

REAL ESTATE REGULATORY AUTHORITY, BIHAR  
Before the Conciliation Forum Bench of  
Mr. Ved Prakash, Special Presiding Officer

**RERA/CC/103/2024, 102/2024**

Anunay Kumar and Neelam Kumari ....Complainant(s)

Vs

M/s Jan Ekta Construction and Services India Pvt. Ltd. ....Respondent

PROJECT- Sinha Complex

For the complainant:

In Person

For the respondent :

Mr. Manoj Kumar (Adv.)

**11.09.2024**

**PROCEEDING**

The complainants and Shri Manoj Kumar, learned counsel on behalf of respondent are present.

The complainant submits that the respondent has failed to deliver possession of flat no. 202 and 203 to the complainants and also to execute sale deed, but learned counsel for respondent submits that the complainants' petition are not maintainable as there are only five flats in the project and as per section 3 (2) f RERA Act, the registration of such project is exempted, and the same project was completed in the year 2015 prior to enforcement of RERA Act. Hence, the present complainant cases are not maintainable.

Considering the rival submissions of the parties, the conciliation has failed and the record is referred to the Hon'ble Authority for deciding it on merit.

**Sd/-**  
**( Ved Prakash )**  
Special Presiding Officer  
RERA, Bihar