



DECISION

POS/953/KE-T34/25

Complaint No. :

Name and Address
of the Complainant :

Mr. Faqir Muhammad Mohiuddin, R/o. House No. L-3/4,
Reta Plot, Shah Faisal Colony, Karachi.

Name of the Agency
Complained against :

Sindh Building Control Authority

Name & Designation of
Investigation Officer :

Syed Farrukh Habib
Director, Regional Office, Karachi (East)

Subject :-

**COMPLAINT AGAINST M/S. A.G BUILDERS &
DEVELOPERS FOR FAILURE IN REFUNDING
BOOKED AMOUNT AND HANDING OVER
POSSESSION OF THE FLAT TO THE
COMPLAINANT.**

THE COMPLAINT

Mr. Faqir Muhammad Mohiuddin in his complaint dated 07.02.2025 stated that on 14.12.2021 he purchased a two-room Flat No. 210-P, Punjab Town, Malir Halt, Karachi from M/s. A.G. Builders & Developers. The complainant stated that he paid an advance of Rs. 350,000/- in cash to Mr. Asif Gulzar, for which a receipt was duly issued to him. Later on, the builder demanded an additional amount of Rs. 10,00,000/-. Upon visiting the flat, he came to know that the unit was already occupied by another person. As a result, he did not make any further payment to the builder. Since then, he has made several attempts to contact Mr. Asif Gulzar (Builder), who initially responded to his calls, but later on ceased all communications. He, therefore, solicited intervention of this office in the matter.

PROCEEDINGS

2. After admission of complaint under Section 10 of the Establishment of the office of Ombudsman for the Province of Sindh Act, 1991, (amended up to date), as well as after receiving mandatory Affidavit on Form "A" and other relevant documents, report was called from the Agency. In response Deputy Director (PSA&C), SBCA vide letter dated 18.04.2025 informed that as per available record, PSA&C has not issued any NOC in respect of project namely "Punjab Town", Malir Halt Karachi.

3. In order to investigate the complaint further the Investigating Officer fixed the case for hearing on 26.6.2025 when Agency appeared and reiterated its stance. Complainant also appeared and he was explained that his matter is a civil dispute because a private person cheated and defrauded him of his money.

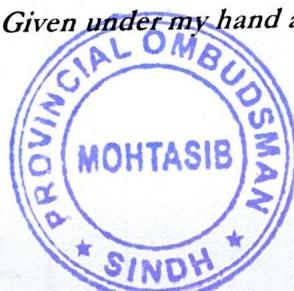
FINDING

4. The complainant entered into a sale agreement for the purchase of a property with a private person, who failed to abide by the terms of agreement / contract. Such property dispute is of civil nature and beyond Jurisdiction of this Institution.

CONCLUSION

5. In view of above the complaint is disposed of for want of jurisdiction.

Given under my hand and seal of the office



Sd/-
(Muhammad Sohail Rajput)
Sitara-e-Imtiaz. PAS
Ombudsman Sindh

Karachi, dated

04-08-2025