

DHA OASIS

PAKISTAN DEFENCE OFFICERS HOUSING AUTHORITY – KARACHI
HIBA ZABANI BILA EWAZ
(INSTRUCTION SLIP)

1. To apply for transfer of Farmhouse by Hiba Zabani Bila Ewaz following documents are required to be submitted:-
 - a. Covering letter signed by the owner with additional three signatures for signing in the presence of DHA Designated Officer (Specimen attached).
 - b. An affidavit (Specimen attached) on Rs. 100/- (Per Donor) Stamp Paper duly attested by an Oath Commissioner.
 - c. 1x photocopy each of CNIC of each i.e. donor & donee.
 - d. Two attested photographs of the transferee/donee.
 - e. Original Allotment Order/Transfer Order/Division Order etc to be returned for cancellation.
 - f. Undertaking for Loan Mortgage of Farmhouse by Donor.
 - g. In case of Hiba of Farmhouse in the name of more than one owner, a consent letter from all the cosharers be attached, indicating/mentioning the address on which the correspondence is to be made.
2. Ensure all dues on the Farmhouse are cleared.
3. After 'Sign Before' on the transfer documents, the Designated Officer will return the documents to the Donor (Transferor).
4. The Donee (Transferee) to pay the transfer fee in the Account Branch (1st Floor). The Account Branch will make necessary endorsement on the covering letter.
5. The donee (Transferee) to deposit the Transfer Documents at the Reception (veranda) and obtain a receipt. The receipt will indicate the date of collection.

Notes:

1. All fees are subject to change without notice.
2. Before making out a Pay Order/Bank Draft please find out the outstanding dues and current rate of Fee from Accounts Branch.
3. In case you desire your case to be processed on urgent basis, on payment of requisite emergent fee, please contact the Director/Addl Directors for necessary endorsement before paying the fees/submitting the documents at the counter reception.
4. **Attestation of Affidavits:-**
 - Affidavit executed within Karachi (Pakistan) be got attested by Oath Commissioner/Notary Public / Nazim concerned.
 - Affidavit executed outside Karachi (within Pakistan) be got attested by 1st class Magistrate / Nazim concerned.
 - Affidavits executed outside Pakistan be got attested from authorised officer of Pak Embassy abroad / Consulate General.

The Administrator
Pakistan Defence Officers Housing Authority
2-B, East Street, Phase-I,
Karachi

Subject: **MUTATION/TRANSFER OF NAME (BY HIBA ZABANI BILA EWAZ) IN RESPECT OF FARMHOUSE NO _____, STREET NO _____, SECTOR NO _____, SIZE SQ YDS(APPROX) OR THEREABOUT SITUATED IN PAKISTAN DEFENCE OFFICERS HOUSING AUTHORITY KARACHI.**

Dear Sir,

It is submitted that I/we have transferred (By Hiba Zabani Bila Ewaz) the above said Farmhouse in favour of _____
Wife/Son/Daughter _____ of
_____ Muslim, adult/Minor
resident of _____ as per Affidavit
No. _____ Dated _____.

It is requested that necessary Mutation/Transfer may kindly be effected in your record and in future all the correspondence to be done directly with him/her at the above given address.

Thanking you,

Yours faithfully,

1. _____
2. _____
3. _____

SPECIMEN AFFIDAVIT
(HIBA ZABANI BILA EWAZ FOR MAJORS)

I/We _____ s/o/d/o/w/o _____
 Muslim adult, resident _____ in possession of my free will and
 without any coercion or duress, do hereby solemnly affirm and declare as under: -

1. That we/I am duly registered in Category "V" with the Pakistan Defence Officers Housing Authority, Karachi vide registration No. _____ and we/I was allotted /transferred a Farmhouse of Land bearing No _____, Street No _____, Sector No _____, in the said Authority, measuring _____ Sq Yds.

2. That on account of natural love and affection which we/I bear to my Wife/Son/Daughter/ Mrs/Mr/Miss _____ on _____ in the presence of Mr. _____ and Mr. _____, we/I, by HIBA ZABANI BILA EWAZ, gifted away the above said property to my _____ who is now the owner of the property.

3. That by virtue of Regulation No.9 made by the Executive Board of the Authority we/I hereby return Original Allotment Order/Transfer Order/Division Order No. _____ dated _____ for cancellation and relinquish the above said Allotment /Transfer/Division of Farmhouse in my/our name in favour of Mr/Miss/Mrs _____ s/o,d/o,w/o _____ Muslim, adult R/O _____ who is also registered in Category _____ with the Authority vide Registration No. DHA _____.

