



Anchita Developers Pvt. Ltd.

Mithapur 'B' Area, Patna - 1
Mobile No. : 9308023902, 9334125477
Email : sanjusinha70@gmail.com

Ref.....

Date 29/3/22

TO
Hon'ble RERA Authorities
Patna

SUBJECT- QUATERLY REPORT till MARCH 2022

Respected

We hereby attach a copy of the Quarterly report for
the;

Project- RAM ENCLAVE

Project Registration No- BRERAP0005402-1/1096/R-975/2020

Promoter- ANCHITA DEVELOPERS PVT. LTD

The details are widely covered in Annexure A with subcategory.

Sincerely

SANJAY SINHA

Anchita Developers Pvt Ltd.

Sanjay Sinha
Director

ANNEXURE-A

Quarterly Progress Report for quarter ending March/June/Sept/December of 2022 (Year)

I. PARTICULARS OF PROJECT			
Project Registration Number	975/2020	Name of Project/Phase of Registered Project	KAM ENCLAVE
Name of Promoter	ANCHITA DEVELOPER Pvt. Ltd	Project Address	Sainik Colony,
Name of Co-promoter	N.A.		Gola Road,
Project Registration is valid up to	24/11/2023		Plot No - 116B,
Starting date of Project or Phase of the Project	1/12/2021		Khata No - 211 Thano No - 21
Type of Project or Phase of the Project	<input checked="" type="checkbox"/> 1. Residential <input type="checkbox"/> 2. Commercial <input type="checkbox"/> 3. Residential-cum-Commercial <input type="checkbox"/> 4. Plotted project	Residential	Danapur, Ptna.
Period of validity of map by the Competent Authority	(3 years)		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments -
	1. 1 BHK -				1. Booked/Allotted - N.A.
	2. 2 BHK, -				2. Sold - N.A.
	3. 3 BHK -	N.A.	N.A.	16 Plots with 16 Garages	
	4. Shop -				
	5. Bungalow -				
	6. Plot etc. -				

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
1	16 Garage	1. Booked/Allotted -	N.A.
		2. Sold -	N.A.

IV. Construction Progress of the Project		
1. Building / Wing / Layout Number _____ (To beaded for each Building / Wing)		
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	N.A.
2.	Basements (if any)	N.A.

3.	Podiums (if any)	N.A
4.	Plinth	Completed
5.	Stilt Floor	N.A
6.	Slabs of Super Structure	Ground Floor 1st slab in progress
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	N.A
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	N.A
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	N.A
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	N.A
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per specifications in Agreement of Sale. Any other activities.	Water Pump - 2 H.P. Electric connection done with Meter

V. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	N.A	
2.	Water Supply	Yes	Done	

3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	N.A	
4.	Storm Water Drains	No Yes	N.A	
5.	Landscaping & Tree Planting	Tree - Yes	N.A	
6.	Street Lighting	Yes	N.A	
7.	Community Buildings	No	N.A	
8.	Treatment and Disposal of Sewage and Sullage Water	No	N.A	
9.	Solid Waste Management & Disposal	Yes	N.A	
10.	Water Conservation / Rain Water Harvesting	Yes	N.A.	
11.	Energy Management	No	N.A	
12.	Fire Protection and Fire Safety Requirements	Yes	N.A	
13.	Closed Parking	Yes	N.A	
14.	Open Parking	No	N.A	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	Yes	
16.	Others (Option to Add More)	N.A	N.A	

VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING

S. No.	Particulars
1.	Front Elevation. Available Photos attached
2.	Rear Elevation Available Photos attached
3.	Side Elevation Available Photos attached

VII. Financial Progress of the Project

S. No.	Particulars	Amount (In Rs.)
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(1)	(2)	(3)
1.	Project Account No. HDFC, Boring Road A. No-502	00045649146
2.	Estimated Cost of the Project including land cost at the start of the Quarter	4 crore (excluding Land Value)
3.	Amount received during the Quarter	N.A.
4.	Actual Cost Incurred during the Quarter	50 lakh
5.	Net amount at end of the Quarter	
6.	Total expenditure on Project till date	50 lakh
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	N.A.

VIII. MISCELLANEOUS

A	List of Legal Cases (if any)	
1.	Case No.	527/2021
2.	Name of Parties	Anchita Developer vs Vijay Nath Gupta & others
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	N.A.
2.	Agreement for Sale	N.A.

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Signature of Promoter

Name: **Anchita Developers Pvt. Ltd.**
ANJAY SINHA

Date: **28/3/2022** Director
Anjay Sinha

REAL ESTATE REGULATORY AUTHORITY, BIHAR
4TH / 6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

FORM 'C'
[See rule 5(1)]
REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : BRERAP0005402-1/1096/R-975/2020
Project Name : RAM ENCLAVE (New Project)
Project Address : Sainik Colony, Gola Road, (Khesra/ Plot No- 1163, Khata No- 211, Thana No.- 21, Mauza- Danapur Sainik Colony), Sub division/District : Patna.

1. Company Anchita Developers Pvt. Ltd., having its registered office at Mithapur B Area, Patna-800001

2. This registration is granted subject to the following conditions, namely :-
- a. The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government [Refer Rule 8, Annexure of Bihar Real Estate (Regulation And Development) Rules, 2017];
 - b. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
 - c. The promoter shall deposit seventy per cent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (HDFC Bank, Branch Name - Boring Road, Patna, Account No. 50200045342040, IFSC Code- HDFC0000235) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;
 - d. The registration shall be valid for a period of 03 years 07 Months commencing from 8/5/2020 And ending with 2023/11/24 (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;
 - e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under, including quarterly report of the project.
 - f. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted here in, as per the Act and the rules and regulations made there under.

Dated: 8/5/2020
Place: Patna

[Signature]
Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



NOTE:

- 1) This registration is being granted based on the information and documents furnished by the Promoter and the Authority bears no responsibility for the authenticity of the same. In case the promoter submitted a false or invalid document or credential, it may lead to the cancellation of registration of the project by the Authority. Registration granted cannot be construed as evidence in respect of right, conversion of land use title or interest of the plot over which plan is approved.
- 2) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.
- 3) The above registration is valid for a period of 90 days provided in 2d, subject to the condition that the promoter shall get their map validated for such period from the map sanctioning authority as required under Bihar Building Bye-laws and resubmit the same to the RERA, Bihar. Failure in submitting the validated map may lead to the cancellation of registration of the project by the authority.
- 4) Promoter shall ensure compliance to all Nocs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014
- 5) Open Parking area comes in common area, and as such it cannot be sold.
- 6) At the project construction site, display of project details on a 6' x 6' board is essential.
- 7) In case of any papers not found in order, the same should be made available within one month.


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-1096/2019/530

Copy to: Chairman RERA/ Members RERA/ Anchita Developers Pvt. Ltd.

Copy to: Branch Manager HDFC Bank, Boring Road, Patna.


Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By 
08/05/2020

Checked By 
8-5-2020

Retchecked By 
08/05/2020



Anchita Developers Pvt. Ltd.

Mithapur 'B' Area, Patna - 1
Mobile No. : 9308023902, 9334125477
Email : sanjusinha70@gmail.com

Date.....29/3/2022

Ref.....

SUBJECT- PARA-2 AND 3 EXPLANATION in Annexure-A

That the promoter most humbly submits that the Land Owner as per the Share Distribution is entitled for 7 flats with garages.

A Copy of the Agreement is attached herewith.

Sincerely

Anchita Developers Pvt. Ltd.

SANJAY SINHA

Director



Anchita Developers Pvt. Ltd.

Mithapur, Patna-1

Ref.....

Date 07/12/11

SCHEDULE-B(I)

The area to be allotted or handed over to the Land Owners by the Developer in the said proposed building to be constructed on the land shall be 45% (Forty Five percent) area of flat building along with Forty Five percent of the car parking space in the building out of total constructed build up and the parking area of the building flat area and the constructed area to be attached to the Land Owners offer the sanction of the map from PRDA/DMC /PMC as per mutual consent preferably of Land Owners, fractional area will be adjusted in terms of money as mentioned in para 3.

The Developer will have to handed over flats to the Land Owners

Details of Land Owner's side flat as per P.R.D.A./D.M.C. Approved Drawing.

No.	FLAT NO.	FLOOR	LOCATION
1.	201	2nd Floor	
2.	202	2nd Floor	
3.	203	2nd Floor	
4.	204	2nd Floor	
5.	303	3rd Floor	
6.	402	4th Floor	
7.	403	4th Floor	
8.			
9.			
10.	Total	7 Flats	

With Garage

Signature(Land Owners)

1) Sri Vijay Nath Gupta

प्रमिला देवी

2) Smt. Pramila Devi

Signature (Developer)

Arvind Kumar
Shobha Ma gaur
Main Road Damodar



Anchita Developers Pvt. Ltd.

91

Mithapur, Patna-1

Ref.....

SCHEDULE - B(II)

Date 07/12/11

The area to be allotted or handed over to the Developer by the Land Owners in the said proposal building to be constructed on the land shall be 55% (Fifty Five percent) area of flat building along with Fifty Five Percent of the car parking space in the building out of total constructed built up and the parking area of the building

Details of Developer side flat as per P.R.D.A./D M C Approved Drawing

No.	FLAT NO.	FLOOR	LOCATION
1.	101	1st Floor	
2.	102	1st Floor	
3.	103	1st Floor	
4.	104	1st Floor	
5.	301	3rd Floor	
6.	302	3rd Floor	
7.	304	3rd Floor	
8.	401	4th Floor	
9.	404	4th Floor	
10.			
11.			
12.	Total	9 Flats	

With Garage

Signature(Land Owners)

(Signature)

1) Sri Vijay Nath Gupta

(Signature)

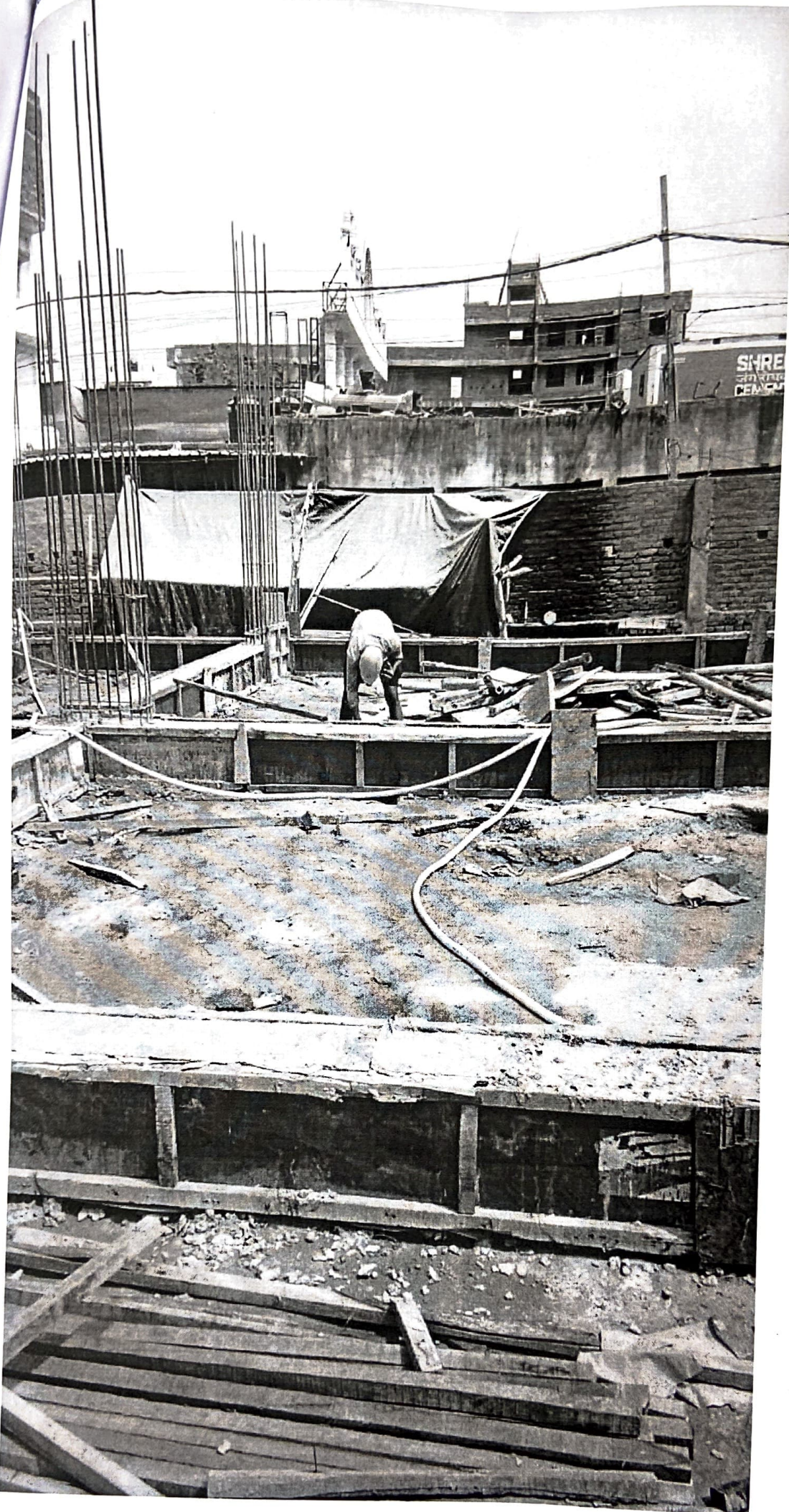
Signature (Developer)

