

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/CC/102/2024, 103/2024

Neelam Kumari/ Anunay Kumar

.....Complainants

Vs

M/s Jan Ekta Construction & Services Pvt. Ltd.

.....Respondent

Project: Sinha Complex

Present: For Complainant: Mr. Jai Ram Singh, Advocate

For Respondent: None

16/09/2025

PROCEEDING

Hearing taken up. Mr. Jai Ram Singh, learned counsel for the complainants is present but the respondent is absent.

Learned counsel for the complainants submits that despite the respondent being well conversant with the provisions of Section 3 of the RERA Act, 2016 and also knowing that the project in question was an ongoing project at the time of enforcement of the RERA Act, 2016 still the same was not applied for registration, hence it is clear that the respondent has clearly violated the provisions of the Act and accordingly, necessary action is required to be initiated against him as per the provisions of law. He further submits that as per the information with him, the competent authority had sanctioned the map of only G+3 but the respondent has violated the terms of above approval granted in his favour by the competent authority and in violation of the same has constructed G+4. He further submits that G+3 contains a total of nine flats for which the approval was granted but he has constructed a total of 12 flats in contravention of the said approval given by the competent authority. Hence, necessary action be taken against the respondent. He further prays for a direction to the respondent to handover the possession of the said flat as per the agreement for sale which was duly registered for which he is also ready to make payment of the remaining amount.

The respondent is absent today and hence his point of view could not be taken in this respect.

Issue notice to the respondent to appear on the next date of hearing,

Since the point, as referred to regarding violation of sanctioned map, pertains to the competent authority (PMC), hence the complainants are free to file a complaint against the respondent before the competent authority for the same.

The Registration Wing of the Authority is directed to verify the details of the project and accordingly submit a report whether the impugned project has been registered with RERA or not.

Put up on 05.11.2025 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar