

REAL ESTATE REGULATORY AUTHORITY, BIHAR

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

RERA/STV/22/2026

Authorised Representative ... Complainant

Vs.

M/s Dhannest Developers Pvt. Ltd. ... Respondent

PROJECT: SHIVPURI SMART CITY

ORDER

03.08.2026 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. Md. Shamshad Alam is also present and files a reply. Keep it on the record.

The learned Authorized Representative submits that on an inquiry and physical verification of the project “Shivpuri Samt City” conducted by the Technical Team of the Authority with the assistance of the District Administration, Darbhanga, as well as, examination of the documents found at the site of the project, *prima facie*, it is found that the said project is an ongoing real estate project and is not registered with RERA, as required under Section 3 of the Real Estate (Regulation & Development) Act, 2016 (in short, the RERA Act). Hence, a notice dated 05.07.2026 was issued to show cause as to why the proceedings under Sections under Section 35 & 59(1) of the RERA Act, should not be initiated for violation of the provisions of Section 3 of the RERA Act.

Learned counsel for the respondent submits that he does not dispute the allegation levelled against the respondent in the notice dated 05.06.2026, but it was not done intentionally. It was done by the respondent due to ignorance of the provisions of Section 3 of the RERA Act. He further submits that the respondent has already

applied for registration of the project with the Authority and the same is pending. He requests for imposing a minor penalty upon the respondent.

The learned Authorized Representative of RERA submits that since the respondent has confessed his guilt and is ready to pay the penalty, the instant case may be disposed of imposing a penalty on the respondent. He also submits that the Technical Team of RERA has submitted its report and as per the report the estimated cost of the project is Rs.3,60,180/-.

Having heard learned counsel for the parties, the Bench observes that the respondent has accepted the allegation made in the notice dated 05.06.2026. Hence, the Bench adopts a liberal approach and, thereby, a penalty of Rs. 20,000/- is imposed upon the respondent under Section 59(1) of the Act, which shall be paid by the respondent – company within sixty (60) days from the date of issuance of this order. Failure to comply with this direction will attract further action under Section 59(2) of the Act. The Bench further directs the respondent to remove all the advertisements of the projects, if any, from all mediums within a fortnight.

The interim order dated 17.06.2026, directing to all the District Registrars/Sub-Registrars, Registry Offices, Darbhanga, not to register any plot of the project and the concerned Circle Officer to keep all the applications applied for mutation against the plots of the project in abeyance, will continue till registration of the project with RERA.

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

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