REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Inquiry Commissioner, Shri Sanjaya Kumar Singh, RERA, Bihar.

RERA/CC/357/2025

Santosh Kumar	....	Complainant
	Versus	
M/s MBR Niwas Pvt. Ltd.	....	Respondent

Project: **ASHOK NIBHA ABHISHEK APARTMENT**

Present: For Complainant:Mr. Sumit Kumar, Advocate
For Respondent: Mrs. Kriti Suman, Advocate

30.09.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mr. Sumit Kumar appears on behalf of the complainant. Learned counsel Mrs. Kriti Suman appears on behalf of the respondent.

2. Learned counsel for the respondent files a preliminary objection petition on behalf of the respondent submitting therein that the complainant has no locus standi in the instant case as he is neither an allottee nor the land owner.

3. Learned counsel for the complainant denies the allegation made by the learned counsel for the respondent and submits that he is an allottee. However, he also assures to file a rejoinder to the preliminary objection petition given by the respondent to him today.

4. After hearing the submissions of both the parties, the matter, prima facie, converges to a point wherein it is required to be decided – whether the present complainant is an allottee or not, since the status of the allottee is established by the act of the promoter through a valid agreement for sale/allotment letter.

5. Learned counsel for the respondent submits that the said project has already been completed and all the flats have been sold to different allottees and she will be producing copies of the sale deeds pertaining to all the flats.

6. Learned counsel for the complainant submits that the said flat has been allotted to the complainant and he has details of the same, which he will be submitting on the next date of hearing.

7. Learned counsels for the complainant and the respondent are directed to file all relevant documents in their favour before the next date of hearing.

Put up for hearing on 26.11.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar