

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/526/2024

Khushboo Kumari

.....Complainant

Vs

M/s Green Ghar Infrastructure & Construction Pvt. Ltd.

.....Respondent

Project: Green Ghar, Duplex Building

**Present: For Complainant: Mr. Brajesh Kumar Jha, Advocate
For Respondent: None**

29/01/2026

ORDER

Hearing taken up. Mr. Brajesh Kumar Jha, learned counsel for the complainant is present but the respondent is absent.

Learned counsel for the complainant submits that the complainant has purchased a residential duplex building in the proposed project named 'Aanchal' from respondent no.2, who is the landowner, on full and final payment of Rs.48.00 lakh and after receiving the said payment, respondent no.2 has executed an absolute sale deed on 10.08.2020 but the physical possession of the said property has not been delivered to the complainant either by respondent no.1 or respondent no.2 even after receiving the total consideration amount. Therefore, she prays for a direction to the respondents to handover the possession of the said duplex with parking space to the complainant after completing the said project in accordance with the absolute sale deed dated 10.08.2020

Perused the records of the case. On perusal it is clear that the complainant has bought a duplex flat from the landowner, who is respondent no.2 in this case. He has not purchased the duplex flat from the promoter (respondent no.1), so the respondent no.1 has got nothing to do with this matter. Therefore, the complainant has no locus standi to file this case against the promoter under the provisions of the Real Estate (Regulation and Development) Act, 2016.

Hence, this case is dismissed as this Bench has no jurisdiction to hear this case. The complainant, in case she is willing to do so, is at liberty to file a case before the competent forum for redressal of her grievance.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar