

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar**

RERA/CC/46/2025

Birendra Kumar

.....Complainant

Vs

M/s Sarvodaya Grih Nirman Pvt. Ltd.

.....Respondent

Project: Silver Coast

Present: For Complainant: None

For Respondent: Ms. Kriti Suman, Advocate

13/05/2026

ORDER

Hearing taken up. The complainant is absent. Ms. Kriti Suman, learned counsel for the respondent is present.

Learned counsel for the respondent reiterates her statement as made earlier and submits that this is the 2nd date when the complainant is absent. She further submits that the complainant is very much aware of the fact that he has no locus standi to file the present case and that may be the reason why he is not attending the proceeding of this court. She reiterates that the complainant has purchased the flat from the landowner and in case he has any grievance that may well be settled with the landowner in his personal capacity and not through RERA court as the complainant is neither the landowner nor an allottee. She, therefore, requests for closing this case.

Perused the record of the case and considered the submissions made by the learned counsel for the respondent. This court observes that the complainant Birendra Kumar is a purchaser of the impugned flat from the landowner's quota and hence, in case he has any grievance against the same, the said grievance would be addressed by the landowner and not by the promoter. The complainant has also remained absent for two proceedings consecutively. This case, therefore, is being closed with a liberty to the landowner to file a separate complaint case for redressal of any grievance which in his opinion needs to be addressed by the promoter.

This Bench, therefore, finding no merit in this case disposes of this case with the liberty aforementioned.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar