

## **DHA Valley Case Issue (Complete Details)**

We were dealing with DHA Valley before. We had purchased DHA Valley files on cost ourselves. As proof, we keep the files stamped by the market clients. So whenever we have some customer/client, we'll ask the first client to transfer the ownership of file to the second client directly. In this way, we haven't possessed the files in our name. We had purchased these files from the market clients who needed payments at that time. We had paid 11 to 12 lacs at the spot (the time we were buying), and we used to pay the remaining 1 or 2 lac payment in installments. Those sellers have also signed out regarding this agreement of sale and purchase.

We were selling out these files further in installments. We used to purchase these files in cash but sell out these in installments, whether it is a plot file or a home file.

We used to sell it on installments by considering our benefit, as we were generating 7 to 8 lacs profit from these files. We used to do this deal with proper documentation on behalf of Garrison Marketing (stamped letterhead and receipt by Garrison Marketing).

We had offered balloting on these files. We were doing it from last year and had offered this scheme of balloting this year too.

For people who will get nominated for DHA Valley files, we were providing them the ownership of files. The company decides the nomination by considering the clients who pay their installments on time. When clients pay their half payment to us, we ask the client from whom we had purchased that file to transfer the ownership of the file to the name of the second client who has paid their half installments. If it is a home, the client can pay the remaining payment while living in that home. The client agreed to this.

The main dispute arose between Garrison Marketing and DHA Valley when one of our clients named, Shaukat Ali selected a home in DHA Valley through us. We offered him 1 file owned by different people, but this file weren't in the ownership of Garrison Marketing. So we asked him to pay regular installments for these files. Initially, he paid three lacs as the booking amount. Moreover, the company was favouring its client that he could own the selected house at half price.

Our client Shaukat Ali went to DHA Valley to verify who owned that 1 file we had sold to him. DHA Valley confirmed the same names that we told our client that this person own that file. DHA Valley said that Garrison Marketing doesn't have the authority to sale this file.

We told our client Shaukat and DHA Valley that we have an agreement with that file owner. Also, we have complete documentation (stamp paper, photographs, and all the required legal documents) of the market client who originally owns that files. We can provide or show all the documents/records as evidence if someone in authority wants to see.

DHA Valley asked what if these file owners would resale the files to another person, to which we answered that this couldn't be possible because we have stamp paper of the agreement between the file owners and us, so legally, they cannot resale or transfer these files further to anyone.

DHA Valley denied this and further asked us why we are selling these files in installments? So we said that we are giving favour to our clients to grow our company as well.

So DHA Valley imposed this statement on Garrison Marketing that we are doing fraud, we cannot give these files on installments, we have to follow DHA Valley file sales rules & regulations.

This favour of yours is affecting our file rates. But we clarified that we are only giving this favour to those who hold the company's membership. But still, they didn't understand and denied and blamed our company. And DHA Valley asked us to return the payment to our client Shaukat Ali as we can't sell these files in this way. So we refunded his payment on the spot.

Moreover, DHA Valley called our representative/employee after the duty timings, bound him, and forced him to sign on the blank paper. After that, they wrote a statement on that blank paper that we don't value and recognize Garrison Marketing and DHA Valley files that Garrison is selling out on an installments basis is purely illegal. They have allegations that we are scamming and doing fraud with DHA Valley and our clients. Even if they don't have any evidence or complaint by any of the clients still, they are putting allegations against us.

We were clear-minded that we weren't doing any fraud. We sent our client for verification to the DHA Valley office. Unfortunately, our employee was also gone to the office, and they forced us to refund the client's payment and forcefully provoked our employee to sign that blank paper.

This is why we are not dealing with DHA Valley anymore. Because they are not letting us give favour to our clients, they only want to earn money, as they don't value the comfort and ease of the clients. They only wish to their rate to be increased in the market with time.

DHA Valley only wants to get benefit from others but can't give benefits to anyone. They aren't allowing us to provide favour to anyone, even if the company owns that property or file, whether the client or company is getting the benefit. DHA Valley is refusing these kinds of dealings. We are announcing that Garrison Marketing is boycotting DHA Valley. We would never work with or for DHA Valley anymore.