



बिहार सरकार

रेरा बिहार
.....से रूबरू



रेरा बिहार
RERA BIHAR

Real Estate Regulatory Authority, Bihar

Real-Estate In Bihar

Overview :

- Bihar, one of India's most populous and rapidly developing states, has seen significant changes in its real estate sector in recent years. Traditionally an **agrarian state**, Bihar is now experiencing urbanization, infrastructural development, and growing commercial activities, which have spurred demand for real estate across both residential and commercial segments.
- A state with the highest density of population having **1,106 people** per square kilometer.
- As the state is of highest density ,we need the vertical growth to accommodate such a huge population.
- To accommodate such a huge population, state government has notified **261 ULBs** recently to encourage growth in the systematic and sustainable way.
- Additionally, the state government is revamping the state's infrastructure, and as part of this process, it has become mandatory to ensure that the connectivity to Patna, the capital center of Bihar, is within five hours from the farthest district of the state.“
- Also, As per **NTL (Night Time Light** provided by ISRO states that the **Bihar Tops ISRO's Night-Time Light Atlas** which means that the electricity supply is higher than other states.
- As of 2022, Bihar's urbanization rate is 16.2%, up from 11.3% in 2011 so there is a huge need of urbanization in Bihar's state as the national average is 36.36%
- **Rera Bihar** facilitates promoters with minimum physical interaction and to have better approach regarding fair trade and clear transparency in government organization .

19

Municipal Corporation

87

City Council

155

Town Council

Who should be registered with RERA ?



Land Area
Area more than 500 SQM



No of flats
When no of flats is more than 8



Only Sale and Purchase
The properties have to be registered
only those involved in sale and
purchase

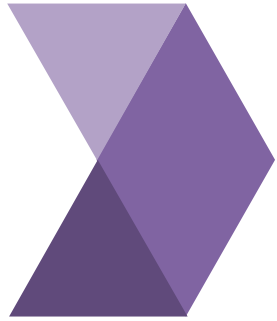


Leasing, Renting are free
The Leased and rented properties
are not to be registered with
Authority .

Key Points for Registration

Sanctioned map

It is to be kept in mind that the area and land details are correctly written in permit letter and sanctioned map .



Planning area

RERA Bihar does registration of only those projects which are in planning area and map is sanctioned by a competent authority .



Land Details

Documents showing legal right of the promoter over the land for project development

Financial details

Firms must have financial documents like audited annual report, including balance sheet showing firm's worth to bear 10% of project cost



Other documents

Other NOC from Fire and AAI, SEIAA etc.

If all requisite documents are submitted



Project got RERA approved

Pay Special Attention



01

Sanctioned Map

- ✓ Sanctioned map doesn't have specific area for the project.
- ✓ **MARP** has been introduced which means Minimum Area for RERA Purposes.
- ✓ Plot no. doesn't matches with the deeds provided.
- ✓ **Land documents do not show land area required for execution of project as per map.**

03

Financial Details

- ✓ Bank A/c is not opened in the name of project.
- ✓ No audited accounts neither ITR.
- ✓ Financial documents consist of Balance sheet with notes on a/c , P& L statement, Cash flow statements, director's report,
- ✓ 10% of the project cost is unavailable.

02

Land Documents

- ✓ All 5 papers of land : -1 Mutation ,CRR,LPC, Online Jamabandi and NEC are not found.
- ✓ The total area of the project is more than the papers provided.
- ✓ Sale deed/partition document/chain of title is not available.
- ✓ All the document should be of current FY

04

Other Documents

- ✓ Fire ,Environmental & AAI NOC.
- ✓ Not sending reply of query on time
- ✓ Illegible documents .

