REAL ESTATE REGULATORY AUTHORITY, BIHAR

IN THE COURT OF SRI ANIMESH PANDEY,
SECRETARY, RERA, BIHAR

RERA/STV/27/2026

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

PROJECT: MITHILANCHAL SMART CITY

PROCEEDING

19.08.2026

This case is taken up for hearing. The learned Authorized Representative, Ms. Ojashwi Ishani is present 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" was registered with RERA and the period of registration had expired on 15.09.2022. He further submits that the projected has already been completed before 15/06/2023 and sold out.

The learned Authorized Representative of RERA submits that the project falls within the planning area. The project was registered with RERA but its registration had expired on 15.09.2022. Even after expiry of registration, the respondent is still indulging in sales and development of the project without getting the registration extended by RERA, which is proved by the jamabandi receipts kept on the record.

She also submits that the respondent has not submitted any document showing completion of the project, even that of Mukhiya who passed the map at that relevant of time and on the basis of which his project was granted registration by RERA. She also requests to direct the respondent to file photo-copies of the latest sale deeds executed by the respondent. She also requests for time to file a rejoinder to the reply. Her request is allowed. She is directed to file the same positively before the next date of hearing.

The learned counsel for the respondent is also directed to file photo-copies of the latest registered sale deeds executed by the respondent.

Put up the matter on 02.09.2026.

Sd/-

(Animesh Pandey)
Secretary,
RERA, Bihar.