*Arvind Kumar
St. Shola Walk, Gopla
Main Road Danapur*

2) Smt Pramita Devi



For para - II of Annexure - A



2022, 6:46 PM





Anchita Developers Pvt. Ltd.

Mithapur 'B' Area, Patna - 1
Mobile No. : 9308023902, 9334125477
Email : sanjusinha70@gmail.com

Date 29/3/2022

SUBJECT- PARA-8 EXPLANATION in Annexure-A

That the promoter most humbly submits that the Land Owner created hindrances in construction of the project and only after the order of RERA dated 10/09/2021 the work could be initiated.

The promoter hereby attach a copy of the order.

Sincerely

Anchita Developers Pvt. Ltd.

SANJAY SINHA
Director

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Mr Naveen Verma, Chairman

Case No.CC/527/2021

Sanjay Sinha, M/s Anchita Developers Pvt LtdComplainant

Vs

Pramila Devi & Vijay Nath.....Respondent

Project: Ram Enclave

Present: For Complainant: Mr. Saurabh Bishambhar, Advocate

For Respondent : Mr Rajesh Ranjan, Advocate

HEARING THROUGH VIDEO CONFERENCING

10/09/2021

PROCEEDING

Hearing taken up. Mr Saurabh Bishambhar, learned counsel of the complainant and Mr Rajesh Ranjan, learned counsel of the respondent company are present.

Learned counsel of the complainant submits that although the agreement was executed in December, 2011, the building map was approved only in 2018 as maps were not being approved till 2016. The promoter applied for registration with RERA in 2019 and after getting the project registered with the consent of the respondents, when construction of the project started in July, 2020, the respondents specially respondent no. 2 started creating problems with the aim to fetch more money from the complainant. He further states that they want amicable settlement of the dispute.

The learned counsel for the complainant has filed the decisions of the RERA in some other states where the land owner is treated as a promoter. On A query by the Bench, the learned counsel admitted that the land owners had not applied as co-promoters in the application for registration of the project with Bihar RERA. The Bench observed that the land owners are not co-promoter rather they are allottees as per Bihar RERA Regulations.

Learned counsel of the respondents denied the allegations of the complainant and submits that the agreement was signed 10 years ago on 07/12/2011 but no work has started and raised question as to how share can be distributed in 2011 itself when the building plan was not even prepared. He states that 9 kathas of land is involved in the project and their share is only 7 apartments. He submits that they have terminated the agreement after 10 years since no work is going on in the project. He submitted that even after registration with RERA no work has started, quarterly reports and photographs are not being uploaded.



Learned counsel of the complainant submits that the respondents cannot terminate the agreement and for that the civil court is the competent forum. He also submits that the project site is presently submerged with water.

The Bench observed that as long as the agreement is valid the respondent is an allottee under the Act. The issue of share distribution can be settled by the civil court. If they are not willing, they should move the Civil Court for cancellation of the agreement but since the project is registered with RERA, it should be constructed and completed. The Bench directed the complainants to comply with the provisions of Section 11(2) of the RERA Act and start construction and the respondents should not create any hindrance.

Put up on 05/10/2021 for orders. Both parties may file their written arguments, if they so desire, within a week.



Naveen Verma
Chairman

Memo No. RERA/187... Dated 13/01/2022
Certified to be the true copy of Order
Judgement/Order Sheets/Documents/Etc

P. Prakash
13/01/2022
Authorized Signator
P. Prakash
13/01/2022