



**REAL ESTATE REGULATORY AUTHORITY, BIHAR**  
 4<sup>TH</sup> /6<sup>TH</sup> Floor, Bihar State Building Construction Corporation Campus, Hospital Road,  
 Shastri Nagar Patna – 800023

No.: 146

Patna, date: 22.10.2024

**OFFICE ORDER**

Rule 13 of Bihar Real Estate (Regulation and Development) Rules, 2017 mandates that the real estate agent shall maintain and preserve its books of account, records and documents in accordance with the provisions of the Income Tax Act, 1961 (43 of 1961), as amended from time to time, and the rules made there under. However, it does not specify that the books of account, records and documents, so maintained are to be submitted with RERA, Bihar either at the time of registration or renewal:

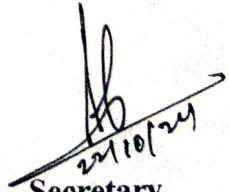
Rule 9 and Rule 11 of Bihar Real Estate (Regulation and Development) Rules, 2017, which enlists a number of documents required at the time of registration and renewal of registration of Real Estate Agents along with requisite fee and in prescribed application, which are as follows:

- (a) the brief details of his enterprise including its name, registered address, type of enterprise (proprietorship, societies, partnership, company etc.);
- (b) the particulars of registration (whether as a proprietorship, partnership, company, society etc.) including the bye-laws, memorandum of association, articles of association etc. as the case may be;
- (c) name, address, contact details and photograph of the real estate agent, if it is an individual and the name, address, contact details and photograph of the partners, directors etc. in case of other entities;
- (d) the authenticated copy of the PAN card and AADHAAR card of the real estate agent;
- (e) the authenticated copy of the address proof of the place of business.

There is no mention of books of account, records and documents to be submitted by the Real Estate Agent at the time of submission of application for renewal of registration. Therefore, Notice issued earlier vide Memo No.- 514 dated 15/12/2023 in this regard has been amended up to this extent. However, the real estate agent shall continue to maintain and preserve its books of account, records and documents in accordance with the provisions of the Income Tax Act, 1961 (43 of 1961), as amended from time to time, and the rules made thereunder.

This comes into force with immediate effect.

This issues with the approval of Competent Authority.

  
 22/10/24  
**Secretary**  
**RERA, Bihar**