REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/264/2025

Kumar Gaurav …...Complainant

Vs

M/s Shanti Krishan Kanhaiya Construction and Developers Pvt. Ltd.

…..Respondent

Project: SKK Valencia @ Expression Valencia

Present: For Complainant: None
For Respondent: Mr. Abnish Kumar, Advocate

23/07/2026 **PROCEEDING**

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

This Bench observes that this is the 4th consecutive date when the complainant is absent.

Learned counsel for the respondent submits that the locus standi of the complainant Mr. Kumar Gaurav in the present case does not exist at all as Mr. Kumar Gaurav may have entered into a development agreement with one Sweta Kumari, who claims to be the owner of the project land. He further submits that Sweta Kumari had gone to Civil Court in T.S.No. 470/2024. He further submits that the learned Civil Court vide its order dated 15.01.2025 has allowed for withdrawal of the case. He also submits that the complainant has withdrawn the case mentioning therein that she has nothing to do with the land pertaining to the instant title suit. He submits that now that the claimant of the project land has herself withdrawn from the title suit, the locus standi of the complainant even considering that he may have entered into any development agreement with Sweta Kumari is out of context with regard to the present case. He, therefore, prays for closure of this case.

On perusal of the record and hearing the submission of the learned counsel for the respondent, this Bench directs him to file a written notes of argument mentioning the details therein which shall also include the plaint of the title suit as well as the order and request for withdrawal of the instant Title Suit No. 470/2024.

Ensuring natural justice, a last opportunity is also given to the complainant to either file a written notes of argument before the next date of hearing or be present before this Bench on the next date of hearing to present his case.

Put up this case on 25.08.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar