

**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 and Services India Ltd.**

**.....Respondent**

**Project: SINHA COMPLEX**

**Present: For the Complainant: Mr. Keshab Raj, Advocate  
For the Respondent: Mr. Manoj Kumar, Advocate**

**15.07.2025**

**PROCEEDING**

Hearing taken up. Mr. Keshab Raj, learned counsel for the complainant and Mr. Manoj Kumar, learned counsel for the respondent are present.

Going by the facts and what the registration authorities have mentioned that the present project has not been registered as yet, the Registration Wing of the Authority is hereby directed to verify as to whether the concerned promoter (respondent) has done any act of advertisement/breach of any provisions as contained in Section 3 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the RERA Act"). The present case as it appears is that the flat was booked well before the enforcement of the RERA Act. However, since the project could not get registered and no construction of the said project has been done, in such a circumstance, there is no option left for the respondent but to refund the entire amount as paid to him by the complainant along with interest.

The respondent and the complainant are directed to file respective written notes of argument on their behalf regarding the amount actually paid by the complainant. The said document shall be furnished with relevant evidences to prove the veracity of the statement made therein.

The learned counsel for the complainant requests for a complete restriction on the construction of the project.

The respondent is hereby restricted from making any construction on the same (i) unless the entire money along with interest is refunded to the complainant, (ii) unless he gets the map duly validated by the competent authority and (iii) without meeting other provisions of law as well.

Put up on 21.08.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)  
Inquiry Commissioner,  
RERA, Bihar