

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 India Ltd.

.....Respondent

Project: Sinha Complex

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

For Respondent: None

05/11/2025

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 the respondent has been absent for the last three consecutive dates including today. He further reiterates that despite the requirement as per the provisions of law the respondent has violated the same and has constructed the project without registration from the RERA.

Perused the record. The Registration Wing has submitted its report mentioning therein that a suo motu proceeding has already been initiated being S.M.Case No. 636/2024 against the respondent concerned. Learned counsel for the complainants further requests for a direction to the respondent to hand over the possession of the flat booked by them. When enquired about how much money has been paid by the complainants to the respondent, learned counsel for the complainants submits that as per his information an amount of Rs.51,000/- has been paid by each complainant against the total consideration amount of Rs.12.00 lakh. He, however, submits that the complainants are ready to pay the entire remaining amount provided the possession of the flat is handed over to them. Therefore, he requests for a direction to hand over the possession of the said flat.

The respondent has failed to comply with the direction given during previous hearing held on 15.07.2025 wherein it was instructed to file a written notes of argument on his behalf. The respondent is again directed to present his case either in person or through his authorised representative and file a written reply in this matter.

In the meantime, a restriction on sale of all the flats in the impugned project is imposed. I.G., Registration, is requested to ensure the compliance of the said direction.

It is made clear that this is the last opportunity being given to the respondent for filing his written notes of reply, failing which this court will be constrained to pass necessary direction on the basis of material available on record.

Put up both the cases on 17.12.2025 for further hearing.

Sd/-
(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar