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

O. O No - RERA/Regulation/ 61/2026/ 322 Patna, Date 29/10/26

Office Order

In order to establish the financial worth of the Promoter, which shall not be less than ten per cent of the estimated development cost of the project, a notification dated 23.07.2025 was issued in pursuance of sub-regulation (a) of Regulation 13 of the Regulations, 2024. Vide the said notification, it was decided that the Promoter shall furnish, by way of an affidavit, complete details of the immovable properties owned by the Promoter entity and all its Directors, Partners, etc., along with the details of their respective liabilities, separately.

For this purpose, a prescribed format was also circulated vide this office Order No. 296, read with Memo No. 1316 dated 23.07.2025. The said prescribed format has subsequently been amended vide this office Order No. 401 dated 16.10.2025.

Bihar Real Estate Regulatory Authority (General) Regulations 2024 and Bihar Real Estate Regulatory Authority (General) (Amended) Regulations 2024 has been repealed by recently issued Bihar Real Estate Regulatory Authority (General) Regulations 2026,

Regulation 3(2)(f) of the Bihar Real Estate Regulatory Authority (General) Regulations, 2026 empowers the Authority, if deemed appropriate, to specify the information required to be submitted by the promoter at the time of registration through office orders issued from time to time.

In the light of above and with a view to promoting the ease of doing business, the format for furnishing financial worth has been simplified. Henceforth, only one affidavit having details of liabilities free immovable property shall be required to be submitted on behalf of the promoter entity (Company/Firm/LLP, etc.) and all its directors/partners, as the case may be. The affidavit shall be duly signed by any one of the directors/partners on behalf of the promoter entity and all its directors/partners.

Further, it is clarified that the financial worth is not mandatorily required to be 10% of the estimated development cost of the project.

The revised format of the affidavit has been prepared and annexed to this order.

This is issued with the Approval of the Competent Authority

Sd/-
Secretary
RERA, Bihar

Memo No: - RERA/Regulation /61/2026/ 1296
Copy to: - 1 All the Promoters for information and needful please

Patna, dated 29/10/26

29/10/26
Secretary
RERA, Bihar

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Annexure – 1

Affidavit regarding Financial worth

(To be submitted by the Promoter (Company/Firm/Proprietorship etc.) for the entity and by all its directors/partners etc., as the case may be, in this format)

I, ……., Son / Daughter / Wife of Shri ……., aged…… years, resident of…… presently holding the position as Director/Partner/Other (specify) in the Firm/Company M/s …… ……(name of the entity) do hereby declare that I have been authorized by the company / Firm / other for furnishing the following information on behalf of the entity and all the directors / partners etc.

I, hereby, furnish the details of all liability free immovable properties of the entity as per the official records and details of all the directors / Partners etc. as on date, as declared by them in writing before me, the relevant parts of which are given here in below: -

A. DETAILS OF IMMOVABLE PROPERTIES FREE FROM ALL LIABILITIES

(In case any property is owned jointly the percentage of ownership, the value of share in the property and the name of other co-owners may be mentioned).

S I N o	**"Name of the Entity / Director(s) / Partner(s) Holding the Immovable Property"**	**Type of immovable properties (in detail)** (Land/Building /Flat/shop/ Agricultural land etc.)	**Details of properties**			**Estimated Value Rs in Lakhs (As per circle rate**	**Remarks** (Ownership share / Co-owner details / Other particulars
			Full address of properties (in detail) Flat No, name of apartment in case of flat, In case of house, address and land details Village, Anchal, District and State. in which property is situated.	**Mauza, Khata No, Plot No, etc.**	**Area (unit to be specified)**		
1	M/s …….						
2	Director/ Partner – 1						
3	Director/ Partner – 2						
4	**Grand Total**						

TOTAL VALUE OF IMMOVABLE PROPERTIES FREE FROM ALL LIABILITIES IS : Rs _____ Lakhs

B. DECLARATION

I do hereby solemnly affirm and declare that the information and particulars furnished above are true and correct to the best of my knowledge and belief, based on the records available with me and the declarations furnished by the concerned entity / Directors / Partners. No material fact relating to the ownership, liability or encumbrance of the immovable properties stated above has been concealed. In case any information, as mentioned above, is found to be incorrect, the company /Firm, its directors /Partners/proprietor shall be liable to face penal action.

Place - Signature

Date - Name
Designation

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