



BAHRIA TOWN
— PRIVATE LIMITED —
YOUR LIFESTYLE DESTINATION

کارپوریٹ ہیڈ آفس
فیز 2 بحریہ ٹاؤن،
راولپنڈی۔

Corporate Head Office
Phase 2, Bahria Town
Rawalpindi. 46000



An Appeal Submitted on Behalf of the Affected Investors, Residents, Employees, Contractors, and Millions of Pakistani Families Associated with Bahria Town

August 8, 2026

Field Marshal Syed Asim Munir Ahmed Shah, NI(M), HJ, HI (M)
Chief of Army Staff & Chief of Defence Forces,
Pakistan Army, General Headquarters, Rawalpindi.

SUBJECT: RESPECTFUL APPEAL FOR IMMEDIATE INTERVENTION AGAINST THE ONGOING DISSIPATION AND DISTRESS SALE OF BAHRIA TOWN ASSETS DURING PENDENCY OF JUDICIAL PROCEEDINGS

السلام علیکم ورحمة الله وبرکاته
Your Excellency,

This respectful appeal is being submitted on behalf of Bahria Town, seeking your immediate intervention in a matter that has now assumed an extremely alarming dimension and carries serious legal, economic and public-interest implications. It is most respectfully submitted that Bahria Town's assets are presently being subjected to coercive measures, forced dispossession, sale at exceptionally low and unrealistic prices, and auctions, notwithstanding the fact that multiple cases and judicial proceedings concerning these assets and the related actions remain pending before competent constitutional and statutory forums. This appeal is being presented on behalf of the management of Bahria Town, its residents, allottees, investors, employees and the millions of Pakistani families directly or indirectly associated with the organization. This is not merely the grievance of a business enterprise; it is the voice of thousands of families who have committed their lifetime savings, their livelihoods and the future of their children to Bahria Town. Today, the attachment and sealing of Bahria Town's properties and the suspension of its business and development activities have created profound uncertainty amongst employees, allottees and investors, leaving thousands of families deeply concerned about their future.

Respected Sir, The Founder Chairman of Bahria Town, Mr. Malik Riaz Hussain, devoted several decades of his life to construction, urban development, employment generation, welfare projects and the promotion of investment in Pakistan. He introduced the concept of modern residential developments at a time when, for an ordinary Pakistani, organized, secure and properly serviced housing was little more than a dream. The projects established by him not only provided homes to millions of people but also generated extensive economic activity in construction, engineering, industry, commerce, services and numerous other sectors. This family and this organization have contributed substantial amounts to the national exchequer in the form of taxes, duties, fees and other statutory payments; invested billions of rupees within Pakistan; encouraged overseas Pakistanis and foreign investors to invest in Pakistan; and became a source of employment and business opportunities for a very large number of people. During natural disasters, disease, poverty and national crises, Bahria Town and Mr. Malik Riaz Hussain have also endeavoured, to the best of their ability, to stand with the State and the people of Pakistan.



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The judicial order reproduced below is clear evidence that, following the failure of the concerned administrative and law-enforcement authorities, the Honourable Court intervened in accordance with law, restored the FIR and afforded some measure of justice to the affected party. It is, however, deeply regrettable that, despite restoration of the FIR pursuant to the judicial order, no effective investigation has been conducted against the nominated person to date; he has not been arrested; no meaningful progress has been made in the case; and the judicial order has not been implemented in its true letter and spirit. Consequently, despite the timely intervention of the Honourable Court, the affected party continues to remain deprived of effective protection and complete justice.

ORDER SHEET
ISLAMABAD HIGH COURT, ISLAMABAD.
JUDICIAL DEPARTMENT.

W.P No. 1346 of 2025

Col. (R) Khalil ur Rehman

Vs.

Judicial Magistrate, Sec-30, Islamabad West and others.

S. No. of order/ proceedings	Date of order/ proceedings	Order with signature of Judge and that of parties or counsel where necessary.
	28.04.2025.	Mr. Tanveer Ahmed, Advocate for the petitioner. Ms. Sumaira Khurshed, State Counsel with Zulfiqar Ali, Investigation Officer, P.S. Aabpara, Islamabad. Mr. Sajid Cheema, DSP (legal), Islamabad Police. Mr. Wajid Munir, Deputy District Prosecutor. Mr. Asim Ghaffar, SHO, Aabpara, Islamabad.

MUHAMMAD ASIF J. Through the instant petition, the petitioner has impugned the order dated 10.02.2025 passed by the Judicial Magistrate Sec-30, Islamabad-West, whereby the cancellation report filed by the SHO, Police Station Aabpara was accepted.

