



REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th /6th Floor, Bihar State Building Construction Corporation Limited Complex,
Shastri Nagar Patna – 800023

FORM 'D'

[See rule 6(4)]

INTIMATION OF REJECTION OF APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

Letter No: 879/2019 /635

Date: 01/10/2024

From:

The Real Estate Regulatory Authority,
4th & 6th Floor,
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar.
Patna- 800023, Bihar.

To,

Shree Md. Amem Alam, Managing Director,
Hawk Buildtech Private Limited,
Office at: 2/7, 1st Fir, Jangpura B,
New Delhi- 110014.
Email Id: sameen@hawkbuildtech.in

Sub: Application No: BRERAP01242019125802-1 , for extension of registration of project Haricharan Complex, Date: 18.10.2023 and brought on hearing under section 6 of Real Estate (Regulations and Development) Act, 2016 held on 12.07.2024.

Sir,

You are hereby informed that your application for extension of registration of the project, as above, is rejected for the reasons that the following information and documents have not been furnished;

1. The additional of Rs.1, 39,072/- for the delay in the extension of the project for the last eight quarters. (As your registration certificate has validity up to 30.03.2021 further 9 months would extend up to 30/12/2021 only, but you applied on 18/10/2023 so there is a delay of 1 year, nine months, and 18 days / 8 quarters and the late fee applicable would be 50% of registration fees. The penalty amount of Rs.36, 000/- which was imposed for non-submission of QPR, along with upload all the QPRs on the RERA website till date.
An authenticated copy of the reapproved/revalidated map from the competent authority which is valid for a period longer than the proposed term of extension of the registration is sought from the authority.
4. Plan of remaining Development work to be completed Building /Wing Number (to be prepared separately for each Building Wing of the Project) stages of development indicating the tasks/Activity with time schedule along with percentage of work done in Table A and Internal and External Development works in¹respect of the entire registered phase in Table B.



5. Consent of the majority of allottees that the allottees have no objection if the project gets the extension up to (Date as per Form B-18/10/2024).

Place: Patna

Date: 01/10/2024

[Signature]
Authorised Officer
12/10/24

SEAL



भू-सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

सं०सं०—RERA/PRO.REG-879/2019/.....

पटना, दिनांक—20.10.2021

प्रेषक:—

प्राधिकृत पदाधिकारी,
भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

सेवा में,

Mohammad Amem Alam (Director),
Hawk Buildtech Private Limited,
2/7, B1st Fir, Jang Pura B New Delhi-110014
Email Id:- pradipkumar.reddu@gmail.com

विषय :— भू-सम्पदा विनियामक प्राधिकरण, बिहार से **Project: HARICHARAN COMPLEX** के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग :— **Application Id: BRERAP25802-1/879/R-888/2020**

Sir

With regard to your application for extension of registration period of Haricharan Complex project bearing registration no. BRERAP25802-1/879/R-888/2020, you are directed to submit the following documents within three days of issuance of this letter failing which the application would be turned down.

1. Duly filled Form B mentioning the name of the promoter, project and completion date in dd/mm/yy format.
2. Current photographs of the project with date, name of the project and stamp of the company.
3. A bar chart detailing the works to be completed and time to be taken in completing the work.

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Regards

Sd/-

Authorised Signatory

Real Estate Regulatory Authority,
6th Floor,
BSBCL Campus,
Hospital Road, Shastri Nagar
Patna-800023,
Bihar

भू-सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)
चौथा / छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

सं०सं०—RERA/PRO.REG-879/2019/.....

पटना, दिनांक—.....2021

प्रेषक:—

प्राधिकृत पदाधिकारी,
भू-सम्पदा विनियामक प्राधिकरण,
बिहार, पटना।

सेवा में,

Mohammad Amem Alam (Director),
Hawk Buildtech Private Limited,
2/7, B1st Fir, Jang Pura B New Delhi-110014
Email Id:- pradipkumar.reddu@gmail.com

विषय :— भू-सम्पदा विनियामक प्राधिकरण, बिहार से Project: HARICHARAN COMPLEX के निबंधन हेतु आप से प्राप्त आवेदन के संबंध में।

प्रसंग :— Application Id: BRERAP25802-1/879/R-888/2020

Sir

With reference to your request for extending the registration period of your project titled Haricharan Complex bearing registration no. BRERAP25802-1/879/R-888/2020, you are requested to submit the following documents within a week of issuance of this letter

1. Revalidated building plan as required under section 9 of Bihar Building Bye-laws, 2014. The building plan of your project had been sanctioned by Phulwarisharif Municipality on 18/3/2017, hence revalidation is required.
2. Current pictures of the project with date and stamp of the company. The pictures should be taken from front, rear and side angles so that the progress could be assessed.
3. A detailed report with a bar chart showing plan of completing the remaining works.

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Regards:

Sd/-

Authorised Signatory

Real Estate Regulatory Authority,
6th Floor,
BSBCCCL Campus,
Hospital Road, Shastri Nagar
Patna-800023,
Bihar

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 : BRERAP25802-1/879/R-788/2020
Project Name : Haricharan Complex (Ongoing Project)
Project Address : Bochachak, Phulwarisharif (Khesra/Plot No- 901, 898, 899, Khata No- 169, 165, Thana No- 51, Mauza- Salempur Chatura Urf Saidpura),
Sub division/District : Patna.

1. Company Hawk Buildtech Pvt. Ltd. having its registered office at 2/7 B 1st FLR, Jang Pura B, New Delhi-110014
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 (Indusind Bank Limited, Branch Name- Anishabad Branch, Patna, Account No. 201003913230, IFSC Code : INDB0000555) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4;
 - d. The registration shall be valid for a period of 01 years 02 Months commencing from 28/11/2020 And ending with 2021/03/30 (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: 28/11/2020
Place: Patna

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 01/4/2021 as 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.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Memo NO-RERA/PRO-REG-879/2019./7.8.

Dated 28-1-2020

Copy to: Chairman RERA/ Members RERA/ Hawk Buildtech Pvt. Ltd

Copy to: Branch Manager Indusind Bank Limited, Anishabad Branch, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



Typed By...

Dev Prakash
28.01.2020

Checked By...

J. P. Singh
28-1-2020

Rechecked By...

Raj
28/01/2020