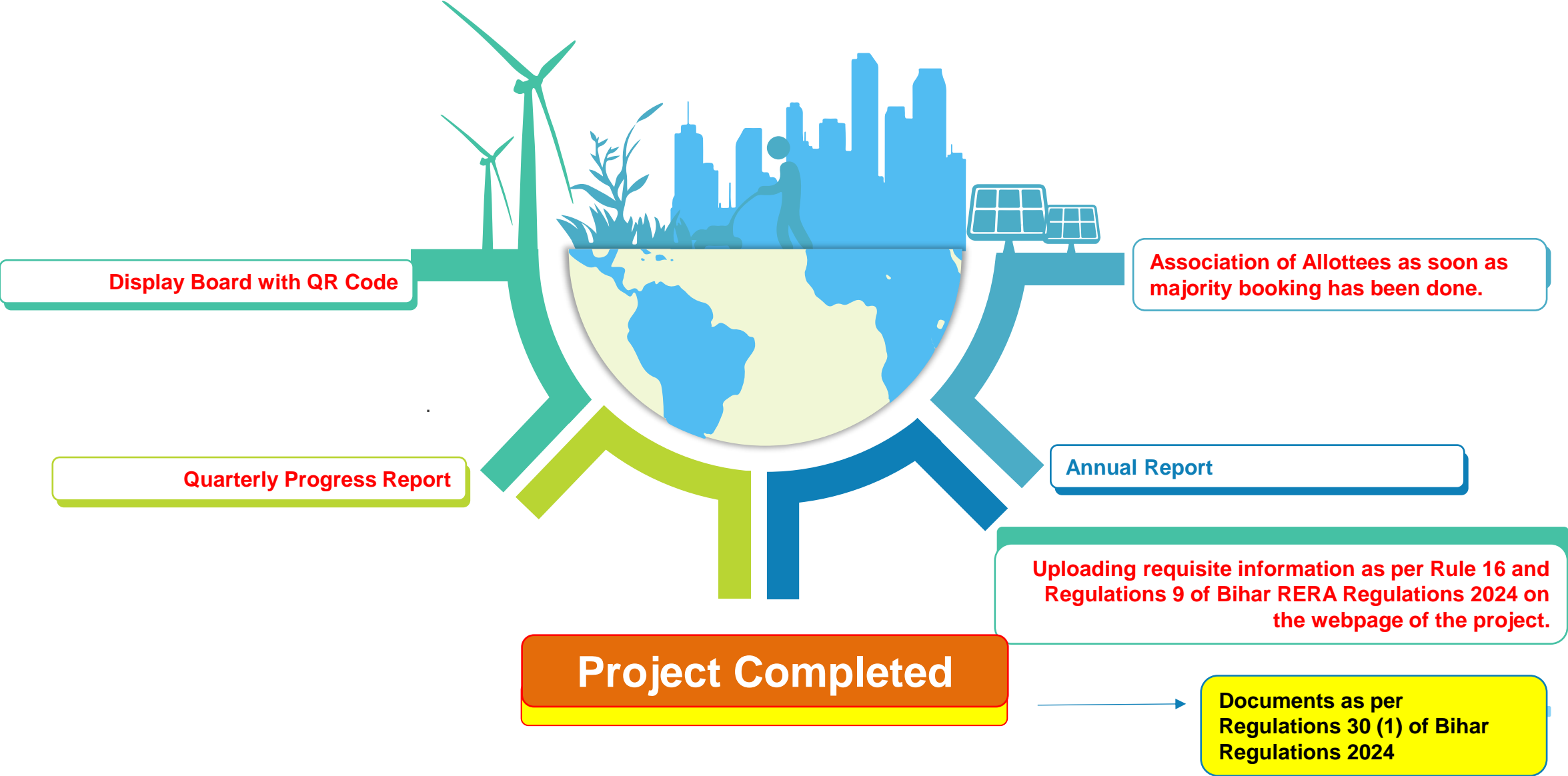
Project got RERA Registration



Any Q & A on Registration ?

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Post compliance after RERA Registration



Details of Post Registration compliances

Display Board with QR Code

5ft by 6ft display board must be erected within 15 days of RERA 's Registration at the project site mentioning details of the project.

Rule 16 of RERA ACT,2016

Quarterly Progress Report

Every 3 months promoters have to submit QPR about their project and their report must be in the format given in Bihar RERA Regulations and should be uploaded on time. Delayed submission would attract penalty.

Project gets completed On **TIME**

Submit documents as per Regulations 30 (1) of Bihar Real Estate Regulations,2024 .

