The selection process of the developer was not done through advertisement or calling an EOI. However, a process had been followed for selection of the first developer (A & D Constructions). The developer, according to Dr Azhar Naeem and Dr Mehboob Hussain, was selected due to low cost and better time-frame.

approved M/s. A & D Construction, to undertake a Housing Scheme under the name of 'Punjab University Town-3, Lahore'. According to Dr Mahboob Hussain, the selection of A & D

Constructions was on the basis of the lowest cost of plots and lesser time frame to deliver the plots. The selection process was conducted including more than 20 companies who approached them. (Annex. 13-b). They ASA also offered in the General body that anyone who knows a company to fulfill the task can contact them. However, no advertisement was given and no EOI was called.

The detail of the registered members, 835 at that time (8 October 2016) was provided as follows:

5 Marla	10 Marla	20 Marla	Total
274	220	341	835

It is clear that the partnership of A & D Construction was formed on 28-July-2016, just before the agreement with the ASA and seems that it was formed exclusively for this purpose. The partnership was between Mr. Mian Javed and Mr. Irfan Ullah. Clause 4 of the partnership deed shows that the profit was agreed to be shared on equal basis irrespective of the capital invested by both partners which seems strange and may have contributed to the later dissolution of the partnership. According to clause 8 of the partnership deed, the partnership can be dissolved by any part on one month notice but the partnership would be dissolved after settlement of accounts (the settlement of accounts did not take place according to Mr. Irfan Ullah who is of the opinion that the partnership still stands active). This gave rise to continuous courts cases and stay on the land in future for settlement of accounts or any possible arbitration on the order of the court of law. (Annex 14-a: Partnership deed).

Salient features of the contract with M/s. A & D Construction were as follows:

1. At least 50% or the required land will be purchased by the developer within 45 days. ASA will verify this in 15 days. After verification payment will be made.
2. M/s. A & D Construction will transfer 10% land in excess in the name of registrar, University of the Punjab.

Most of the process of purchase of land was left to the developers. The developer was only required to provide residential plots. The developer could purchase excess land which will have nothing to do with the ASA or members of town 3.

3. Society will be developed according to LDA bye-laws including major facilities (detail can be seen in the contract) within 57 months not less than the standards of DHA, Bahria Town or Tariq Garden.
4. M/s. A & D Construction will not sell any land in the open market if approval of the Housing Scheme from LDA is not granted.
5. The original allotments will be transferable 3 years after the down-payment.

A copy of the partnership deed of A & D Construction (*Annex. 14-a*) and the contract of ASA with A & D Construction (*Annex. 14-b*) may be seen for further details.

The date of down-payments was increased to 17 October 2016. It was also stated that there will not be further registration in any category of plots. However, if any faculty/staff member wants to register now, he/she may send a request letter to Dr. Mahboob Hussain which will be treated on first-come-first-served basis if any registered member fails to deposit the down-payment.

In a meeting by ASA on 4th November 2016, it was discussed that M/s A & D Construction has purchased 65 Acres of land and the documents are handed over to ASA for verification. After verification and payment to the developer, the land will be transferred to the, University of the Punjab Registrar for which the Registrar issued an NOC/undertaking and another undertaking that the registrar was bound to issue an NOC for LDA (*Annex 7-a, 7-b*). About 600 members had deposited the down-payment in the ASA meeting of 4th November 2016.

The date for down-payment was extended to 11 November 2016. It was decided that intimation letters will be issued to the member before payment of the first installment due in December 2016. Dr Azhar Naeem intimated the member via an email on 2nd December 2016 that around 800 members have deposited the down-payment and about 100 Acres of land has been purchased by the developer. He also intimated the members that Office for PU Town-3 has been established at the Department of Electrical Engineering.

Involvement of the University

Initially, the University issued several NOCs and undertakings for the project and for the use of the name of University of the Punjab for the project of town 3 (*Annex 5, 6, 7-a, 7-b, 8*). Office for PU Town-3 was established at the Department of Electrical Engineering. On the request of ASA (letter # 21/PUASA dated 28-9-2016), the Treasurer, University of the Punjab, granted permission

to open a PLS account in UBL. The Treasurer, President ASA and Treasurer ASA were signatories of the account. (Annex 15-a, 15-b)

An account was opened in UBL (branch: 0913) Account no 233511485 for the purpose of receiving installments of the plots. One of the signatories was the Treasurer, University of the Punjab (Rao Muhammad Sharif at that time). Later, a letter from the treasurer was sent to UBL, via a letter number D/1017/Act-TR 31-01-2017, to UBL stating that treasurer will no more be a signatory of town 3 account.

