

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

RERA/STV/26/2026

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

PROJECT: MITHILANCHAL SMART CITY,
PHASE –II,

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. Sumit Kumar is also present.

The learned counsel for the respondent submits that the project “Mithilanchal Smart City, Phase –II”, which, as per Jamabandi receipt kept on the record, is located in Mauza - Ghorghata under Darbhanga Sadar Block, does not fall under the planning area. He further submits that Mauza - Ghorghata under Bahadurpur CD Block of Darbhanga comes within the planning area, which finds mention at serial no.74 of the notified list of the Urban Development & Housing Department, Government of Bihar (in short, the UDHD), annexed with the report of the Technical Team of RERA. Hence, the instant case initiated against the respondent may be dropped.

The learned Authorized Representative of RERA agrees with the aforesaid submission and submits that the project “Mithilanchal Smart City, Phase –II”, located in Mauza - Ghorghata under Darbhanga Sadar Block of Darbhanga, does not come under the planning area. The said fact finds support with the notified list of the UDHD annexed with the report of Technical Team, wherein, at

serial no. 47 Mauza - Ghorghata under Bahadurpur CD Block of Darbhanga comes within the planning area. Therefore, the present case against the respondent may be dropped.

After having heard learned counsel for the parties and going through the record including the list of planning areas published 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 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 “Mithilanchal Smart City, Phase –II” 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.