

REAL ESTATE REGULATORY AUTHORITY, BIHAR
Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA,
Bihar

RERA/CC/230/2024

Ashok Kumar, C/o S.K.Gandhi **.....Complainant**

Vs

M/s Technoculture Building Centre Pvt. Ltd. **.....Respondent**

Project: Vastu Vihar, Sasaram, Phase-05

Present: For Complainant: Mr. Sumit Kumar, Advocate
For Respondent: Mr. Deeraj Kr. Roy, Advocate

04/11/2025

ORDER

Hearing taken up. Mr. Sumit Kumar, learned counsel for the complainant is present. Mr. Deeraj Kumar Roy, learned counsel for the respondent is also present.

Learned counsel for the respondent submits that the complainant has no locus standi in this case as he is not the actual owner of the property in question. The sale deed of the said flat, a copy of which has already been annexed with the complaint petition, has been executed in favour of one Mrs. Jalja Arora Gandhi, W/o Surendra Kumar Gandhi, whereas the complaint has been filed by another person Mr. Ashok Kumar.

Learned counsel for the complainant submits that it is correct that the actual owner of the flat is Mrs. Jalja Arora Gandhi. He further submits that the fact is that the complainant Ashok Kumar is the father of the complainant. When enquired as to why the owner of the flat is not the complainant in this case, he fails to establish the reason. He submits that she has authorised her father to file the complaint case.

Perused the record of this case and also after hearing the learned counsel for the respondent, it is clear that Mr. Ashok Kumar does not have any legal stand to file this complaint case because the complaint can be filed only by the complainant and not an authorised representative. In such a case, this Bench is constrained to close this case with a direction that in case Mrs. Jalja Arora Gandhi has any complain regarding the above flat, she shall file afresh a complaint case in her own name against the respondent concerned.

This case is, accordingly, disposed of.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar