



BAHRIA TOWN
— PRIVATE LIMITED —
YOUR LIFESTYLE DESTINATION

کارپوریٹ ہیڈ آفس
فیز 2 بحریہ ٹاؤن،
راولپنڈی۔

Corporate Head Office
Phase 2, Bahria Town
Rawalpindi. 46000



PRIVATE & CONFIDENTIAL

July 3, 2026

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

SUBJECT: A HUMBLE APPEAL AGAINST THE DISCRIMINATORY TREATMENT OF BAHRIA TOWN, THE DISPOSAL OF ITS VALUABLE PROPERTIES AT GROSSLY UNDERVALUED PRICES, AND FOR THE PROTECTION OF THE LIFE SAVINGS OF MILLIONS OF PAKISTANI FAMILIES

Your Excellency, السلام علیکم ورحمة الله وبرکاته

With the utmost respect, humility and pain of heart, this representation is submitted before Your Excellency. This letter is not written to seek any treatment above the law. It is the cry of millions of Pakistani families who invested their lifelong savings in the projects of Bahria Town, planned the future of their children, secured their hopes for old age, and placed their trust in Pakistan's investment environment.

The most fundamental question is why the properties of Bahria Town are being auctioned in this manner? Why is Bahria Town being subjected to such discriminatory treatment? What legally determined or undisputed liability justifies the continuous auction of assets worth billions of rupees? Even where any process is claimed to be legal, why are such valuable properties being disposed of at throwaway prices? This matter is no longer confined to one institution; it has become a matter concerning the confidence, investments, homes, livelihoods, businesses and future of millions of Pakistani citizens. The valuable properties of Bahria Town are being auctioned one after another. At times, it is a building; at times, another commercial property; at times, hundreds of kanals of land; at times, assets over which complete development infrastructure already exists; and at times, properties with which the rights of thousands of allottees, purchasers, residents and investors are directly connected.

It is deeply painful that Bahria Town's properties are first entangled in different legal proceedings and attached, then auction advertisements are issued for the very same properties, and thereafter the auction process is carried out in a manner that raises serious questions regarding transparency, open competition, genuine bidding and public participation. These auctions are presented as public and open processes, but in practical terms, the proceedings appear to be completed in closed rooms, through limited files, and in an environment of restricted access. Those who seek to attend, observe, participate in, or understand the auction proceedings are not provided effective access. The question therefore naturally arises: if these are truly transparent auctions, why is the complete record of the proceedings not placed before the public? Has anyone actually witnessed an open auction of Bahria Town's assets worth billions of rupees? Is there any available record of photographs, videos, attendance sheets, details of bidders, complete bidding records or open documentation of these auctions? If everything has been conducted according to law, justice and transparency, then what prevents the entire process from being brought before the public?





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INTERNATIONAL
PROPERTY
AWARDS

This grievance is not an isolated occurrence. It has appeared repeatedly. One asset is auctioned, then another, then a third. Each time the same question arises: is all this being done in accordance with law, transparency and justice, or is Bahria Town being subjected to discriminatory treatment whose consequences will not remain limited to the company, but will directly reach millions of Pakistani families? The figures themselves speak loudly. Rubaish Marquee was earlier valued at Rs. 1,354,770,450, yet its reserve price for auction was fixed at only Rs. 488,349,000, and it was ultimately sold for Rs. 508,000,000. Similarly, Corporate Office-I and Corporate Office-II, both valuable assets, were also taken through the auction process. Furthermore, the land situated at Mouza Mohra Noor, Islamabad, enjoys exceptional strategic significance due to its location adjoining the DHA-CDA Joint Venture development. The present market value of this land has increased to approximately PKR 200 billion. Despite its extraordinary value and development potential, it was auctioned at a price significantly below its actual market worth, giving rise to serious legal and public concerns. These figures compel every reasonable person to ask why assets worth billions of rupees are being disposed of in such a manner. Similarly, Plot No. 3, Club Road, is another glaring example of departmental injustice. This highly valuable property, whose market value is also stated to be in billions of rupees, has likewise been auctioned at a throwaway price, raising serious concerns regarding fairness, transparency, valuation and the protection of public and stakeholder interests.

Your Excellency, these lands are not merely lands. These buildings are not merely buildings. These projects are not merely business ventures. They are the hopes of millions of Pakistanis. They are the prayers of parents who invested for the future of their children. They are the retirement savings of elderly citizens who dreamed of a secure home after a lifetime of hard work. They are the trust of overseas Pakistanis who worked abroad and sent their hard-earned money back to their homeland. They are the savings of widows, government employees, salaried persons, small traders, contractors, labourers, shopkeepers and ordinary citizens who believed in investing in Pakistan. If this confidence is broken today, the loss will not be suffered by Bahria Town alone. Pakistan will suffer. Pakistan's economy will suffer. The investment environment will suffer. The confidence of overseas Pakistanis will suffer. Tomorrow, every person will think a hundred times before investing in his own country, wondering who will protect his rights if his investment becomes trapped in a major dispute.

Bahria Town does not ask to be placed above the law. Bahria Town does not ask that any lawful proceeding be stopped. The only humble request is that the principles of justice, transparency and equal treatment should not be violated. If there is any claim, let it be decided strictly in accordance with law. If there is any outstanding liability, let it be determined transparently. If there is any dispute, let the competent courts adjudicate it. However, while matters remain pending before the courts, the disposal of assets worth billions of rupees at throwaway prices would cause irreversible loss which cannot be remedied later. If tomorrow the courts reach a different conclusion, how will the sold assets be restored? If the life savings of millions of citizens are destroyed, how will their lives be rebuilt? If public confidence in investment is shattered, who will restore it? An amount of approximately PKR 372 billion, representing the life savings of ordinary and poor citizens, is invested in these projects. If immediate, fair and effective measures are not taken at this critical stage, millions of families may suffer irreparable loss that cannot be remedied later.





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Our humble appeal is that this entire matter may be immediately reviewed through an independent, transparent and impartial process. Further auction of the disputed properties of Bahria Town may be stopped forthwith. The complete record of all auctions already conducted may be called for and examined. The proceedings of every auction, attendance record, details of bidders, valuation, advertisements, approvals, transfers and relevant files may be scrutinized. It may be determined whether genuine open competition took place, whether the prices were fair, and whether public interest, the rights of investors and the pendency of judicial proceedings were duly considered. The true strength of the State lies in the confidence of its people. When the people believe that their voices are being heard, their savings are safe, their rights are protected, and even powerful institutions remain subject to justice, the State becomes stronger. But when an ordinary citizen feels that the hard work of a lifetime can be lost through a few files, a few auctions and a few irreversible actions, his confidence is broken.

Bahria Town remains willing to resolve all disputes through arbitration. In 2018, arbitration was conducted through the Joint Venture Resolution Committee (JVRC), but its decision was never fully implemented. Bahria Town is still ready to honour that process, and is also willing to proceed before an independent international arbitrator. If any lawful liability or default is determined against Bahria Town, it is ready to pay the same in accordance with law. However, while the relevant matters remain pending before the Supreme Court and other competent forums, the rushed auction of disputed assets is causing irreparable loss to ordinary citizens whose savings are invested in these projects.

Bahria Town has, on different occasions, expressed its willingness to resolve all disputes through dialogue, negotiation and arbitration. It is therefore respectfully requested that Bahria Town may also be afforded a fair opportunity of arbitration so that all matters may be resolved amicably, lawfully and in accordance with the requirements of justice.

Today, millions of families are looking towards Your Excellency with hope. These people are not powerful. They do not have access to high offices. They possess only the savings of their lifetime, which now appear to be at risk. We therefore respectfully request Your Excellency to play an effective role in this matter so that the rule of law, transparency, justice, public confidence and the rights of millions of Pakistani families may be protected.

May Almighty Allah grant Your Excellency health, wisdom, steadfastness, honour and further strength to make decisions based on justice for the people of Pakistan. This representation is submitted with utmost respect, with full confidence that fairness, restraint, reconciliation and justice shall prevail.

With highest regards and respect.

Yours faithfully,

Commodore (Retired) Muhammad Ilyas
Vice Chief Executive / Acting Chief Executive
Bahria Town (Private) Limited