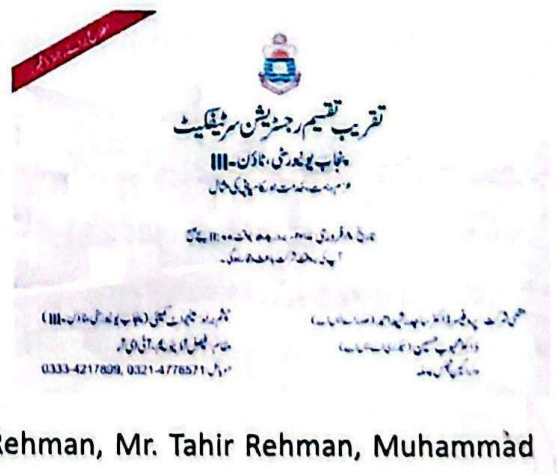
The Treasurer, University of the Punjab later withdrew as a signatory vide letter # D/1017/Act. Tr. Dated 31-01-2017. (Annex. 16-a). A month later, the president ASA vide letter # 44/PUASA dated 3-2-2017, requested the treasurer to continue as a signatory. (Annex. 16-b). The treasure refused vide letter # D/1019/Act-TR 17-02-2017 to do so due to the fact that the case was not presented to the syndicate. (Annex. 16-c). A request by the secretary ASA was also sent to the treasurer for the above-mentioned purpose vide letter # 51/PUASA dated 21-2-2017. (Annex. 16-d).

It is clear that the University was fully involved in the process due to which many people registered for the plots. The later withdrawal of the University cannot be justified and it may remain the responsibility of the University to help solve the issues in any possible legal way.

Further Developments

At that time (6 January 2017) it was declared that the plot holder number is 850 (instead of 835). A visit to the site took place on 7th January 2017.

Certificates of registration/intimation letters were distributed on Wednesday, 8th February at 11:00 AM at Faisal Auditorium, University of the Punjab. The proposal to form a management committee was presented in the same meeting of 8-February-2017. The general body suggested that Dr Fakhru Haq Noori will be the permanent chairman of the management committee. The committee will include six members from the executive council of the ASA (which may change every year after election of a new ASA) and include Dr Shahid Kamal, Dr Farah Malik,



Dr Kamran Abid, Mr. Naveed Ur Rehman, Mr. Saif Ur Rehman, Mr. Tahir Rehman, Muhammad

Jameel Anjum etc. The general body also authorized the management committee to include additional members in future. (Annex. 17-a). A letter # 46/PUASA regarding the constitution of the management committee was issued on 9-2-2017. (Annex. 17-b).

Bye-Laws of Town 3

The bye-laws of town 3 were signed on 30-November-2016. According to the bye-laws of town 3, The management committee would be constituted by the Executive Council of the ASA. It will have 15 members. Six members will be from the ASA (Ex-officio), one will be the Treasurer, University of the Punjab and 8 members will be from within the registered members of town 3.

The 8 members from the registered members of town 3 will be selected by majority in the general meeting of members. According to the bye-laws, these 8 members cannot be changed until the change is approved by two third majority of the members present in a general meeting of the members. It must be noted that the bye-laws of town 3 are

Did the management committee of town 3 share the bye-laws with the members? Later, the bye-laws were written on the back of the letter of intimation provided to the members.

on stamp papers of Rs 400, are signed by the executive council of the ASA of that time and are undated. The bye-laws state that in case of any subsequent escalation of prices, the allottees will be bound to pay the amount decided by the management committee. It also states that if the management committee, by virtue of any reason, is not able to allot a plot, only the original amount paid by the member will be refunded (without any interest) to the member. The member will not claim any damage/compensation/loss/markup. It is not clear whether the bye-laws were ever shared with the members of town 3. (Annex. 18).

Claims and allegations by Mr. Irfan Ullah, Mian Javed and Dr Khurram Shahzad

Mr. Irfan Ullah stated that the dissolution of the partnership of A & D Constructions has not been finalized as settlements of accounts has not taken place. He has approached the court of law in more that 40 cases, some of which are still pending. (Annex 44 and Annex 45) These cases delayed the project according to the management committee as the court granted several stays on the sale of the land. Mr. Irfan Ullah also submitted a statement of facts to the management committee

on the issues of town 3 (*Annex 41*). Mr. Irfan Ullah stated that the project was not run in a transparent manner as the land was purchased in the name of individuals instead of the University or ASA. According to him, hundreds of millions of Rupees are not reconciled towards the principal objectives of town 3. He also claims that the dissolution of the partnership of A & D Constructions was not appropriate and, due to non-settlements of accounts, the court cases may lead to any possible arbitration in future. The cases are still pending (*Annex 41. Annex 30*).

