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Date: 13.11.2023

Office Order

A committee under the Chairpersonship of Member, Mrs. Nupur Banerjee was constituted vide office order no. 09, dated 4.1.2023 to consider the steps to be taken to complete the remaining development works in respect of projects whose registration has either lapsed or been revoked.

2. Subsequently, Standard Operating Procedure (SOP) has been formulated to deal with the applications for extension of registration of such lapsed projects.
3. Notice was also issued earlier to the promoters whose registration of project has lapsed to apply for extension of project with all relevant documents.
4. It has been observed that even after the matters concerning the lapsed Projects had been discussed with the promoter and other stakeholders in the Committee mentioned in para 1 above, the promoter has not taken adequate steps to obtain the extension of the registration of the project, and consequently the project remains under the 'lapsed' category.
5. Section 8 of the Real Estate (Regulation and Development) Act, 2016 specifies the steps to be taken consequent to lapse of registration which implies that promoters do not have the right to complete the remaining works of such lapsed projects.
6. The promoters of lapsed projects are hereby given a last opportunity to exercise the option of getting the registration extended, otherwise they would forfeit their right to complete the remaining works including the right to sell or book unsold flats in the project.
7. If the applications for registration with relevant documents are not received in the Authority within three weeks of this order, Suo-motu proceeding under Section 8 of the Act for completing the remaining works would be initiated on the basis of the recommendation of the committee mentioned in Para 1 above.

This issues with the approval of the Competent Authority.


Secretary
RERA, Bihar