

O. O No:- 48

Patna, dated:- 20.2.2023

Office Order

Sub: General Amnesty Scheme to safeguard the interest of allottees of such project where promoter failed to submit application for extension of their project during the prescribed period.

In continuation of orders issued by Authority earlier vide office orders nos- 98 and 112 dated 10.10.2022 and 26.10.2022, respectively, with regards to General Amnesty Scheme to safeguard the interest of allottees of such projects where Promoter failed to submit application for extension of their project during the prescribed period before the completion date of registration granted as per Form 'C' to the Promoters for their registered projects.

Under General Amnesty Scheme the promoters were given opportunity to submit the application for extension of the projects, where date of completion has expired with an additional fee upto 30th November, 2022.

However it was found that still a number of projects where completion date has expired have not applied for extension of completion date of registration. Such projects fall under the category of lapsed project and thereby attract the provisions of section 8 of RERA Act, wherein Promoter cease to carry out further work of the project, but in a number of such cases, no allottee has filed complaint before the Authority.

In order to safeguard the interest of the allottees of such projects, it has been decided to announce second phase of General Amnesty Scheme as under:-

- (a) Projects, where date of completion has expired and the projects against whom no complaint has been filed would be given one more opportunity to submit the application for extension in Form 'E' online with the prescribed fees of Rs. one Lac with an additional fee and requisite documents as prescribed in office order no 111 dated 26/10/2022 of this office:

- i. 25% of the registration fees for delay of every quarter (three months) upto a period of delay of one year maximum of 100% of the registration fees, to be calculated upto 30/11/2022.
- ii. For delay beyond one year, promoter needs to submit two times of the registration fees for every year to be calculated upto 30/11/2022.
- iii. 25% of the registration fees for delay, in submission of application, of every month beyond 30/11/2022.

(b) Projects where date of completion has expired, and application for extension not submitted and where the complaint case has been filed against the project, extension would not be granted till the final order is passed in the case.

Last date of this scheme will be 31.03.2023. "If any promoter fails to apply for extension of the registration of the project during the prescribed period as above registration of their project will be treated lapsed and section 8 of the Act will apply and promoter will cease to carry out further work of the project and the Authority will consult State Government to carry out the remaining development work in the manner as determined."

This comes into force with immediate effect.

This issues with the approval of competent authority.

Sd/-

Secretary

Patna, dated:- 21.02.2023

Memo No:- RERA/EO Meeting/26/2022/77

Copy to:- 1. Member (NB), RERA, Bihar

2. Member (Sri Jha), RERA, Bihar

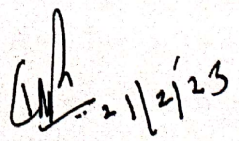
3. Senior Legal Consultant, RERA, Bihar

4. Adjudicating Officer, RERA, Bihar

5. Chairman Cell, RERA, Bihar

6. All the personnel concerned, RERA, Bihar

For information and needful.


Secretary