



# Anchita Developers Pvt. Ltd.

Mithapur 'B' Area, Patna - 1  
Mobile No. : 9308023902, 9334125477  
Email : sanjusha70@gmail.com

Reg. No. - U45200BR 2005 PTC 011184  
GST No. - 10AAFCA0907Q1ZV

Ref.....

Date 30/11/22

To,  
Hon'ble RERA Authorities  
Patna

**SUBJECT – QUATERLY REPORT till Sep. 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

Anchita Developers Pvt. Ltd.

*Sanjay Sinha*  
Director

SANJAY SINHA

## 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	RAM ENCLAVE
Name of Promoter	ANCHITA DEVELOPERS LTD,	Project Address	SAINIK COLONY.
Name of Co-promoter	N/A		GOLA ROAD.
Project Registration is valid up to	24/11/2023		P/NO-1163
Starting date of Project or Phase of the Project	01/12/2021		KHATANO-211 THANONO-21
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	RESIDENTIAL	DHANAPUR PATNA
Period of validity of map by the Competent Authority	3+2 (year)		

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 - 2. 2 BHK, - 2 3. 3 BHK - 4. Shop - 5. Bungalow - 6. Plot etc. -	17922.43 27708.43	16 FLATS with 16 PARKING.	1. Booked/ Allotted - 2 FLATS 2. Sold - -

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

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	II <sup>nd</sup> floor 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	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.	

<b>VI. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING</b>	
S. No.	Particulars
1.	Front Elevation. Available photos attached
2.	Rear Elevation Available photos attached
3.	Side Elevation Available Photos attached

<b>VII. Financial Progress of the Project</b>		
S. No.	Particulars	Amount (In Rs.)

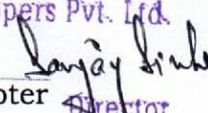
(1)	(2)	(3)
1.	Project Account No. HDFC, Boring Road. #/C No - 50200045649146	
2.	Estimated Cost of the Project including land cost at the start of the Quarter	4 crore (excluding land value)
3.	Amount received during the Quarter	Forty six thousand.
4.	Actual Cost Incurred during the Quarter	40 Lakh.
5.	Net amount at end of the Quarter	
6.	Total expenditure on Project till date	90 Lakh.
7.	Details of Mortgage or Charge, if any, created on the Land and the projects	N/A.

VIII. MISCELLANEOUS		
<b>A</b>	List of Legal Cases (if any)	
1.	Case No.	527/2021
2.	Name of Parties	Anchita Developers v/s Promila obaid Vijay Nath Gupta.
<b>B</b>	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	—
2.	Agreement for Sale	attached,

**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.

Anchita Developers Pvt. Ltd.

Signature of Promoter  Director

Name: SANJAY SINHA.

Date : 30/11/22



# Anchita Developers Pvt. Ltd.

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

Reg. No. - U45200BR 2005 PTC 011184  
GST No. - 10AAFCA0907Q1ZV

Ref. AD/RE/104/22

Date: 13/07/2022

## ALLOTMENT LETTER

To,

Dr, Rajesh Raj  
301, Ram Balak Enclave,  
Ram Suchit Mishra Path,  
East Boring Canal Road,  
Patna

Sub.: Allotment of Flat in Ram Enclave, T Point, Gola Road, Patna - 1  
Sir,

I received your letter for purchasing of flat. Company has decided to allot flat no. 102 with car parking one First Floor having super built up area is 1226.46 sqft in Ram Enclave, T Point, Gola Road, Patna

### PROPERTY DETAILS ARE GIVEN BELOW :-

Mauza : Danapur Sainik Colony, Gola Road  
Tauzi No. : 5399  
Khata No. : 211  
Plot No. : 1163  
Thana : Danapur /21  
District : Patna  
P.O. : Danapur

The consideration amount is Rs. 76,51,000/- (Seventy Six Lac Fifty One Thousand only) out of Rs. 21,000/- (Twenty One Thousand) by cash has been received and Rs. 76,30,000/- (Seventy Six Lac Thirty Thousand) is balance amount which will be paid before execution of Sale deed.

Thanking you

Anchita Developers Pvt. Ltd.

Anchita Developers Pvt. Ltd.



# Anchita Developers Pvt. Ltd.

Mithapur 'B' Area, Patna - 1  
Mobile No. : 9308023902, 9334125477  
Email : sanjusha70@gmail.com

Reg. No. - U45200BR 2005 PTC 011184  
GST No. - 10AAFCA0907Q1ZV

Ref. AD/RE/103/22

Date. 30/06/2022

## ALLOTMENT LETTER

To,

Mr./Mrs. Vijay Kumar  
SDO, BSNL, KAAJPURA,  
F/No- 103, Manmohan Place,  
Akashwani Road, Khajpura, Patna

Sub.: Allotment of Flat in Ram Enclave, T Point, Gola Road, Patna -4  
Sir,

I received your letter for purchasing of flat. Company has decided to allot flat no. 103 with car parking one First Floor having super built up area is 934.70 sqft in Ram Enclave, T Point, Gola Road, Patna

### PROPERTY DETAILS ARE GIVEN BELOW :-

Mauza : Danapur Sainik Colony, Gola Road  
Tauzi No. : 5399  
Khata No. : 211  
Plot No. : 1163  
Thana : Danapur /21  
District : Patna  
P.O. : Danapur

The consideration amount is Rs. 61,21,000/- (Sixty One Lac Twenty One Thousand only) out of Rs. 25,000/- (Twenty Five Thousand) by cash has been received and Rs. 60,96,000/- (Sixty Lac Ninety Six Thousand) is balance amount which will be paid before execution of Sale deed.

Thanking you

Anchita Developers Pvt. Ltd.  
  
Anchita Developers Pvt. Ltd.



# Anchita Developers Pvt. Ltd.

Reg. No. - U45200BR 2005 PTC 011184

GST No. - 10AAFCA0907Q1ZV

Mithapur 'B' Area, Patna - 1  
Mobile No. : 9308023902, 9334125477  
Email : sanjusha70@gmail.com

Ref.....

Date 30/11/22

## 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

SANJAY SINHA

**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 Ltd .....Complainant**

**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.

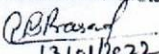
Put up on 05/10/2021 for orders. Both parties may file their written arguments, if they so desire, within a week.



Naveen Verma

Chairman

Memo No RERA/387 Dated 13/01/2022  
Certified to be the true copy of Order  
Judgement/Order Sheets/Documents/Etc

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