

REAL ESTATE REGULATORY AUTHORITY, BIHAR

IN THE COURT OF SRI ANIMESH PANDEY,
SECRETARY, RERA, BIHAR

RERA/STV/14/2026

Authorised Representative ... Complainant
Vs.
M/s Tricolour Properties Pvt. Ltd. ... Respondent

PROJECT: IMPERIAL PARK

ORDER

08.07.2026 This case is taken up for hearing. The learned Authorized Representative, Mr. Rishikesh Rajan is present. The learned counsel on behalf of the respondent, Mr. Bishwash Vijeta is also present by filing a Vakalatnama.

2. Learned counsel for the respondent files a reply before the Bench and submits that even though the project “Imperial Park” comes beyond the planning area, the respondent got the said project registered with the Real Estate (Regulation & Development) Act, 2016 (in short, the RERA Act, 2016). He further submits that the said project has been completed much earlier and the completion certificate has also been obtained by the respondent from the competent authority, which is annexed with the reply and marked as Annexure –C. Hence, no question arises for violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016 by the respondent and the show- cause notice dated 05.06.2026 issued by the Authority is not fit to be sustained. He also refers an order dated 30.04.2026 passed by the Hon’ble Chairman, RERA, Bihar, in RERA/SM/640/2024 and submits that in the said order it has been held that projects situated in non-

planning areas fall outside the jurisdiction of the Authority. Therefore, the show-cause notice dated 05.06.2026 issued against the respondent deserves to be dropped. Lastly, he submits that the ban imposed vide an interim proceeding dated 17.06.2026 on execution of sale deeds as well as mutation of the plots of the project may be vacated.

3. The learned Authorized Representative of RERA does not contradict the aforesaid submission of the learned counsel for the respondent, rather he submits that the project in question was duly registered with Bihar Real Estate Regulatory Authority vide Registration no. BRERAP00864-3/724/R-772/2019 and the completion certificate dated 10.09.2022, annexed with the reply and marked as Annexure – C, also shows that the said project has been completed much earlier. Hence, the question of violation of Section 3 of the RERA Act, 2016 by the respondent does not arise. Therefore, the show - cause notice dated 05.06.2026 issued against the respondent may be dropped.

4. Taking into consideration of the aforesaid fact that the project in question is a registered one and it has already been completed much earlier, which is supported by the completion certificate dated 23.06.2024, annexed with the reply marked as Annexure – C, the Bench is of the view that the show- cause notice dated 05.06.2026 issued by the authority for violation of Section 3 of the RERA Act, 2016 is fit to be dropped. Hence, the instant proceeding is dropped.

5. The office is directed to send a letter along with a copy of this order to the I.G. Registration, Government of Bihar, Patna, for kind information and necessary direction to the District Registrars/Sub-Registrars, Registry Offices, Darbhanga, not to act

upon the interim stay order granted vide proceeding dated 17.06.2026 passed in RERA/STV/14/2026.

6. Similarly, a letter along with a copy of this order be also sent to the District Collector-cum-District Magistrate, Darbhanga, for kind information and necessary direction to the concerned Circle Officer(s) not to act upon the interim stay order granted vide proceeding dated 17.06.2026 passed in RERA/STV/14/2026.

With the aforesaid observations and directions, this case is disposed of.

**Sd/
(Animesh Pandey)
Secretary,
RERA, Bihar.**