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

RERA/STV/21/2026

Authorised Representative … Complainant
Vs.
M/s Darbhanga Developers Pvt. Ltd. … Respondent

PROJECT: PINK CITY

PROCEEDING

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, Mrs. Kriti Suman is also present.

The learned counsel for the respondent submits that the project "Pink City" is situated at Mauza – Phulwaria, Anchal – Bahadurpur, District – Darbhanga. The aforesaid Mauza – Phulwaria falls beyond the planning area as the Mauza – Phulwaria of Bahadurpur CD Block, District – Darbhanga, does not find place in the list of planning area(s) notified by the Urban Development & Housing Department, Government of Bihar (in short, UDHD) for Darbhanga.

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 under Bahadurpur CD Block of Darbhanga and it does not come within the planning areas in the list of planning areas notified by the UDHD for Darbhanga.

After having heard the learned counsel for both the parties and going through the record including the list of 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.

With the aforesaid observation, this case is disposed of.

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