



भू-सम्पदा विनियामक प्राधिकरण
(REAL ESTATE REGULATORY AUTHORITY, BIHAR)

चौथा / छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन,
परिसर शास्त्रीनगर, पटना-800023

135

Notification

Patna, dated:- 13/05/25

No. RERA/Regulation/37/2024.....921...../ In exercise of the powers conferred under Section 85 of the Real Estate (Regulation and Development) Act, 2016 the Bihar Real Estate Regulatory Authority, hereby makes the following amendments in the Bihar Real Estate Regulatory Authority (General) Regulations, 2004. Dated 01.08.2024:

1. In Sub Regulation-1 of Regulation 9 in place of the words "31st of October of succeeding financial year", the words "30th of November of succeeding financial year" shall be substituted.
2. In Sub Regulation-3 of Regulation 9 in place of the words "within 15 days of expiry of preceding quarter", the words "within 30 days of expiry of preceding quarter" shall be substituted.

It shall come into force with immediate effect.

This issued with the approval of Competent Authority.


13/05/25
Secretary

Memo No:- RERA/Regulation/37/2024 /921
Copy to :-

Patna, dated:- 13/05/25

Superintendent, Secretariat Press, Gulzarbagh, Patna- for information and with the request to publish/notify through e-Gazette at earliest.


13/05/25
Secretary

Memo No:- RERA/Regulation/37/2024 /921
Copy to:-

Patna, dated:- 13/05/25

IT Consultant, RERA, Bihar- for information and with the request to publish/upload it on the website of RERA, Bihar at earliest.


13/05/25
Secretary



भू-सम्पदा विनियामक प्राधिकरण

(REAL ESTATE REGULATORY AUTHORITY, BIHAR)

चौथा/छठा तल्ला, बिहार राज्य भवन निर्माण निगम लिमिटेड, मुख्यालय भवन, परिसर
शास्त्रीनगर, पटना-800023

Notification

Patna Dt. 23/07/25

No./RERA/Regulation/37/2024...1314.../In exercise of the powers conferred on under Section 85 of the Real Estate (Regulation and Development) Act, 2016, the Bihar Real Estate Regulatory Authority, hereby makes the following amendments in the Bihar Real Estate Regulatory Authority (General) Regulations, 2024. Dated 01/08/2024:

1. In Regulation 10 the word "Application Charge" shall be substituted with the word "Additional Charge". Amount of Additional Charge as prescribed in Regulation 10 shall be amended up to the following extent:

Period of Extension sought	Additional Charge as per Regulation 10	Remarks
Up to 6 months of extension	Rs. 2,00,000/-	XXXXXXXX
More than 6 months but up to 12 months of extension	Rs. 5,00,000/-	XXXXXXXX
In special cases if beyond 12 months	Rs. 10,00,000/-	However, the Authority may decide to further levy additional charge on case-to-case basis

2. Amount of late Charge as prescribed in Regulation 11 shall be amended up to the following extent:

Period of Delay	Late Charge as per Regulation 11
Within 03 (Three) months after lapse of registration	Rs. 1,00,000/-
After 03 (Three) months but within six months after lapse of registration	Rs. 2,50,000/-
Beyond 6 months after lapse of registration	Rs. 5,00,000/-

3. In order to ensure uniformity, reduction in the additional charges as per Regulation 10 and Late Charges as per Regulation 11 shall be made

applicable on all the pending matters which were filed on or after 1st of August, 2024

4. Sub Regulation 'a' of Regulation 13 shall be substituted to the extent as follows:

13 a. In order to show the financial worth of the Promoter, which shall not be less than ten per cent of the estimated development cost of the Project, as mentioned by the Promoter in the online application form, the Promoter shall furnish full details of Immovable properties owned by the Promoter's entity viz. company, firm, Proprietor, etc., as the case may be, and the directors, partners, proprietor, etc, as the case may be, along with the liabilities, separately on Affidavit in the format, as prescribed by the Authority, from time to time.

5. Sub Regulation 'd' of Regulation 13 stands deleted.

This is issued with the approval of the Competent Authority


23/07/25
Secretary

Memo No. RERA/Regulation/37/2024 /1314

Patna, dated 23/07/25

Copy to:

Superintendent, Secretariat Press, Gulzarbagh, Patna

- for information and with the request to publish /notify through e-Gazette at earliest.


23/07/25
Secretary


Memo No. RERA/Regulation/37/2024 /1314

Patna, dated 23/07/25

Copy to:

I T consultant, RERA, Bihar

- for information and with the request to publish/upload it on the website of RERA, Bihar at earliest.


23/07/25
Secretary

O.O No:- 296

Patna, dated:- 23/07/25

Office Order

Subject: Regarding Registration/Extension of Registration

For ease of doing business, the Authority considered various issues related to extension of registration of real estate projects in the cases where applications have been filed and are pending for various reasons and hereby makes following decisions:

1. In all such cases where applications for extension of registration have been filed prior to 1st August, 2024 i.e, the date on which the Bihar RERA (General) Regulations, 2024 was notified and which are either pending for extension of registration or have been rejected, the following norms may be adopted:

a) For all such pending applications, the provisions of Regulation 10, dealing with imposition of additional charge and Regulation 11, dealing with imposition of late charge shall not be applicable.

b) For such applications which have been rejected earlier only on the ground of non-payment of additional charge or late charge, the applicant should be given an opportunity to submit a request letter to the Authority to reconsider his case.

2. The notice issued earlier on 28/07/2021 by the Authority pertaining to the imposition of additional fee of Rs. One Lac only payable from 01/08/2021 is being withdrawn. However, 50% of the registration fee as mandated in RERA Rules, 2017 shall remain applicable to be paid with every application for extension.

4. The Committee has further observed that in the interest of the buyers, a special amnesty scheme is in vogue for projects in which the promoter has failed to submit application for extension of registration within three months before lapse of the registration. Thus this scheme has been brought for protecting the interest of the homebuyers. Hence, levying of late charge on applications filed after lapse of registration period are being entertained provided other requisite documents, including a duly sanctioned map has been submitted.

5. In order to show the financial worth of the Promoter, which shall not be less than ten per cent of the estimated Development cost of the Project, as mentioned by the Promoter in the online application form, the Promoter shall furnish full

details of Immovable properties owned by the Promoter's entity viz. company, firm, proprietor, etc., as the case may be, and the directors, partners, proprietor, etc, as the case may be, along with the liabilities, separately, on Affidavit in the format, as prescribed by the Authority and attached as Annexure I.

This is issued with the approval of the Competent Authority


23/07/25
Secretary

Memo No. RERA/Regulation/37/2024 /1316

Patna, dated 23/07/25

Copy to:

I T consultant, RERA, Bihar

- for information and with the request to publish/upload it on the website of RERA, Bihar at earliest.


23/07/25
Secretary

Affidavit regarding Financial worth

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

Name of the Person who is swearing the Affidavit :-

and/or

Name of the entity for which the Affidavit is being sworn:

I,, son of Shri, aged years, resident of presently holding the position as director/partner/other (specify) in the firm/company.....(name of the entity) do hereby furnish the details of immovable properties and liabilities of entity/self (strike out whichever is not applicable) as on date, given here in below :-

A. Details of Immovable properties :

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.

Sl. No	Type of immovable properties (Land/Building /Flat/shop/ Agricultural land etc)	Details of Properties			Estimated Value in INR (as per circle rate)	Remarks
		Full detailed address of properties - 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						
2						

Total A =

B. Details of liabilities :

(In case of any liability created jointly, then the percentage of liability, the value of the share of liability and the name of co-lenders must be mentioned)

Sl. No	Type of liabilities (Loans/Advances/ other liabilities)	Name of lender	Current Value in INR	Remarks
1				
2				

Total B =

C. Financial Worth- (A-B)= Rs.....

D. Estimated Development Cost of the Project (in Rs.) as mentioned in the Application Rs.....

E. Percentage of Financial worth with respect to the Estimated Development Cost $(C \div D \times 100) =$

I solemnly affirm that the above details are true to the best of my knowledge and belief and nothing has been concealed.

Date:-

Signature

Place:-

Name:-