

Date: 18-11-2022

Notice

Attention of all concerned is invited to Regulation 8 A of the Bihar Real Estate Regulatory Authority (General) Regulations, 2021 by notification No. 01-Bihar/RERA 2022 as amended by Bihar Real Estate Regulatory Authority (General) Amendment 2022 notified on 22.08.2022.

The Authority has specified the information/documents to be uploaded by promoters on their web page in the website of RERA, Bihar and the penalties in the event of such information not being published for public viewing within the specified period.

All promoters are particularly requested to ensure strict compliance of the provisions of Regulation no 8A of The Bihar Real Estate Regulatory Authority (General) Regulations (Amendment), 2022.

Regulation 8A has been reproduced below:

8A. Information/Documents to be Uploaded by Promoter on the Website

- (1) In Addition to annual report required under rule 16(1)(c)(ii) of Bihar Real Estate (Regulation and Development) Rules-2017 of a particular financial year till 30th September of the succeeding financial year, the promoter shall upload on the website of the RERA, Bihar in his webpage the statement of accounts of the project(s) in Amended Form 4 (issued in accordance with third proviso to section 4(2)(1)(D) of the Act) duly certified and signed by the Chartered accountant in practice who is not auditor of the promoter enterprise.
- (2) All promoter/developers of a Real Estate Project shall upload on the website of RERA, Bihar in his webpage about any change (addition/deletion) in the board of Directors of the company/ Partners of the firm within a month of occurrence.
- (3) The promoter shall upload on its web page in the Authority's website Quarterly Progress Report in Amended Form-7 appended with this Regulation within 15 days of expiry of preceding quarter.
- (4) The promoter shall also upload on its web page in the Authority's website the following:

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- (i) Certificate given by a Civil Engineer, Architect and Chartered Accountant in practice, that the amount withdrawn from the bank up to the end of the quarter in question is commensurate with the physical progress of the project.
- (ii) Certificate given by the Architect and Civil Engineer that the progress of the project is as per the milestone chart submitted by the promoter.
- (iii) Milestone Chart/Bar Chart/Gantt Chart depicting progress of Block/Tower/Building-wise various level of construction clearly indicating whether the project in progress is as per time schedule or lagging behind.
- (5) In case the promoter fails to upload Quarterly Statements as prescribed in Sub-Regulation (1) within stipulated time, he shall be liable to pay penalty per day of late submission as prescribed below in the light of provision of Section 61 of the Act.

Type of Project			Rate of the Penalty for late submission
Residential Projects	(A)	For less than 1000sq. meter	Rs.500/- (Rupees five hundred) per day
	(B)	For 1000 sq. meter and more	Rs.1,000/- (Rupees one thousand) per day
Mixed Projects	(A)	For less than 1000sq. meter	Rs.1,500/- (Rupees one thousand five hundred) per day.
	(B)	For 1000 sq. meter and more	Rs.1,500/- (Rupees one thousand five hundred) per day.
Commercial Project	(A)	For less than 1000sq. meter	Rs.2,000/- (Rupees two thousand) per day
	(B)	For 1000 sq. meter and more	Rs.2,500/- (Rupees two thousand) per day.
Plotted Project	Any Size (Area)		RS.500/- (Rupees five hundred) per day

All the Promoters are hereby directed to comply with the above-mentioned provisions of Regulation No 8A in a given time frame for their registered projects mandatorily. Non-Compliance in the given period would attract penalty as mentioned above in regulation 8 A(5).

This issues with the approval of the competent authority.

[Signature]
18.11.2022
Secretary
RERA, Bihar