REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/279/2026

Dr. Nikesh Kumar & Dr. Chetan Kumar …...Complainant

Vs

M/s Sai Ram Real Estate Pvt. Ltd. & Sri Ram Developers & Company Ltd. ……Respondent

Project: Elite City & Plot at Ideal City, Phase-II

Present: For Complainant: Dr. Nikesh Kumar, in person
For Respondent: None

06/10/2026 **PROCEEDING**

Hearing taken up. Dr. Nikesh Kumar, the complainant is present in person. The respondent is absent.

The complainant submits that he had booked Flat No.202 in the project named Elite City at opposite Patliputra Junction, Naharpar and had paid a total amount of Rs.5.00 lakh for the same to the respondent company M/s Sri Ram Real Estate Pvt. Ltd. He also submits that Mr. Surendra Kumar, who is the Director of the respondent company Sri Ram Developers & Company Ltd., is developing a flat and the same person Mr. Surendra Kumar also happens to be the Director of another company Sri Ram Developers & Company Ltd., who is selling the plots. The same promoter has also sold the plots at Ideal City, Phase-II in Mauza Bishunpura near Bihta.

The Bench observes that the present complainant has booked both a flat and a plot at two separate places though pertaining to the same promoter Mr. Surendra Kumar but through two different respondent companies M/s Sri Ram Real Estate Pvt. Ltd. and Sri Ram Developers & Company Ltd. The Bench, therefore, directs the complainant Dr. Nikesh Kumar to file two separate complaints, one for the flat and the other for the plot and in case a separate booking has been done by his brother either for a plot or a flat, the same should be filed through a separate complaint by his brother as well for both the flat and the plot separately.

The complainant Dr. Nikesh Kumar requests that the present complaint filed by him should be considered to be valid in respect of the booked flat No.202 at Elite City and accordingly, the case be heard in this present complaint. The complainant is directed to file a request letter in writing in this regard.

Issue notice to the respondent to appear in person or through his authorised representative on the next date of hearing.

Put up this case on 02.12.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar