

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/277/2024**

**Dimple Devi**

**.....Complainant**

**Vs**

**M/s Lavkush Homes and Construction Pvt. Ltd.**

**.....Respondent**

**Project: PLOT**

**Present: For the Complainant: Mr. Kumar Shivam Sinha, Advocate  
For the Respondent: None**

**29.5.2025**

**ORDER**

Hearing taken up. Mr Kumar Shivam Sinha, learned counsel for the complainant is present. The respondent is absent.

A written submission has been made by Dimple Devi.

On perusal of the entire material available on record, it is clear that the complainant has filed the present application saying that her husband is a shareholder of the land over which the respondent has applied for registration on the basis of development agreement executed only on behalf of the mother-in-law of the complainant. It is clear that in the present case, the complainant does not have any *locus standi* to file the present complaint case; for the reason that her husband is alive and he has not filed a complaint case.

Prima facie, this matter does not appear to be a pertinent case to be decided by the RERA as no such evidence has been brought on record to prove the fact that any provisions of the Real Estate (Regulation and Development) Act, 2016 has been contravened or violated.

However, the Registration Wing of the Authority is directed to investigate the matter and verify whether the registration of the project in question has been done or not. If the said registration is in the process of scrutiny, the Registration Wing is also directed to verify whether any complaint has been filed by the husband of the complainant, namely, Shri Ranjit Kumar Singh or not. In case any complaint has been filed by Shri Ranjit Kumar Singh,

the Registration Wing is directed to take necessary action accordingly under the provisions of law.

The case is accordingly disposed of.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar