

ORDER SHEET
IN THE HIGH COURT OF SINDH AT KARACHI

C.P No.D-4410 of 2025
[Shoukat Hussain and others v. P.O Sindh and others]

DATE	ORDER WITH SIGNATURE OF JUDGE(S).
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Before;
Mr. Justice Yousuf Ali Sayeed;
Mr. Justice Abdul Hamid Bhurgri.

- 1. For orders on CMA No.18904/25.
- 2. For orders on office objections No.1 to 3.
- 3. For orders on CMA No.18304/25.
- 4. For hearing of main case.

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Date of hearing:- 19.09.2025

Mr. Abbas Zer Khattak, Advocate for the petitioners.

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Abdul Hamid Bhurgri, J.- The Petitioners assert ownership of 4-16 acres of land from Survey No.113, located in Deh Joreji, Bin Qasim, Malir, Karachi. They claim that their ancestors inherited the land through a Foti-Khata, as legal heirs of the late Muhammad Ramzan. It is further stated that Muhammad Ramzan had purchased the land from Abdul Rehman via a registered sale deed, bearing No. 4022 dated 09.05.1974. This transaction was recorded in VF-VII under Entry No. 828, dated 16.05.1974, in his name.

2. The Petitioners state that they had earlier filed Constitutional Petition No.D-3013/2025, seeking directions to the Assistant Commissioner, Bin Qasim, for demarcation, partition, and mutation of the subject land. That petition was dismissed vide order dated 02.07.2025, with liberty granted to the Petitioners to avail the appropriate remedy under the law. Pursuant to that order, the Petitioners filed an application under Section 135 of the Sindh Land Revenue Act, 1967 (available at page 177 as Annexure-G), seeking demarcation and mutation of the subject land. They claim that the said application has been pending before the Assistant Commissioner, Bin Qasim, Malir, Karachi, since 08.08.2025. The Petitioners now pray that Respondent No.3, i.e., the Assistant Commissioner, Bin Qasim, Malir, Karachi, be directed to decide the application within a fixed timeframe strictly in accordance with law.

3. We have heard the learned counsel for the Petitioners and examined the material available on record.

4. It appears that the Petitioners' application for demarcation, partition, and mutation is pending before the competent revenue authority (Respondent No.3). In this context, it is pertinent to note that the Government of Sindh, Revenue Department, has issued Notification No.DD(E&I)/HQ/BOR/2024/302 dated 21st October, 2024, establishing a Public Grievance Redressal Cell under the supervision of the concerned Deputy Commissioners to address revenue-related complaints. The Notification is reproduced below:



**GOVERNMENT OF SINDH
REVENUE DEPARTMENT**
Hyderabad Dated: 21st October, 2024

NOTIFICATION

No.DD(E&I)/HQ/BOR/2024/.302 In order to redress the public grievances in revenue related matters through one window facility, a "Public Grievances Redressal Cell" is hereby, established under the supervision of concerned Deputy Commissioner across the Sindh Province in their offices and the respective Additional Deputy Commissioner-I/ Additional Collector (by designation) will act as the Incharge thereof as under:

- i) All the complaints as to revenue related matters specially the mutation entries, sale certificates, fotikhata-badal (inheritance entries), demarcation of land, partition of land, solvency certificates etc will be recorded in the Complaint Register to be taluka-wise maintained separately at district level in this regard.
- ii) The complaints so recorded as above will be forwarded to the concerned Mukhtiarkars and Assistant Commissioners of respective Taluka (as the case be) who will further enter the complaint in the Inward Register and make the disposal thereof within the time line already notified by this Board vide Notification No.DD(E&I)/HQ/BOR/2018/1157 dated 03.12.2019 on merits as per law / rules after providing the opportunity being heard to the parties and observing all codal formalities and by passing speaking orders as needed otherwise. All the complaints / applications will also be computerized to have its data in soft.
- iii) The Deputy Commissioner will hold fortnightly review meetings to expedite the disposal of the complaints and to redress such grievances expeditiously in letter & spirit. He shall send the status of the complaints disposed of and pending to the concerned Divisional Commissioner for further necessary action. In the minutes, he shall make the report against the officers / officials failed to discharge their responsibilities in this respect. He shall also fix a day in a week to listening the complainants and to take necessary action for its redressal accordingly as per law on merits.
- iv) The Director (E&I) and Regional Revenue Officers, BOR, Sindh already assigned the task under Chief Minister's Directives will visit the field offices and report the progress through their memos to this Board. Besides, the Divisional Commissioner also to review the progress during the meetings and to take measures for disposal of subject petty issues of the public on priority basis.

**SENIOR MEMBER
BOARD OF REVENUE SINDH**

C.C to:

1. The Principal Secretary to Chief Minister Sindh, Karachi.
2. The Divisional Commissioner(s) _____ (All)
3. The Advocate General Sindh, Karachi.
4. The Additional Advocate General Sindh _____ (All)
5. The Deputy Commissioner(s) _____ (All)
6. The Deputy Secretary (Staff) to Chief Secretary, Sindh, Karachi.
7. The Section Officer (S.O.) to Senior Member, Board of Revenue Sindh.



**ASSISTANT SECRETARY
BOARD OF REVENUE SINDH**

5. In light of the above Notification, the Petitioners have an alternate and efficacious remedy available to them by approaching the Public Grievance Redressal Cell established under the aforementioned Notification for redressal of their grievance.

6. Accordingly, the petition is dismissed in *limine* together with all listed applications if any, with liberty to the Petitioners to approach the said Cell in accordance with law. If such an application is filed, the competent authority shall ensure that it is decided in accordance with law, preferably within thirty (30) days from the date of receipt of the application, after providing an opportunity of hearing to all concerned.

JUDGE

JUDGE

Ayaz Gul