4. That having relinquished the Farmhouse to the above said Authority for transfer to _____ conferring full rights and possession of the Farmhouse upon the above said transferee.

5. That we/I have also handed over complete possession of my said Farmhouse to _____ on the same date i.e. _____ alongwith all the relevant documents pertaining to the property.

6. That we/I solemnly affirm and declare that the name of _____ should be entered in the records of Military Estates Office and of the Pakistan Defence Officers Housing Authority, Karachi, as the owner of the said property.

7. That we/I solemnly declare that we/I have no right, title or interest in the said property and Mr/Mrs _____ is the exclusive owner since _____.

8. That we/I understand that having transferred my said Farmhouse, we/I cannot claim another or a second Allotment of a residential Farmhouse in the said Authority.

9. That whatever is stated above is true.

Karachi
 (_____)

Dated _____

WITNESS:

1. _____

2. _____

I/We _____ of
Wife/Son/Daughter _____ do solemnly
affirm that my _____ by names of HIBA ZABANI BILA EWAZ gifted away
the property No. _____ Pakistan Defence Officers
Housing Authority, Karachi in the presence of witnesses in my favour and that he put in
possession as absolute owner of the above said property and that I have accepted the gift,
Wife/Son/Daughter of _____.

WITNESS:

1. _____

2. _____

Note:

To be executed on Rs 100/- Non-Judicial Paper (or as prescribed by the Government),
signed and sworn before 1 st Class Magistrate/Oath Commissioner.

DEPONENT

SPECIMEN AFFIDAVIT**(HIBA ZABANI BILA EWAZ FOR MINORS)**

I/We

_____ s/o d/o w/o _____
 Muslim, adult, resident of _____ in possession of my full faculties and by my own free will and without any coercion or duress, do hereby solemnly affirm and declare as under:-

1. That we/I am duly registered in Category "V" with the Pakistan Defence Officers Housing Authority, Karachi, vide registration No. _____ and we/I was allotted/transferred a Farmhouse of land bearing No. _____ measuring _____ in the said Authority.

2. That on account of natural love and affection which we/I bear to my minor son/daughter namely Miss/Master _____ we/I, _____ on _____ in the presence of have gifted away the whole/_____ share in the above said Farmhouse to my/our said minor son/daughter who is now owner of the same.

3. That we/I have also handed over complete possession of my said Farmhouse through his/her father/mother Mr./Mrs. _____ r/o _____ who is also natural guardian of the minor on the same date i.e. _____ alongwith all relevant documents pertaining to the Farmhouse.

4. That the said gift had been accepted with possession thereof on behalf of the said minor on the said date in the presence of the witness above named and since then the ownership of the whole / _____ share of the said Farmhouse has been vested in the name of the said minor.

5. That the name of the said minor (Donee) Miss/Master _____ should be accordingly entered in the records of M.E.O. and the Pakistan Defence Officers Housing Authority, Karachi, as owner/co-owner to the extent of his/her share in the said Farmhouse.

6. That we/I have No right, title or interest in the whole/_____ share of the Farmhouse as gifted by me/us, and Miss/Master _____ is the owner of the same since _____.

7. That we/I understand that having transferred by way of oral gift the said Farmhouse / share in the said Farmhouse, we/I cannot claim another/or a second allotment of a Farmhouse in the said Authority.

Place _____

Date _____

WITNESSES:

(_____)

1. _____

2. _____

I Mr. _____ s/o/d/o/w/o _____ as Guardian of Master/Miss

_____ Minor, solemnly affirm that I namely Mr. _____ by 'Hiba Zabani Bila Ewaz' gifted away the property/ Farmhouse No. _____ with construction thereon, in presence of the under mentioned Witnesses in favour of my Son/Daughter/Grandson/Granddaughter _____ and have delivered all the documents pertaining to the property and that he/she is now in full possession and absolute owner of the above said property and that he/she is now in full possession and absolute owner of the above said property and I have accepted the Gift on behalf of Master/Miss _____ Minor as Guardian.

Place _____ Date _____ Guardian

FATHER
(_____)

WITNESSES:

1. _____

SIGNED FOR AND ON BEHALF OF

2. _____

NOTE: To be executed on Rs 100/- Non-Judicial Paper (or as prescribed by the Government), signed and sworn before 1st Class Magistrate/Oath Commissioner.

