



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:- 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 1<sup>st</sup> 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 One Lac only payable from 01/08/2021 is being withdrawn.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-  $(A-B) = \text{Rs.}$ .....

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:-