Association of Allottees

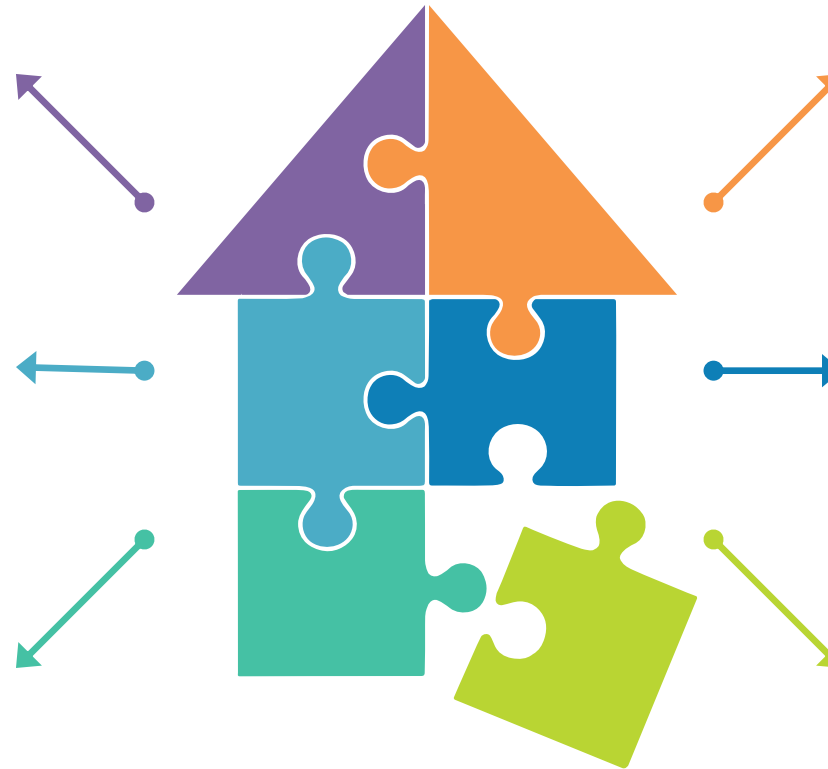
As soon as the booking crosses 50 % of the total occupants the promoters must have to create an association

Annual Report

Promoters have to submit annual report of their company of every financial year within six months after end of a financial year. Delayed submission would attract penalty

Project didn't get complete on time

Make an application for extension of validity to the Authority within three month prior to the lapse date of registration.





GRADING OF PROJECTS & PROMOTERS

BPQ Bihar Promoters Quotient

BRQ Bihar Real Estate Project Quotient

Real Estate Regulatory Authority, Bihar



Homebuyers

Kind attention

What to know before Buying ?

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Terms Related to Areas



Super Built Up Area : This area consist of all the area included in this project like setback area, parking area, stairs and corridor area, etc



Built Up Area : This area consist of the area included in this flat like Exterior wall, Interior wall, and balcony of the flats.



Carpet Area : This area consist of the area in which the carpet can be installed, it includes the balcony but excludes the internal walls and external walls



RERA Carpet Area : This area consist of the area in which the carpet can be installed, it **Excludes** the balcony but **includes** the internal walls and toilet areas



How RERA helps Allottees ?



Litigation related data

Online work status through QPR

Timely Possession of flats

Refund & Possessions of flats

All promises made to homebuyers are fulfilled

Documents A
Homebuyer must
be aware of :

01 Brochure & QR Code

Always search the project through the QR code and keep the brochure with you till the building is being handover to you

02 RERA Registration

Always try to check the RERA registration before investing in any kind of Real- Estate Project. Bihar RERA number starts with **BRERAP**

03 Sanctioned Map

Always try to get the sanctioned map from the developers/promoters so that the deviation couldn't arise

04 Background Verification

If all the above documents found fit then kindly go through RERA Website to check the past litigations and the cases so that decision can be made.

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Checked **BPQ** & BRQ before?



Grading of Projects.

All active projects will get grade according to their work speed, financials & legal aspects .

Grading of Promoters

All promoters of Bihar have been graded and their grade according to their experience, completion has been taken.



Single grade.

On a scale of 100 promoters may be ranked so that a more grade means a more reliable project and vice versa .

Grade changes Periodically.

Promoters have to updates the QPR so that their grade must be maintained.



First time in India that a government agency has done the grading of projects

Homebuyers

Kind attention

What to know after investing ?



Online work status through QPR.

- ✓ QPR uplodation is mandatory.
- ✓ QPR consist of Form 7 in which all the details such as Physical, financial and legal indices are updated after 3 months.
- ✓ QPR gives a freedom to the investors as they don't have to rely on the promoters opinion rather than a clear picture of project so that they can take a wakeful decision.
- ✓ QPR gives an freedom to analyses their project using an phone.
- ✓ QPR gives a sense of security to the allottee who has invested their hard earned money.

Documents A
Homebuyer must
be aware of :

05 Allotment Letter

Since the 1st payment : try to get the allotment letter so that the payment against the property could be ascertained.

06 Agreement for sale

Till the day you have paid the sum of 2 % Payment : AFS should be done.

