



DECISION

Complaint No. : POS/KR-66/2025

Name and address of the complainant : Mr. Akbar Ali,
R/o. House No. 1120, Sector 33/D,
Korangi No. 2 ½, Karachi

Name of the Agency Complained against : Sindh Building Control Authority (SBCA)

Name & Designation of Investigating Officer : Mr. Muhammad Shoaib Ahmed Siddiqui,
Advisor-in-Charge, R.O Korangi

Vetted by : Mr. Ghulam Abid Shaikh,
Advisor-K

Subject : **COMPLAINT AGAINST BLACK STONE DEVELOPERS FOR NOT HANDING OVER POSSESSION OF PLOT PURCHASED BY THE COMPLAINANT ABOUT 09 YEARS BACK.**

COMPLAINT

Mr. Akbar Ali filed a complaint stating that he had purchased a plot admeasuring 120 square yards in Petal Avenue Housing Project, Scheme 33, Gulistan-e-Jauhar, from M/s. Black Stone Builders & Developers about nine years back. However, the builder had failed to hand over the physical possession of the plot and was also not willing to refund the amount paid by him along with markup at the bank rate.

PROCEEDINGS

2. The matter was referred to Sindh Building Control Authority (SBCA) for pre-admission report. In response, the Deputy Director, PSA&CS, SBCA, vide letter dated: 10.07.2025, reported that SBCA had not issued any NOC for sale and advertisement of any project named *Petal Avenue*. Furthermore, it was clarified that the project in question falls under the jurisdiction of Cantonment Board Malir, Karachi.
3. During the hearing held on 14.07.2025, the complainant appeared and was apprised of the position that the jurisdiction of this office is ousted in the matter, as Cantonment Boards fall within the purview of the Federal Ombudsman.

FINDINGS

4. Since the subject project falls under the administrative control of Cantonment Board Malir, which is outside the jurisdiction of this office, the complaint cannot be proceeded with.

DECISION

5. No maladministration on the part of SBCA has been established in the matter. The complainant is however, advised to approach the Federal Ombudsman Secretariat for redressal of his grievance in accordance with law.

Given under my hand and seal of office.



Sd /-

(Muhammad Sohail Rajput)

Sitara-e-Imtiaz. PAS

Ombudsman Sindh

Karachi, dated; 2nd September, 2025