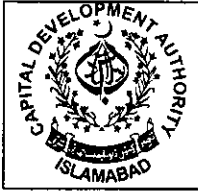


REGISTERED.



**CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING**
(Directorate of Housing Societies)



No. CDA/PLW-HS(359)/2020/ 291

Islamabad, July 22, 2024.

Chief Executive Officer

M/s Amazon Mall (Pvt) Limited,
Office at 4th Floor, Beverly Centre, Blue Area, **Islamabad.**

Subject: **NOTICE - REGARDING ILLEGAL MARKETING/ SALE & TRANSFER OF PLOTS/ FLATS/ APARTMENTS/ COMMERCIAL UNITS (SHOPS, OFFICES, ETC.), BY MALL OF ARABIA & MALL OF ARABIA EXTENSION, SPONSORED BY M/S AMAZON MALL (PVT) LIMITED, IN VIOLATION OF CDA'S REGULATIONS, NOTIFIED VIDE S.R.O 886(I)/2023, DATED 07-07-2023.**

Ref: This office letter No. CDA/PLW-HS(359)/2020/59, dated 14-02-2024, regarding the subject matter.

I am directed to inform that upon receipt of Court Orders passed by the Honorable Court of Mr. Muhammad Shoaib Akhter, Learned Civil Judge East in the case titled "**Ibtisam Nawaz vs Shafiq Akbar**", in respect of projects **Mall of Arabia & Mall of Arabia Extension**, sponsored by M/s Amazon Mall (Pvt) Limited, wherein, the Court has restrained defendant i.e. Amazon Mall (Pvt) Ltd. to further transfer, alienate or create third-party interests in the subject project, this office vide letter dated 20-02-2024, informed you that according to the Clause 40 of S.R.O 886(I)/2023, dated 07-07-2023, any sponsor, either Co-operative Housing Society or Private Limited Company, Association of Persons, Individuals, etc. unless it has obtained the approval from the authority, the layout plan in case of Housing/ Farm Housing/ Affordable Housing Scheme, Commercial Scheme and Building Plans in case of Vertical Housing Project/ Standalone Commercial Project and, in both cases, execute the Transferred & Mortgaged Deeds under this regulation, shall not;

- a. *Announce any Real Estate Project;*
- b. *Make any publication or advertisement of Real Estate Projects;*
- c. *Accept any advances or deposits in any form whatsoever against any booking to sell, or offer for sale, or invite persons to purchase any land, apartment or building, as the case may be, in any Real Estate Project or part of it.*

2. It is further informed that you were directed to appear in person along with the compliance report on 20th February, 2023, at 11 AM, in the office of Dy. D.G (Planning), CDA. But, neither the CEO, nor any representative has appeared in the meeting regarding the subject matter. Therefore, another opportunity of hearing was provided on 27-02-2024, wherein, you were directed to immediately stop the sale/ marketing of the projects without obtaining NOC from CDA.

3. But, neither the compliance report regarding the submission of record of allotment in the form of ERP has been provided nor NOC has been attained. Furthermore, it has been observed with grave concern that the sale/ marketing of the projects, have not been stopped till date, as multiple complaints regarding the ongoing marketing & sale have been received in the Authority.

Computer No. CDA
Dy. No. 3180
Dated: 22-07-2024

4. You are, therefore, directed to explain your position, within fifteen (15) days of issuance of this letter, how Marketing/ Sale & Transfer of Plots/ Flats/ Apartments/ Commercial Units (Shops, Offices, Etc.), are being carried out in above mentioned projects, without the issuance of NOC from CDA. And why the Authority may not proceed against you as per the CDA Ordinance 1960 and S.R.O 886(I)/2023, dated 07-07-2023.

5. This issues with the approval of D.G (Planning), CDA.

(ARSLAN ABBAS)
Town Planner (HS-II)

Copy to:

1. Director General (Planning) CDA.
2. Director General (B&HC), CDA.
[w.r.t take action against the said un-authorized construction/ marketing / sale of the project, without the issuance of NOC from CDA]
3. Director (I.T), CDA.
4. P.S to Member (P&D), CDA.
5. P.S to Member (I.T), CDA.
6. Master File.


22/7/24
Town Planner (HS-II)