

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SRI ANIMESH PANDEY,
SECRETARY, RERA, BIHAR

RERA/STV/20/2026

Authorised Representative ... Complainant
Vs.
M/s Devkala Developers Construction Pvt. Ltd. ... Respondent

PROJECT: APNA GAON

ORDER

10.08.2026

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.

The learned counsel for the respondent submits that the project “Apna Gaon” is situated at Mauza – Phulwaria, Anchal – Bahadurpur, District – Darbhanga. The said Mauza – Phulwaria falls beyond the planning area as the Mauza – Phulwaria of Bahadurpur D Block/Anchal, District – Darbhanga, does not find place in the list of planning areas notified by the Urban Development & Housing Department, Government of Bihar (in short, UDHD).

The learned Authorized Representative of RERA agrees with the submission of the learned counsel for the respondent and submits that the project in question falls in Mauza – Phulwaria of Bahadurpur CD Block of Darbhanga, which is beyond the planning area, as the said Mauza – Phulwaria does not find place in the list of planning areas notified by the UDHD.

After having heard learned counsel for the parties and going through the record including the list of the planning areas notified by the UDHD, annexed with the report of the Technical

Team, RERA, the Bench observes that no case for violation of Section 3 of the Real Estate (Regulation & Development) Act, 2016 is made out against the

respondent as the project in question, which comes under Mauza – Phulwaria of Bahadurpur CD Block, Darbhanga, does not fall within the planning area.

The interim stay on execution of sale deed(s) and mutation of the plot(s) of the project “Apna Gaon” granted vide proceeding dated 17.06.2026 is, accordingly, vacated.

With the aforesaid observation, this case is disposed of.

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