

REAL ESTATE REGULATORY AUTHORITY, BIHAR

**Before the Full Bench of Hon'ble Chairman, Mr. Vivek Kumar Singh
& Hon'ble Members Mrs. Nupur Banerjee & Mr. S.D. Jha, RERA Bihar,**
RERA/CC/219/2023, 220/2023, 221/2023, 241/2023, 511/2023,
383/2023, 69/2024/ & 70/2024

Manish Kumar/Abhishek Anand and Ruchi Gupta/Anju Kumari Singh &
Lokesh Kumar/ Mrs.Ananya Agrawal/Ajit Kumar Sinha/Sumit
Kumar/Roop Nidhi & Ors./Shailendra Shekhar & Ors. Complainants

Vs.

M/s Anuanand Constructions Pvt. Ltd. Respondent

For the complainant: Mr. Amit Singh, Advocate

Mr. Abhay Kumar Upadhyay,

Advocate

For the Respondent: None

Project: – CAPITAL CENTRE SAI CITY

PROCEEDING

10.07.2024 Hearing taken up. Mr. Amit Singh, Advocate, appears for the complainants in RERA/CC/219/2023, 220/2023, 221/2023, 241/2023, 511/2023, 383/2023 and Mr. Abhay Kumar Upadhyay, Advocate, appears for the complainants in RERA/CC/69/2024/ & 70/2024.

Learned counsel appearing for the complainants in RERA/CC/219/2023, 220/2023, 221/2023, 241/2023, 511/2023, 383/2023 files Newspapers' cuttings of public notice dated 21.06.2024 as well as list of the allottees in compliance of the proceeding dated 24.04.2024, which are kept on the record. He submits that an Association of Allottees (in short AoA) has been formed and they are aspiring to construct the remaining work of the project. He requests that the respondent – promoter may be restrained from execution of any Conveyance Deed of flats of the

project “Capital Centre Sai City” as well as all the Bank Accounts in the name of M/s Anuanand Constructions Pvt. Ltd., may be frozen.

Learned counsel for the complainants in RERA/CC/69/2024/ & 70/2024 submits that he has nothing to say further as they would go with the AoA.

The Authority directs learned counsel for the AoA to file written submission indicating there in the complete plan and future course of action for construction of remaining work of the project in consonance with the provisions of the RERA Act, 2016 within one month.

The Authority further directs the concerned Bank to freeze operation of all the Accounts in the name of M/s Anuanand Constructions Pvt. Ltd., as mentioned in Form –C in the application for the registration till further orders. However, the respondent - promoter would be at liberty to operate the account while discharging his liability in respect of any other complainant after obtaining specific permission of the Authority.

The Authority also directs the office to issue a letter to the I.G. Registration, Bihar, for issuing necessary direction to all DSRs/Sub-Registrars, Patna/Danapur not to register any flat/apartment of the project “Capital Centre Sai City” of M/s Anuanand Constructions Pvt. Ltd. till further orders.

This case is transferred to the Division Bench to be presided over by Hon’ble the Chairman and Hon’ble the Member Mr. S.D. Jha.

Put up for hearing on 04.09.2024.

Sd/-
S.D. Jha
Member

Sd/-
Nupur Banerjee
Member

Sd/-
Vivek Kumar Singh
Chairman