2. The learned counsel for the petitioner argued that the cancellation of FIR No. 117/2025 of Police Station Aabpara is based on perfunctory and non-transparent investigation process, devoid of due diligence required in matters involving threats to life; that the impugned order passed by the learned Judicial Magistrate suffers from non-application of mind and is in violation of the principles settled by the Superior Courts regarding fair investigation and the duties of the Magistrate under Section 173 Cr.P.C. that the cancellation report dated 04.02.2025 was prepared, submitted, forwarded and approved in an exceedingly hasty manner, despite the fact that the alleged occurrence took place on 27.01.2025 and FIR was

Furthermore, the summons issued to the complainant was not duly served, resulting in the complainant's absence before the Court; however, instead of affording the complainant an opportunity to appear, the Court proceeded to pass the impugned order. This aspect of the matter raises the question as to what urgency existed in the matter that prompted the concerned SHO to file the cancellation report and led the Court to pass an impugned order in such a hasty manner. The whole story indicates that the due process was not adopted by the Investigation agency as well as by the trial Court.

12. In light of the foregoing discussion, the instant writ petition is accepted, and the impugned order dated 10.02.2025, passed by the learned Judicial Magistrate Sec-30 Islamabad-West, is hereby set aside. The matter is remanded to the investigating agency for submission of a fresh report under Section 173 Cr.P.C. in accordance with the law. It is further expected that the investigating agency and prosecution will adhere to the mandatory legal provisions in the future.

(MUHAMMAD ASIF)
JUDGE

It is also no ordinary matter that the children of Mr. Malik Riaz Hussain faced circumstances which, according to their family, amounted to alleged abduction, unlawful detention and a grave threat to their lives. For a father, what greater anguish could there be than being compelled to choose, from amongst his business, his homeland, his lifetime of work and the lives of his children, the safety of his children?



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He did not wish to leave his homeland, but circumstances compelled him to make that decision. He chose the lives and safety of his family over business, influence, comfort and the system he had established through decades of hard work. Even the members of his family who remained behind were not spared. According to the family, Mr. Malik Riaz Hussain's brother was allegedly taken away and remained untraceable for several months. The matter was also brought before the Honourable High Court, yet his recovery could not be secured for a considerable period. He was subsequently abandoned by the roadside while suffering from cancer, severe illness, physical weakness and extreme helplessness. The physical suffering, psychological trauma and helplessness endured by an elderly and seriously ill person during this period cannot adequately be expressed in words. On several occasions, he remained between life and death and barely survived. The question, therefore, arises: can such treatment of any citizen, particularly an elderly and seriously ill person, be acceptable in a civilized State? Can any disagreement, litigation or investigation justify depriving a human being of the fundamental rights to life, dignity and medical treatment?

Respected Sir,

Bahria Town's assets are presently being subjected to coercive measures, forced dispossession, and sale and auction at exceptionally low and unrealistic values. These measures are not merely causing irreparable loss to a private business enterprise; they are affecting the very existence and functioning of one of Pakistan's largest real estate and infrastructure developers, with whose projects, employees, investors, allottees and allied industries the economic interests of millions of citizens are directly or indirectly associated. The continuation of these measures notwithstanding the pendency of judicial proceedings gives rise to serious and fundamental questions of law. If the competent Courts ultimately declare these coercive measures unlawful, every auction, transfer and possession effected as a consequence thereof will inevitably become vulnerable to legal challenge.

Consequently, purchasers acquiring properties through such auctions may lose the properties they have purchased; prolonged litigation will follow; substantial claims for compensation may arise; uncertainty in the real estate market will deepen; and unnecessary legal and economic complications will be created for innocent third parties who purchased such properties in the belief that the auction process was legally valid and sustainable. Accordingly, these measures prejudice not only Bahria Town but also the rights of every prospective purchaser who may unknowingly purchase such property and become embroiled in years of litigation.

The comparison set out below demonstrates the alarming extent to which Bahria Town's assets are being auctioned or subjected to disposal at substantially undervalued prices. Even on the basis of a highly conservative assessment of market value, the actual expected market value of these assets is several times higher than the amounts at which they have been auctioned or are presently being offered for sale or disposal.



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Thus, assets having an estimated minimum market value of approximately **Rs. 238.6 Billion** have either already been auctioned, taken into possession, or are presently exposed to auction and disposal proceedings. Of even greater concern is the fact that, in several cases, even the actual auction price or final sale consideration has not been disclosed. This situation demonstrates the extraordinary scale at which valuable Bahria Town assets are being dissipated and depleted, with potentially irreversible financial consequences.

Property	Auction / Disposal Value	Estimated Minimum Market Value
Robaish Marquee, Rawalpindi	Rs. 508 Million	Approximately Rs. 1.5 Billion
Mohra Noor Rawalpindi Land (405K-03M)	Rs. 1.386 Billion	Approximately Rs. 210 Billion Based on the prevailing property rates adopted by CDA and DHA
Plot No. 3, Club Road Islamabad (18 Kanal)	Auction conducted but sale price not disclosed	15 Billion
15 Cars & 14 Motorcycles	Taken into possession; sale value not disclosed	200 Million
Land in Tehsil Saddar, Rawalpindi - Various Mouzas (2242 Kanal)	Auction reportedly conducted; sale consideration withheld	6.7 Billion
Media House Rawalpindi	Auction publication issued; status and sale price undisclosed	2 Billion
Land in Mouza Kithar, Murree 528 Kanal	Auction publication issued; status and sale price undisclosed	3.2 Billion
Total Assets Sold		236.6 Billion

The previously published values of several strategic Bahria Town assets further demonstrate that they themselves were valued in the hundreds of millions and billions of rupees. Yet today, core strategic assets are either being auctioned at distress values or without complete transparency regarding valuation, bidding process or sale consideration.