Mr. Irfan Ullah sent several notices to the bank of A & D Construction and several notices to the management committee to resolve the issues of the partners of A & D Constructions and issue of irregularities of development of town 3 (*Annex 37*). Earlier, he also had requested the ASA to reconstitute the management committee (*Annex 38*). However, the mechanism of reconstitution of the management committee states that two third majority of the members in the general body of members can lead to a change in the management committee which was never requested by members in any general body. Mr. Irfan Ullah also submitted a request to the Vice Chancellor, University of the Punjab to intervene and solve the matter and submitted details of facts regarding town 3 (*Annex 40*).

A list of pending legal cases by Mr. Irfan Ullah Vs Mian Javaid and list of cases by Mr. Irfan Ullah Vs the management committee is provided with this report (*Annex 42*). Some of the cases can be seen in Annexures 42 to 45 regarding legal cases.

Later, Dr Khurram Shahzad also took the matter to the court (*Annex 50*) which granted stay on the transfer of land. Dr Khurram Shahzad told the committee on the issues of town 3 that the process of the development of town 3 is not transparent and some members of the management committee has become extremely rich after 2016. He also told the committee that, with the connivance of the developers and the management committee, money has been withdrawn from the bank account of the developers. He also said that Mr. Waqar Naeem (brother of Mr. Azhar Naeem) has received different cheques and pay orders of millions of Rupees against the land. (*Annex 35: copies of cheques in favor of Mr. Waqar Naeem*). However, Dr Azhar Naeem explained to the committee that such agreements were not endorsed by the management committee and the money for other parties have been returned back.

On the other hand, Mian Javed, through Dr Muhammad Azhar Naeem, provided a statement that Dr. Khurram Shahzad has received money from the representatives of Mian Javaid. He states that Dr Khurram Shahzad and Mr. Irfan Ullah, in connivance, acted in a way that delayed the project of town 3 and resulted in loss of money and time. However, no concrete proof has been provided and the statement is included for record and further use, if required. (*Annex 36*).

Transfers of land, Dissolution of partnership of A & D Constructions and A & D Planners

The land became a rolling stone after dissolution of the partnership of A & D Construction. It seems that both partners of A & D Construction had several different contracts with different parties with or without the consent of the management committee. According to Dr Muhammad Azhar Naeem (in a mail sent to member on April, 2, 2018), the attempts to sabotage the project started during the election campaign of 2018 of the ASA where someone (Dr Azhar did not give the name) claimed that the site of land is shown as the land for EMPRA City. A letter in this regard was also written to LDA to highlight the attempt to falsely show the land as belonging to EMPRA City. (*Annex 19-a*). A contract between MR. Irfan Ullah (partner of A & D Construction) and EMPRA city took place in this regard which was not endorsed by the management committee. (*Annex 19-b*).

Another contract between Mian Javed of A & D planner and Prime Future Developer (*Annex 19-c*), to transfer the land of town-3 and develop it, took place on 29-Jan-2021 which stated that Prime Future Developer will pay Rs. One Billion to A & D planner. The Management committee did not endorse the contract. Another contract took place in June 2021 between Mian Javed and Tahir Abbas etc. to sell the land for Rs. One billion in return of developed plots (*Annex 19-d*). An earlier contract of 2017 also is found to have taken place between Mian Javaid and Zulfiqar Ali Khokhar for purchase of land for town 3. It is strange that, even before the dissolution of partnership of Mian Javaid and Mr. Irfan Ullah, this contract has no signatures of Mr. Irfan Ullah and has also nothing to do with the management committee (*Annex 19-e*). Another agreement of partnership, in November 2017, between Mian Javaid and Mr. Muhammad Usman & Tanveer Hussain took place by which the first party (Mian Javaid) states that A & D Construction has entered into contract with Punjab University ASA to use the name of the University to develop

punjab University town 3, and after its completion, the first party and the second party will be partners in phase-II of the project (using the name of Punjab University town 3). Again, this contract has no signatures of Mr. Irfan Ulla, although the partnership of A & D Construction had yet not been dissolved. There is no signature of any member of the management committee either, which shows that this activity of developing phase 2 was not with the permission of the management committee. (*Annex 19-f*).

Another contract which the committee on the issues of town 3 got hold of, strangely shows that, much after the dissolution of the partnership of A & D Construction, and well after facing lot of court cases between Mian Javaid and Mr. Irfan Ullah, both entered into another contract in February 2022 through a memorandum of agreement to sell all the shares of A & D planners to Mr. Irfan Ullah in lieu of Rs. 1.1 billion, out of which Rs. 100 million was paid at the time of signing the contract and schedule of remaining payment was a part of the contract. (*Annex 19-g*). This contract is signed by Mian Javaid, Mr. Azfar Satter and Mr. Irfan Ullah with no signature or endorsement of the management committee.

All the above contracts demand investigation by legal authorities.

