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

24.07.2026 This case is taken up for hearing. The learned authorized representative, Mr. Rishav Raj is present. The learned counsel on behalf of the respondent, Mr. Sumit Kumar is also present and files a reply before the Bench. Keep it on the record.

The learned counsel for the respondent submits that the project "Mithilanchal Smart City, Phase –II", which is located in Mauza – Rasalpur Sahila, Thana no.597, Panta Thana no.640, Ghorghata, Thana no.601 and Khojkipur Thana no.600, under Darbhanga Sadar Block, does not fall under the planning area. He further submits that earlier the respondent had applied for its registration in RERA/Pro/Reg.56/2022 but the said application was rejected vide order dated 26.04.2022. The said order was challenged in REAT Appeal no.39/2022, which was dismissed with a direction to the Authority to refund the registration fee amount to the promoter within a fortnight from the receipt of the order but till date the Authority has not refunded the registration fee. He further submits that a review petition bearing Review Petition no.04/2023 was also filed by the Authority against the aforesaid order dated 26.04.2022 but the same was dismissed on 23.02.2023.

The learned Authorized Representative of RERA requests for time to file a rejoinder to the reply filed by the respondent. He submits that the Technical Wing of RERA in compliance to the earlier proceeding

dated 17.06.2026 has submitted its report, which is kept on the record. As per the report, the project "Mithilanchal Smart City, Phase –II", which is located in Mauza - Ghorghata, District – Darbhanga, falls within the planning area, but Mauza- Pata does not appear in the list notified by the Urban Development & Housing Department, Government of Bihar. However, a perusal of the notified list annexed with the report reveals that Ghorghata at serial no.74 is situated in Bahadurpur CD Block of Darbhanga. The Technical Team is directed to revisit its report and clarify that the Mauza – Ghorghata referred to is located in Darbhanga CD Block and whether the same falls in the planning area or not.

The learned counsel for the respondent requests for providing a copy of the report of the Technical Wing of RERA, to which the Bench directs the office to provide him a copy of the report today itself.

The learned Authorized Representative of RERA is directed to file the rejoinder positively before the next date of hearing. He is further directed to ascertain as to why the registration fee of the respondent, as directed in the aforesaid appeals, is still pending to be refunded and get the matter sorted out.

Put up the matter on 10.08.2026.

Sd/-

(Animesh Pandey)
Secretary,
RERA, Bihar.