REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mrs Nupur Banerjee, Member

Case No.CC/159/2022

Ratan Kumari Srivastava ……...Complainant

Vs

M/s Venus Star Construction Pvt. Ltd. ……..Respondent

Project: Venus Empire

Present: For Complainant: Mr. Rahul Srivastava, Advocate

For Respondent: Mr. Sumit Kumar, Advocate

03/04/2023 **PROCEEDING**

Hearing taken up. Both the parties are present through their respective learned counsel.

Learned counsel for the complainant submits that the complainant is the land owner and the land is in dispute for which the complainant has filed a title suit in the civil court because someone else by filing some fabricating documents are claiming the land. He prays for revocation of registration.

Learned counsel for the respondent by filing reply submits that the present complaint case is not maintainable before this court. No title suit has been filed before the Civil Court against the complainant. The complainant is neither a allottee nor the land owner nor a promoter, nor even a real estate agent of the aforesaid project in question, so she has no locus to file any complaint before this court. He submits that after scrutiny the registration has been given to the respondent. The building is almost complete. The land owner is not the party in this case. The respondent will submit the completion certificate within one or two months. He further submits that this is a matter of civil dispute for which the complainant may file a case before the competent court of civil jurisdiction.

The M.D. is present in court and submits that we have not known about the present complainant and the land owner. The complainant is not in possession of the land in question. He has already filed an F.I.R. against the present complainant.

Both the parties are directed to file written submissions.

Put up for orders on 06.06.2023.

Sd/-

Nupur Banerjee
Member