On 6-May-2019, the partnership of Mian Javed and Irfanullah of M/s A & D Constructions was dissolved by Mian Javaid due to conflicts between the two partners. A notice of dissolution of partnership was served on 3-May-2019 by Mian Javaid. The notice stated that Mr. Irfan Ullah formed a new company in the name of Safe Holding Pvt Ltd. and showed the land of Town-3 to enter an agreement with EMPRA City. (*Annex 22*). However, Mr. Irfanullah claims that the partnership still stands valid and the court will order to settle the accounts without which the partnership cannot be considered dissolved. The settlement of accounts for dissolution of partnership is mentioned in the partnership deed of M/S A & D Construction at clause 8.

However, the management committee entered into contract with A & D Planner on 19th July 2019, which later included Mr. Waqar Naeem (brother of Dr Azhar Naeem) on almost the same terms and conditions as were with A & D Construction. (*Annex 24*). A & D planners was not selected by any process. Dr Muhammad Azhar Naeem stated to the committee that, under the circumstances, they had an agreement with A & D Planners as it included Mian Javaid in whose name and control was some of the land and the bank account of A & D Construction and he agreed on the same

terms and conditions as were with A & D Constructions. Mr. Waqar Naeem was included later for safety of the project as he had already been helping in the legal matters of town 3.

The management committee was of the view that this issue is in between the two partners and the committee will not safeguard their partnership but will focus on successful completion of project utilizing all possible lawful options / resources. Both partners started blaming each other. The management committee decided not to make any further payments to M/s A & D Construction and stated that all previous payments were lawfully made in the name of M/s A & D Constructions and no payment was made in any individual name.

According to Dr Muhammad Azhar Naeem, a letter for a joint meeting, in order to try to resolve the conflict, was sent to both partners on 15-May-2019 and 30-May-2019 but Mr. Irfan Ullah showed reservations and required them to resolve the issue. (*Annex 23-a, Annex. 23-b*).

On 11 July 2019, LDA issued an administrative letter to various government departments for NOC for Town 3. In a mail to members, on 15-July-2019, Dr Azhar Naeem stated that plot files will be distributed after completion of 36 months and transfer/Sale/Purchase will be opened (which did not happen).

Regarding transfers of land, Dr Azhar Naeem told the committee that 32 acres of land had been transferred in the name of the Registrar, University of the Punjab and the management committee of town 3. Later, the Registrar, University of the Punjab, vide letter # NIL dated 26-9-2018 got permission of the University to either transfer the land to the ASA or provide power of attorney in favor of the

The land in the name of the registrar was transferred to four individuals or members of ASA including Dr Kamran Abid.

ASA without any liability on the University. (*Annex 20*). However, it must be noted that the land was not transferred to ASA but to individual members of ASA including Dr Kamran Abid.

As a result, The Registrar, University of the Punjab, vide letter # D/156/R dated 12-02-2019 issued an authority letter in favor of Dr Azhar Naeem for more than 32 acres of land which was in the name of the registrar. (*Annex 21*).

NOCs by the Government

In September 2019, two NOCs (from irrigation department and WASA) were issued. In the same month, a third NOC from PHS Department was issued. In October, 2019 a fourth NOC from Deputy Commissioner Lahore was issued. (Annex 25).

A General Body meeting of the members was held on 26 October 2019, one year after the previous meeting in which the management committee assured that all commitments will be met and sale/purchase between members will be opened after completion of 36 months.

In May 2020, PP-1 (preliminary planning permission) was granted by LDA. During 2nd November and 20th November 2020, the management committee allowed amendment/corrections in the name of plot-holders. They committed that the Final Allocation Letters will be issued from December 1, 2020 and December 20, 2020. The transfers/correction in the titles lead to shift in the titles of land from the general public who had no blood relation with the university faculty or staff. This also gave rise to a court case by Mr. Basharat Ullah Khan from the general public. A list of such transfers/corrections is available (*Annex 32*).

By March 2021, several times, the management committee offered full refund (without interest etc.), of the deposited amount if any member is unsatisfied from the project (For example, in a mail on 8 March 2021).

In a mail on 9th March 2021, by Dr Muhammad Azhar Naeem to members of town 3, it was stated that LDA sent notice to the developer in February 2021 to stop any kind of development work until the **technical approval of the map** is granted. LDA issued a public notice to refrain from any sort of sale/purchase of the plots. (This technical approval remained pending).

Withdrawal of the University & other issues

The University issued a circular # D/177/R dated 29-04-21 to various offices and deans announcing that the university has no connection with the scheme (Annex 26-a) and another letter # D/194/R dated 10-05-2021 (Annex 26-b) to Dr Sajid Rasheed & others stopping him from using the name of the University of the Punjab for the project of town 3. Mian Javed of A & D planners requested LDA to change the name to Jamia Town. (Annex 26-c)

In a mail on 23 May 2021, by Dr Muhammad Azhar Naeem to members of town 3, it was stated that complete required land has been purchased. A general body of members was held on 28

May 2021 in which the management committee showed concern on the attempts to defame the project and assured the members that all commitments will be met.

On 8th June 2021, DG Anti-Corruption Punjab was asked by the High Court (*Writ Petition 24318/21*) to constitute a committee to see if the name of University of the Punjab has been used by the

The Anti-corruption Punjab uses the word of 'staff', however the ASA is meant for the welfare of the 'Academic Staff' only, not the non-academic staff.

management committee after 2019, for town 3. Although the investigation was for the purpose mentioned only but the report was given on various other issues as well (e.g. if the management committee was selling the plots in violation of law?). The report's (Annex 27) key findings were:

1. ASA is an association for the welfare of the staff, the executive council of which may be authorized to carry on the functions of the ASA for the welfare of the academic staff. A Management Committee was constituted to manage the affairs of town 3 vide letter no. 46/PUASA dated 9-2-2017. (See Annex 17-b)
2. Establishment of a private housing society is not the mandate of the ASA. Government servants cannot be involved in private business without permission.
3. The management committee lacks representative character as it seems to be a permanent body. This may create monopoly and may be the cause of delay in the project.
4. The contract assignment for the second time (A & D planners) was informal and non-transparent.
5. 80 Acres of land was transferred in the name of individual members instead of the ASA or the Management Committee.

It must be noted that, initially, the project of town 3 was started with the consent of the University but unfortunately, was not presented the syndicate.

The management committee, unlike what the Anti-Corruption department states, could be changed by two third majority of the general body of members.

This 80 Acre of land has now been transferred to the developers as in October 2025.

6. The rate of plots and handing over commercial property rights to the developers is unjustified. The developer company was a fresh company that owns no land and has no experience of developing such a housing project.

According to the management committee, a process for selection of developers was carried out and the contract was awarded on the basis of lowest price of plots and the shortest time frame.

7. Mian Javaid has been trying to enter contracts with different parties like Zulfiqar Khokhar without the consent and information of the management committee.

8. The developers, with the connivance of the management committee shifted/sold soil from the land by digging. The digging in 23 acres is

The management committee is of the view that such sale did not occur and the developers are committed to provide developed leveled plots to the members.

from three to four feet which is more than 25 to 30 feet in 13 acres of land.

9. The land is also being used for cultivation by the developer, the benefit of which is not provided to the management committee or members.

10. Use of the name of University of the Punjab: NOC for using the name of the University was issued by the Registrar, University of the Punjab on 7-11-2016. (See Annex 6).

11. The University, later, totally withdrew from the project on town 3. The notice not to use the name of the university was issued to the management committee on 29-4-2021. Mian Javed of A & D planners requested LDA to change the name to Jamia Town. (See Annex. 26).

12. The management committee continued using the name of the University till May 2021.

13. Plot sales have been done on the name of "correction" of the title of land. Regarding sale of plots to the public, one case of Mr. Basharat Ullah can be quoted as he purchased a plot from Dr Ahmad Shair Awan and Mr. Basharat Ullah

It is worth noting the Mr. Basharat Ullah approached the Lahore High Court withing days of transfer of plot which makes the matter suspicious.

Plots may have been sold unofficially as well without the notice of the management committee.

letters will be issued by the Soul City Housing Scheme at the Town-3/Jamia Town office at Punjab University.

The 'LDA approved letters' issued with the name of Soul City were issued on 27, 28 and 29 April to the members. This was under the Joint Venture/Merger of developers of Jamia Town, A & D Planners (Pvt.) Ltd and MARWA Developers (Pvt.) Ltd (The owners of Soul City Housing Scheme). The new name was termed as Soul City Housing Society where a separate block would be reserved for the members of town 3 (*Annex. 28*).

Soul City Housing Scheme, according to website of LDA is a technically approved housing society with approved blocks and land at Mauza Jhedu, Tehseel Model Town (not Mauza Jia Bagga where town 3 land is located). (*Annex 29: snapshot from LDA website about Soul City*)

In a mail on 12 June 2023, Dr Muhammad Azhar Naeem (Secretary Management Committee) inform the members that, in the new joint venture, the management committee will be there until the possession of plots by all members. Dr Azhar stated the all the land is clear from litigations. Members were also informed that 'one person' (name was not mentioned) has filed and application (resulting in registration of FIR) that the management committee and the developers have been using the name of Punjab University illegally for the development of the project. Nab states the land as 940 Kanal.

Another case (writ petition no 29637 Mr. Khurram Shahzad Vs LDA) also kept a stay on the land of town 3. (*Annex 45*). Now the stay has been vacated. This case delayed the project by at least 2 and a half years but there were other cases also

The case titled "Khurram Shahzad Vs LDA", Case No. 29637/23, was scheduled for a hearing on 8th April 2025. The case by Khurram Shahzad was taken back for reasons. After session court vacated a case regarding mutation of land (required for transfer of land to developers) the mutation was done and now all land is transferred to MARWA developers of Soule City.

which were vacated time to time.

The Additional Director (staff) for DG NAB vide letter no 1(33)/HQ/CV/3707/21/AA-DD/NAB-L dated 23-08-23 informed that the competent authority has decided to close the case in NAB no NAB's end but directed that DG LDA may take further necessary action to protect the allottees interests and to ensure timely completion of the project of town 3/Jamia Town. (*Annex 33*).

This decision of NAB was challenged by Mr. Irfan Ullah in the Lahore High Court, writ petition no 57733-23 titles Irfan Ullah etc. Vs. NAB etc. which is still pending. (Annex 44).

A General Body Meeting of all the members will be held at 10.30 am on Tuesday, 5th August 2025 at Al Razi Hall (Undergraduate Block), University of the Punjab, Lahore. Another meeting was held on 19 September 2025 where the Management committee stated that all land has been transferred and Salable letters to member from Soul City will be distributed by 10 October 2025. after payment of the last installment.

According to Dr Muhammad Azhar Naeem, the process of clearance to members continues after which Soul City will issue salable letters to members and balloting will take place in 6 to 9 months and possession of developed plots (at Jia Bagga) will be given within 2 years. (not delivered yet by 29 October).

It must be noted here that just after achieving 4 different NOCs from LDA but before the technical approval, different legals stays have been taken against the transfer of land including several court cases by Mr. Irfan Ullah, court cases between Mr. Irfan Ullah and Mian Javaid on their dissolution of the partnership and the stay granted by the court in the case by Mr. Khurram Shahzad which continued for 2 and a half years.

It also must be noted that after obtaining 4 NOCs from LDA, a period of **only 15 days**, in these years, according to Dr Azhar Naeem, was without any stay which hindered the development of the project.

The issue was taken up by both NAB and Anti-Corruption department who has instructed the University to solve the matter and make sure that the plots are timely delivered to the members. A committee (letter # D/713/R dated 6 August 2025) was constituted by the Vice Chancellor, University of the Punjab to prepare a comprehensive report regarding the issues of town-III. This committee was a continuation of another committee constituted by the above which was changed due to the complaint of the Management Committee.

The members of the committee visited the earlier committee members in various meetings. This included Dr Usman Awan & Mr. Samee Uzair. The legal advisor of the university was also met for guidance on legal matters. They also held meeting and met the members of the management committee and some of the members of town 3 including Professor Aziz Ullah Awan, Mr. Khurram

Shahzad. The sub-groups of the members of the committee to look into issues of town 3 also met the former Resident Auditor (Mr. Zafar Iqbal).

The committee decided to continue the already done work by the previous committee. Two members of the committee also looked into the Cash Book of town 3 and analyzed the bank statements by visiting the office of town 3 in the department of electrical engineering.

Delays in the Project: Court Cases, NAB and Anti-Corruption Department

The first court case (Irfan Ullah Vs. Mian Javaid), according to Dr Azhar Naeem was filed in August 2019 however the project came into problem when the new ASA was elected in 2017. After 2019, the town 3 land has remained under continuous court stay orders which includes 2 and a half years under the case by Mr. Khurram Shahzad (*Annex 45*) case titled "**Khurram Shahzad Vs LDA**", Case No. **29637/23**). According to Dr Amjad Abbas Khan (President ASA 2025) told the committee that, in 2017, Prof. Dr. Javed Sami demanded that this was a project by ASA. They requested an audit of the Town-III bank accounts, which may have led to the removal of the Treasurer of Punjab University as a signatory on the bank account of town 3. Mr. Javed Samee requested the provision of the internal report from the University which was not provided as it was known later that the former Resident Auditor did not submit any report and was of the opinion that this is a private matter for which he is not authorized to audit. Subsequently, the new ASA Council refused to take responsibility for the society, citing a lack of transparency.

In 2021, when Prof. Dr. Mumtaz Anwar Ch. became President of ASA, he filed a complaint with the Anti-Corruption Department against them. However, the Senior Law Officer pointed out that there was no record or letter from Prof. Dr. Mumtaz Anwar Ch. in the University records. In response, the ASA President informed the Committee that he was unaware of the matter and did not have access to the University administration's records. Afterwards, Prof. Dr. Mumtaz Anwar Ch. later distanced himself from the project. Another complaint by a new member of town 3 (Mr. Basharat Ullah) resulted in a report by the anti-corruption department. (*Annex. 27*)

During the course of the project, A & D planners tried to sell the project to two different companies, Prime Future Developers in 2020 and Mr. Irfan Ullah in 2022 (although Mr. Irfan Ullah was in litigation with Mian Javaid) who was representing Mid-City for which A & D planners

(including Mian Javaid and Mr. Waqar Naeem as partners) received payments/cheques/pay orders)

These contracts were not signed, endorsed or owned by the management committee so they did not work out. According to Dr Azhar Naeem, all payments received in this regard were returned to Mid-City who had issued the pay orders etc.

Current Situation

A third agreement took place by A & D planners and MARWA developers (Soul City) which was endorsed by the management committee of town 3 where MRWA developers have committed to provide the plots. (Annex 28). Dr Azhar Naeem informed the committee that MARWA developers have also provided such commitments in NAB and Courts.

The land has been totally transferred to MARWA developers according to Dr Muhammad Azhar Naeem, the secretary management committee. Management committee has called for clearance of all dues after which clearance/NOC will be issued to members. All data has been handed over to Soul City. The members will get their salable files by visiting the office of Soul City. Yet (as on 8 December 2025), salable files have not been provided as the process of submitting the clearance certificates to SOUL City is going on. According to secretary management committee, Soul City has declared that balloting will take place in 6 to 9 months and plot possession will be possible within two years.

Observations and Recommendations

Following are some observations of the committee with recommendations.

1. The first question arises about the role of ASA which is a body that may work for the welfare of the faculty members (not the other staff). However, as mentioned in the investigation report by the Anti-Corruption Punjab, ASA has no mandate to develop a housing society. In this case, the non-academic staff was also involved which has nothing to do with the Academic Staff Association. However, the project was treated as a private project when the university distanced herself from the project.

Recommendation: The University should provide a clear stance and issue letters to bind every university official to seek permission before starting any such project or starting any private business, individual or otherwise. The ASA also should be clearly conveyed that they have nothing to do with the affairs of the non-academic staff.

2. University of the Punjab was, initially, fully involved in the project as
 - a. The Treasurer, University of the Punjab was one of the signatories on the bank account of town 3.
 - b. A significant part of land was kept in the name of Registrar, University of the Punjab for some time until the university started distancing herself from the project.
 - c. The University authorized the Registrar, by providing an NOC, to transfer the land.
 - d. University offices (in both old and new campuses) have been used continuously which was under the notice of the University authorities.
 - e. In any document, NOC or any permissions, it was not mentioned that this would be conditional on the approval from the syndicate.

Recommendation: The University may ensure that, in future, such practice and involvement of the University in such matters does not take place without the prior approval of the relevant bodies.

3. The matter was never placed in the Syndicate of the University despite request by the management committee (*Appendix 12*). However, this request was late (2018) and not at the initial stages of the project and must have been placed in the Syndicate at an earlier stage.

Recommendation: All such matters that need to be approved by the syndicate should not be started without the prior approval of the syndicate.

4. The management committee has placed allegations against Dr Khurram Shahzad and Mr. Irfanullah to delay the project by court cases and that financial corruption took place, however no concrete proof has been provided.

The same has been stated through a written statement by Mian Javaid (partner of A & D Construction and, later, A & D planner), however the written statement does not provide any proof of the claim.

On the other hand, Mr. Khurram Shahzad and Mr. Irfan Ullah also have claimed that members of the management committee have been involved in withdrawing money from the developer's accounts and the purchase of land is not transparent. Also, as a matter of fact, developed plots have not been provided until now (9 years from starting the project). They have pointed out the involvement of Mr. Waqar Naeem (brother of Dr Azhar Naeem) as a conflict of interest.

Recommendation: As no concrete proof is provided and the matter may be between the two partners of the developers, such claims may be considered baseless. The University may initiate a proper regular inquiry on the issue not only for one party but both sides (including the members of management committee, Dr Khurram Shahzad, Mian Javaid and Mr. Irfan Ullah). The University may request powerful and relevant government agencies to intervene and conduct any inquiry.

5. The selection process of the developer may have led to later conflicts and court case. The selection process of the developer (initially A & D Constructions) was not advertised publicly. However, the management committee followed a selection procedure in which they selected the developer on the basis of lower cost and less time frame for provision of developed plots. However, as Anti-Corruption Punjab also considered the selection procedure of the second developer and found it to be non-transparent. The second developer (A & D planner) also included the brother of one of the members of the management committee.

It is also very clear that M/s A & D construction had been created just before the project on town 3 for the purpose of the project. A & D planner also was formed urgently for the project on town 3. Both firms had no prior experience in such projects.

Comments: After passage of several years where no development took place, the project was handed over to a third party which proves that both A & D Constructions and A & D planners were incapable of development of such project.

6. The land looks like a rolling stone. If the developers (first A & D constructions and later A & D planners) were found suitable and selected for the purpose of developing the project, why did they need to undergo contracts with third parties like MARWA developers instead of developing the projects themselves?

As is shown in Annex 19 ('a' through 'g'), both Mr. Irfan Ullah and Mian Javaid have been entering into contracts with third parties to sell or purchase land, seemingly without the permission or consent of the management committee, which indicates vested interests not in accordance with the objectives of town 3.