It is respectfully submitted that these actions are legally unsustainable for, inter alia, the following reasons:

1. The legality of the underlying proceedings remains under adjudication before competent Courts.
2. Rights of ownership, attachment and recovery remain disputed.
3. Any transfer effected during pendency of litigation shall remain subject to the ultimate outcome of those proceedings.
4. Auction purchasers will ultimately be compelled, through due process of law, to surrender properties when the underlying proceedings are declared unlawful.



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5. Such circumstances will inevitably generate multiple rounds of litigation, financial losses, uncertainty and institutional embarrassment.

Respected Sir, As a consequence of the present coercive measures, Bahria Town is presently unable to continue its development activities in the ordinary course. It is respectfully submitted that development works valued at approximately Rs. 372 Billion presently remain suspended. These projects directly relate to public infrastructure, essential utilities, residential development and the extensive economic activity associated therewith. The suspension of these projects directly affects thousands of employees, contractors, suppliers, investors, allottees, financial institutions and, ultimately, the national economy itself. The continuation of forced auctions and seizure of assets will only aggravate this economic damage. Respected Sir, If the present course of action continues unchecked, Bahria Town's assets will progressively be exhausted and irreversibly depleted. The continuous attachment, seizure, auction and distress sale of its income-generating and strategic assets at grossly undervalued prices will ultimately deprive Bahria Town of the financial capacity necessary to discharge its existing legal, contractual and public obligations. In such circumstances, Bahria Town will not only cease to remain in a position to fulfil its obligations before the Honourable Supreme Court of Pakistan, but will also lose the financial capacity to commence and complete approximately Rs. 372 Billion worth of outstanding development works, notwithstanding that these projects ultimately concern the rights and interests of thousands of citizens and allottees. Furthermore, Bahria Town remains under continuous pressure to meet the coercive and unilateral financial demands being imposed by DHA. If these very assets continue to be auctioned, seized and sold at distress values, Bahria Town will be deprived of the very resources through which it can fulfil its outstanding development works. For the past three years, Bahria Town's development activities have remained practically suspended, as a result of which approximately Rs. 372 Billion worth of development works and facilities have not been delivered to the public and the allottees. It is extremely important to appreciate that Bahria Town's existing assets are not merely the commercial assets of a company. These are the very resources through which development works, against the monies contributed by the public, are required to be completed and the corresponding rights and facilities delivered to them. If these very assets are seized and sold, from where will Bahria Town obtain the financial resources required to complete the outstanding Rs. 372 Billion development works? In reality, therefore, the dissipation of these assets is not merely a loss to Bahria Town; ultimately, it is a loss to the thousands of allottees and citizens whose money and future remain invested in and connected with these projects.

It is most respectfully submitted that, on the one hand, the State cannot expect Bahria Town to discharge all these substantial financial obligations while, on the other hand, various institutions continue to deplete or sell the very assets that constitute Bahria Town's principal sources of income and liquidity. Such a course will not only effectively frustrate the possibility of compliance with judicial obligations and lawful settlements, but will also irreparably prejudice the interests of thousands of allottees, investors, creditors and other innocent stakeholders. It is, therefore, most respectfully requested that, instead of causing irreversible loss through the distress sale of Bahria Town's assets at exceptionally low values, all





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outstanding matters may kindly be resolved through institutional dialogue and a mutually acceptable settlement, so that the assets necessary for the orderly, transparent and sustainable discharge of all lawful obligations may be preserved.

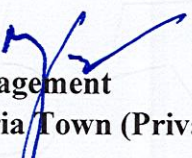
Respected Sir,

In the present extraordinary circumstances, it is most respectfully requested that appropriate directions may kindly be issued for an immediate, comprehensive and impartial review of the ongoing coercive measures against Bahria Town. It is further requested that assistance may kindly be extended to ensure that, until the pending judicial proceedings attain finality, no further asset is auctioned, sold or otherwise disposed of. It is also respectfully requested that, instead of continuing coercive measures, the way may be paved through meaningful institutional dialogue for a fair, lawful, transparent and mutually acceptable resolution, so that the legitimate rights and interests of the State, Bahria Town, investors, allottees, prospective purchasers and all other concerned parties may be effectively protected in accordance with law.

Respected Sir, The purpose of this appeal is not to seek any immunity or concession from the law. Its sole purpose is to seek adherence to the rule of law, respect for and protection of the judicial process, preservation of valuable national assets, and prevention of irreversible consequences that may arise from the continued sale and disposal of disputed properties before competent Courts have rendered their final judgments. It is sincerely hoped that your esteemed intervention will facilitate the resolution of all outstanding matters concerning Bahria Town through arbitration, lawful and meaningful dialogue, and institutional fairness, rather than through measures that may permanently damage valuable national assets, undermine investor confidence and create avoidable legal and economic complications.

With profound respect,

Yours faithfully,


Management
Bahria Town (Private) Limited

August 9, 2026

