

**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

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

**RERA/CC/102/2024**

**Neelam Kumari**

**.....Complainant**

**Vs**

**M/s Jan Ekta Construction & Services India Ltd. ....Respondent**

**Project: Sinha Complex**

**Present: For Complainant: Mr. Jai Ram Singh, Advocate  
For Respondent: Mr. Manoj Kumar, Advocate**

**08/05/2025**

**PROCEEDING**

Hearing taken up. Mr. Jai Ram Singh, learned counsel for the complainant is present. Mr. Manoj Kumar, learned counsel for the respondent is also present.

Learned counsel for the respondent submits that the present case is not fit for adjudication by this Bench as it is out of purview of RERA on the account that the said project consists of only five number of flats i.e. less than eight flats and the area of the said project is only 300 sq.m. i.e. less than 500 sq.m.. He adds that the said project had been completed way back in the year 2015 which is an additional reason for this being out of purview of RERA.

Learned counsel for the complainant submits that it is only a verbal submission which he is making without any substantial evidence to prove his point.

Learned counsel for the respondent is directed to submit the details of number of flats as well as the area by submitting a copy of sanctioned map issued by the competent authority. He is also requested to submit a copy of the sale deed or any other document.

Put up on 05.06.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar