

Order

Under Section 7 (3) of the RERA Act, the promoter of the project Anu Anand Construction Pvt. Ltd. was informed vide Memo No.220 dated 29.6.2022 (copy enclosed) that the registration to the project will remain in force till 31.7.2022 with certain conditions and to submit the documents as specified in the letter failing which further action will be taken for revocation of registration.

2. The promoter has not replied to this notice.

3. The Authority takes cognizance of the letter of the Town Executive Officer, Nagar Parishad, Khagaul dated 8.8.2022 wherein it is mentioned that there was discrepancy in the area of the map submitted by the promoter on 24.10.2021 and that the map was not approved in the absence of supporting documents. It has been further informed that the promoter has submitted the revised map in which they have reduced the area in Block- M and Block-N of the project Sai Enclave.

4. The Authority takes note of the site inspection conducted by the competent authority in which it is mentioned that work of the frame construction of Block-I, J, K,& L is under way and is likely to be completed by December,2023 and that work is yet to start in Blocks M & N. The site inspection report also mentions that the finishing work in Block E, F, G and H is under way and is likely to be completed between December, 2022 to March, 2023.

5. The Authority also takes note that 52 complaint cases against the promoter have been filed in which number of commitments about the time line have been made by the promoter themselves but have not been honoured by them.

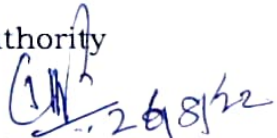
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6. The Authority also takes note that the promoter has not yet been able to obtain the approval from the State Environment Impact Assessment Authority (SEIAA), as the inspection report of the competent authority clarifies that the actual area is 23744.12 sq. mtrs. (as against 24633 sq. mtrs approved with the map).

7. Taking in view in the interest of the project and as well as the interest of the allottees as reflected in the complaints filed before the Authority and in absence of any response to its letter of dated 29.6.2022 the Authority hereby revokes the registration of the projects in so far as Block- I,J,K,L,M & N are concerned .In any case the registration of this project will lapse in December, 2022, even after accounting for nine months of force majeure due to Covid-19, before that period the promoter would not be able to complete the work in Block- I, J, K, L, M and N and the interest of allottees will be adversely affected.

In spite of the fact that map is not yet approved and approval of SEIAA has not been taken by Promoter, the registration of the whole project is not being revoked in the interest of allottees, keeping in view the report of the competent authority that Block- A,B,C & D have been completed and handed over to the allottees and finishing works in Block- E,F, G & H is under progress and will be completed between December,2022 to March, 2023.

By the order of the Authority

  
Secretary

Memo No: rera-Pro-reg-286-2018/773

Patna, Dated: 26.08.2022

Copy to:

Shri Bimal Kumar, Managing Director,  
Sri Anuanand Construction Pvt. Ltd.  
1<sup>st</sup> Floor, Kumar Tower,  
Boring Road, Patna- 800001,  
Bihar.

Email id: [anuanandpvtpatna@gmail.com](mailto:anuanandpvtpatna@gmail.com)

**For Information and needful.**

  
Secretary



Order

**Sub:- Order under section 7(3) of Real Estate (Regulation and Development) Act, 2016 against the Project "Sai Enclave" of Anu Anand Construction Pvt. Ltd.**

Whereas the Promoter M/s Anu Anand Construction Pvt. Ltd. Patna was served a notice dated 25.05.2022 to show cause as to why the registration of the Project "Sai Enclave" not be revoked under Section 7(1) of the Real Estate (Regulation and Development) Act, 2016 on account of the non-submission of revalidated Map of the project and non-submission of Environmental Clearance certificate to be issued by SEIAA;

Whereas in response the Promoter has submitted his reply through Mail dated 16.06.2022 again requested for time to submit the requisite documents;

Whereas the Promoter is extending the time lines given by it to complete the project in the various complaint cases filed before the Authority under Section 31 of the Act, 2016;

Whereas the Authority is of the view that the Promoter has not been fulfilling its obligations by submitting the necessary approvals, as required under the conditions of registration;

Hence the Authority exercising the powers available to it under section 7(3) of the Act, 2016 hereby decide that, in the interest of the allottees, the registration of the project "Sai Enclave" will remain in force till 31.07.2022 with the following conditions:

- i) The promoter will share the available cash flow statement as on date with the Authority and upload it on its web page within a week of the issue of this letter;
- ii) The total amount received so far and the funds spent on this project as on 31.03.2022, as certified by chartered accountant, and the work done as certified by the architect and civil engineer would be shared with the Authority within 15 days of the issue of this letter;
- iii) The source of funds and the timeline to complete the remaining development works will be shared with the Authority and with the

- Association of Allottees and uploaded on the web page of the promoter within 15 days of the issue of this letter;
- iv) The necessary formalities for obtaining environmental clearance would be fulfilled within 10 days of the issue of this letter;
  - v) The Promoter shall provide the list of the remaining works to be completed within 15 days of the issue of this letter;
  - vi) The Promoter shall immediately get the Forensic Audit of the project "Sai Enclave" so as to track the flow of funds received from the allottees;

The Promoter is debarred from taking any fund out of the project and sell any unsold unit till the above conditions are met.

The Promoter is required to comply with the directions as mentioned above and to submit the requisite documents within the time frame as above, with each of the conditions, and failure to do would lead to further action for revocation of the registration.

Sd-  
Authorized Signatory

Memo NO:- RERA/Proj Reg/286/2018/ 220

Patna, dated:- 29.6.2022

Copy to

Mr. Bimal Kumar,

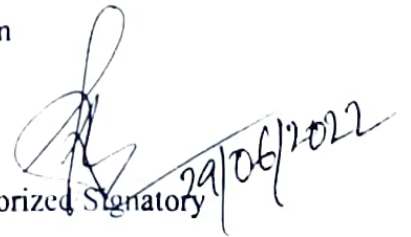
Managing Director

Sri Anu Anand Construction Pvt Ltd

1<sup>st</sup> Floor, Kumar Tower, Boring Road, Patna

Email-srianuanandconstructionpvtltd@gmail.com

Authorized Signatory



29/06/2022