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,**

PROCEEDING

17.06.2026 This case is taken up for hearing. The learned Authorized Representative on behalf of the complainant, Mr. Rishikesh Rajan is present. The learned counsel on behalf of the respondent, Mr. Sumit Kumar is also present and files Vakalatnama. Keep it on the record.

The learned Authorized Representative of RERA submits that a joint team constituted by the Authority and the District Administration, Darbhanga visited the site and made enquiries besides carrying out the physical verification of the project "Mithilanchal Smart City, Phase –II, along with the records available at the site. It was found that the said ongoing project was not registered with RERA as mandated under Section 3 of the Real Estate (Regulation and Development) Act, 2016 (in short, the RERA Act, 2016). On the basis of the aforesaid findings, the Authority issued a show cause notice to the respondent-promoter vide letter no. STV/26/2026/32 dated 29.05.2026 to explain the status of registration of the ongoing project under reference but the same was not responded to. Consequently, the Authority, prima facie, finding the project under reference to be in violation of the provisions of Section 3 of the Act, has initiated the instant *suo motu* case for the same.

The learned counsel for the respondent submits that the project "Mithilanchal Smart City, Phase –II" does not come within the

planning area. However, he prays for time to file reply in this case. The prayer is allowed. He is directed to file his reply before or as the time of the next date of hearing of the instant case.

The learned Authorized Representative of RERA submits that the Technical Wing of RERA may be directed to inquire and submit a report whether the above project comes within the planning area or not. He also submits that the respondent may be restrained from selling plots of the project until further orders to the effect.

The office is directed to send a letter to the I.G. Registration, Government of Bihar, Patna, requesting him for issuing necessary directions to all the District Registrars/Sub-Registrars, Registry Offices, Darbhanga, not to register any plot of the project "Mithilanchal Smart City, Phase –II" M/s Samriddhi Properties India Pvt. Ltd, till further orders.

The District Collector-cum-District Magistrate, Darbhanga may be requested to direct the concerned Circle Officer(s) to stop mutation of proportional land related to the project under reference, if any, until further orders to the effect.

The Technical Wing of RERA is directed to inquire and submit a report whether the project "Mithilanchal Smart City, Phase –II" M/s Samriddhi Properties India Pvt. Ltd., comes within the planning area or not besides exploring possibilities of directing the promoter to register the project under Section 5 of the Act even if the same falls beyond the planning area, in the interest of allottees.

Put up the matter on 22.06.2026.

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