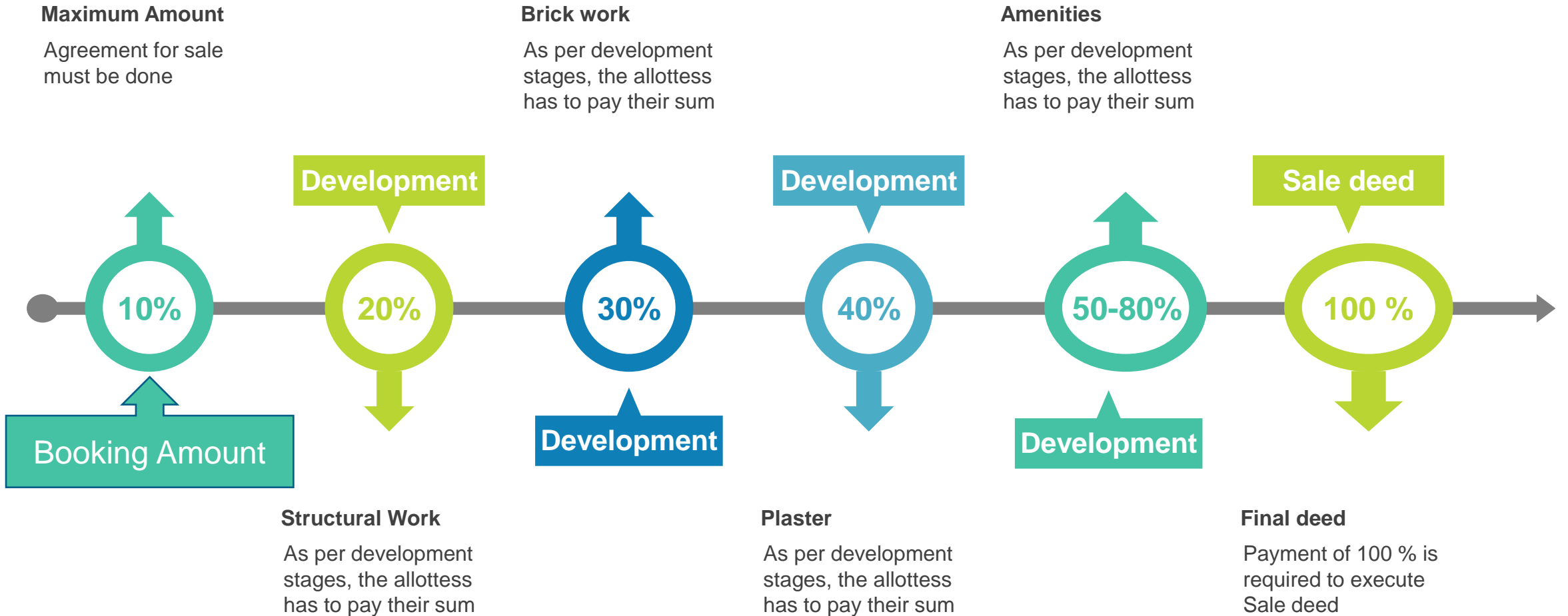
07 Payment Plan

The payment plan should be according to the agreement for sale and physical progress, the physical progress can be known by the **QPRs given on RERA Website.**

08 Parking allotment

As soon as the payment has been done up to 50 % the parking allotment should be done.

Timeline Style



Final Handover Documents

Completion Certificate

Promoter will file an completion certificate to the competent Authority so that occupancy certificate can be issued

9

Take your possession and live happily



Make sure that after issuance of occupancy certificate, the promoter must make an association of allottees so that maintainability of society should be done

Sale Deed

As soon as the completion certificate/ Occupancy certificate is given, the builder must do registry.

10

2 % Interest

You can simply impress your audience and add a unique zing and appeal to your Presentations. Easy to change colors, photos and Text.

5 Year DLP Period

There is 5 year Defect Liability Period in which the major defects in the building must be rectified.

Allotees Kindly attention

Please keep in kind that the Sale deed must be executed along with the undivided proportion of land in the project and the for the area of land you have to go to the state government for further mutation and holding tax .

A set of keys, including a large metal key and several smaller keys, is shown against a dark, reflective background. The keys are arranged in a cluster, with the largest key being the most prominent. The lighting creates highlights on the metallic surfaces of the keys.

Sale Deed

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Online Monitoring & Complaints



Online QPR

You can simply know the progress of the project by just clicking on the QPR section of the project at rerabihar.gov.in

Online Complaints

You can simply file complaint using the online system just by visiting rerabihar.gov.in



The short ad movie has been made to facilitates the Promoters.



The short ad movie has been made to facilitates the homebuyers

THANK YOU

RERA BIHAR



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