**REAL ESTATE REGULATORY AUTHORITY, BIHAR**

**Before the Bench of Inquiry Commissioner, Sri Sanjaya Kumar Singh, RERA, Bihar**

**RERA/CC/270/2026**

**Ramchandra Mahto ……Complainant**

**Vs**

**M/s Shital Buildtech, Darbhanga ……Respondent**

**Project: RB 1028**

**Present: For Complainant: In person**
**For Respondent: None**

**23/09/2026** **PROCEEDING**

Hearing taken up. The complainant is present in person. The respondent is absent.

The complainant submits that he had booked a plot bearing Plot No.RB1028 which was being developed by the promoter M/s Shital Buildtech, Darbhanga. He submits that the said land lies in Sonki area, P.S. Sadar Darbhanga, Circle Darbhanga. He also submits that the said land is situated near Jalan International College, Darbhanga. As per his information, the said project was registered with RERA. However, he does not have the RERA registration number. He further submits that he has paid a total amount of Rs.4.50 lakh out of a total consideration amount of Rs.11.00 lakh but he did not get any demand note from the respondent for future payment and the respondent never handed over the possession of the said plot. He also submits that a total amount of Rs.1.50 lakh has already been refunded by the respondent and the respondent still owes a sum of Rs.3.00 lakh. He, therefore, requests for a direction to the respondent for payment of the remaining amount of Rs.3.00 lakh along with interest on the entire amount to the complainant as per the provisions of law.

The Registration Wing of RERA is directed to verify the details of the project in the name of the promoter and submit a report of the status of the project especially mentioning whether the said project lies in the planning area and whether it has been registered with RERA or not.

Put up this case on 27.10.2026 for further hearing.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner,
RERA, Bihar