



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

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

Patna, dated:- 23.07.2025

**Notification**

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

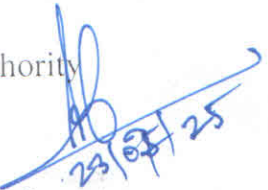
applicable on all the pending matters which were filed on or after 1<sup>st</sup> of August, 2024

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

  
23/03/25  
Secretary