Continuous court cases also have delayed the project. Some of the cases or stays on land were taken back after wasting lot of time and delaying the project.

Comments: The reasons of the continuous cases must be studied and it must be investigated if any money is involved in either going to the court of law or abruptly taking back the cases. Presently, despite allegations, no such proof has been found.

Surprisingly, the payment to the developers continued despite court injunctions,

7. As can be seen from the proceeding of the meeting of the committee to prepare a comprehensive report, the committee members inspected the Cash book and Bank accounts of the town 3 maintained by the Management Committee. The Cash book is well maintained but the bank account statements (or any other financial reports) were never made public or presented in the meeting of the general body of members.

Recommendation: If the university authority deems suitable, A third-party audit of the accounts of town 3 is suggested. Also, in case of investigation by any government agency, the accounts of A & D Construction should be audited due to allegations that some members of the management committee may have been provided money from that account, although no such proof has been provided in this regard.

Mr. Khurram Shahzad has laid serious allegations against the members of the management committee and highlighted the rapid increase in the assets of the members of the management committee. However, no concrete evidence has been supplied to establish such rapid increase. Mr. Khurram Shahzad presented two different agreements between members of A & D planners and other parties. The fear was that the land may be sold to those parties and the members will never get their plots. However, analyses of those agreements show that there are no signatures of the members of the management committee and the management committee did not endorse them. Mr. Khurram Shahzad also provided copies of the cheques/pay orders in the name of Mian Javaid and Mr. Waqar Naeem (brother of Dr Azhar Naeem). However, Dr Azhar Naeem clarified that all such payments have been returned by A & D planners to the second party. Also, this was the affair of A & D planner and the second party (Mid City). No proof in this regard has been provided. In the same way Mian Javaid has provided a written statement against Mr. Khurram Shahzad. If any of the parties want to proceed in the matter for investigation of assets, they can go the court of law and the University may not spend its time and money on the matter.

However, if there is any further delay in the provision of developed plots, The university, in the best interest of the faculty and staff may request appropriate government agencies to bring the assets and accounts of all stakeholders including Mian Javaid, Irfan Ullah, members of the management committee, & Mr. Khurram Shahzad under investigation by appropriate government agencies.

8. The purchase of plots, with rates etc. was done by the developer. Initially, the land owners were paid directly from the bank account of town 3 (with the treasurer as signatory), however, later payments have been made to the developers and they independently purchase the land, the price and other details of which are not known. In the previous years, some of the land was in the name of the Registrar and four members of the management committee (which has now been transferred to Marwa Developers/Soul City) but some land was in the name of developers. It is not clear if the developers used the money paid for purchase of land other than the land of town 3 or no. Some members are also concerned about the commercial land. However, according to the declarations of the ASA/management committee, the developers are bound to provide a certain number of developed residential plots to the members without charging any extra amount and can purchase land or keep some commercial land for themselves. So, the members may be concerned only with their residential plots. Now all land is in the title of MARWA developers and, so far, there is no new case that has a stay on the land so there is no further excuse in the way of provision of plots.

Recommendation: The management committee will remain fully responsible, despite transfer of plots to the developers, until the levelled plot possessions are not provided. The University may watch the ongoing process and, in case the plots are not provided according to the new time line, may seek help from any suitable and powerful government agencies to intervene. This is because of the initial involvement of the University and for the best interest of the members of town 3.

9. Some issues which are mentioned in the report of the Anti-Corruption department like digging of the plots etc. are not repeated here as they may not be relevant now. The management committee has provided assurance that developed levelled plots will be provided to the members.

Recommendation: The report of the Anti-Corruption department may be consulted if, in future, any further inquiry is needed.

10. Many cases by Mr. Irfan Ullah against Mian Javaid and the management committee are pending. Although, all the land is registered in the name of MARWA developers, the court cases mentioned above may result in any possible arbitration order by the court of law.

Recommendation: The University, through any means, may study the matter and, if required, work in the direction of possible arbitration between Mian Javaid and Mr. Irfan Ullah (with the involvement of the management committee).

11. The 'Salable' files have not yet been provided to the members and delays are being observed in this regard. However, it has been iterated by the secretary of the management committee that plots will be provided on the original location (Jia Bagga). It also must be noted that MARWA developers (as on 5 December 2025) have not yet applied to LDA for NOC for the land in JIA BAGGA.

Recommendation: The University must actively supervise the process of provision of plots, should not distance itself from the matter and may ask the Management committee to expedite the process of provision of salable files (which is delayed) and must ensure that the new timeline for provision of plots is followed.

The committee has acted in good faith without negligence relying on the documents provided by the persons involved. All issues that came under the notice of the committee have been summarized in the report. However, the report may not be exhaustive but may be helpful for further investigation by relevant and powerful government agencies, in case the process of provision of plots is not completed within the specified time.