UNDER TAKING FOR**LOAN MORTGAGE OF FARMHOUSE IN DEFENCE HOUSING AUTHORITY**

I/We _____ s/o/d/o/w/o _____ Muslim,
adult and resident of _____ do
hereby solemnly affirm and undertake as under: -

1. That we/I am the Allottee/Transferee of the Farmhouse measuring _____ Sq Yds, or thereabout, situated in Defence Officer's Housing Authority, Karachi, and the same is still subsisting.
2. That we/I have not execute or Register Lease of the Farmhouse in question.
3. That we/I have not been issued No Objection Certificate for Mortgage or sale or Farmhouse.
4. That we/I have not drawn any loan against the Farmhouse or Mortgaged.

DE P O N E N T

SPECIMEN

NO LOAN AFFIDAVIT

I/we _____, adult, resident of _____, in possession of my full faculties and sense and of my free will and without any coercion or duress, do hereby solemnly affirm and declare as under: -

1. That I am the allottee of Farmhouse No. _____ measuring _____ sq yds situated at Pakistan Defence Officers Housing Authority, Karachi vide original Information Letter No. _____ dated _____ and that the Farmhouse is free from all claims, liens, charges and encumbrances whatsoever.
2. That I have not stood surety or guarantor of any person against any loan from any Bank or Organization in any form or manner in respect of said Farmhouse.
3. That I have not drawn any loan against the Farmhouse from any Bank or Cooperative Society nor does any liability exist against it.
4. That this affidavit is being made under Section No 5 (I) of the West Pakistan (Repayment of Loan) Amendment Ordinance 1966. 5. That whatever is stated above is correct to the best of my knowledge and belief.

DEPONENT

SPECIMEN

INDEMNITY BOARD BY THE SELLER

I/we _____ S/O _____, adult, resident of _____, do hereby undertake to indemnify as under:-

1. That I have sold my Farmhouse No _____, Street No _____, Sector No _____, size _____ sq yds (Approx) situated at Pakistan Defence Officers Housing Authority, Karachi to Mr _____ s/o _____, Muslim, adult, holding CNIC No _____, presently residing at _____, with my own and free consent.
2. That I have agreed and signed the Sale Agreement mutually, peacefully and this deal/transaction is between my-self and the Buyer and DHA has nothing to do with it.
3. That this deal is mutually finalized between the Buyer and the Seller and DHA has nothing to do with it nor in future I will claim and help/assistance from them.
4. That all disputes of Seller/Buyer will be sorted out mutually and DHA will not be included legally in case there is any litigation.
5. That the documents produced for the Transfer of the Farmhouse to the concerned authorities are correct up to date and not fake.
6. Sale dealings are finalized in front of two witnesses and DHA will not be blamed for this transaction by me.

DEPONENT

SPECIMEN

INDEMNITY BOARD BY THE TRANSFEREE

I/we _____ S/O _____, adult, resident of _____,
do hereby undertake to indemnify as under:-

1. That I have purchased the Farmhouse No _____, Street No _____, Sector No _____, size _____ sq yds (Approx) situated at Pakistan Defence Officers Housing Authority, Karachi from Mr _____ s/o _____, Muslim, adult, holding CNIC No _____, resident of _____ with my own and free consent.
2. That I have agreed and signed the Sale Agreement mutually, peacefully and this deal/transaction is between me and the Seller and DHA has nothing to do with it.
3. That this deal is mutually finalized between the Buyer and the Seller and DHA has nothing to do with it nor in future I will claim any help/assistance from them.
4. That all disputes of Seller/Buyer will be sorted out mutually and DHA will not be included legally in case there is any litigation.
5. That the documents produced for the Transfer of the Farmhouse to the concerned authorities are correct upto date not fake.
6. Sale dealings are finalized in front of two witnesses and DHA will not be blamed for this transaction by me.

DEPONENT

SPECIMEN

AFFIDAVIT BY THE TRANSFEREE

I/We _____ s/o/d/o/w/o _____

Muslim, adult and resident of _____

do hereby solemnly affirm and declare that: -

1. That I am the transferee of Farmhouse No. _____ Measuring _____sq yds situated at Pakistan Defence Officers Housing Authority Karachi vide _____ dated _____.
2. That I am aware of the outstanding instalments against the Farmhouse and shall pay all instalments on due date and any increase in charges as proposed/administrated by DHA from time to time will be accepted.
3. That I acknowledge that 25% of the cost of the Farmhouse has been paid at the time of transfer and I shall pay the remaining 75% dues as per the Fresh Payment Schedule issued by DHA.
4. That my DHA membership number is V_____.

DEPONENT