

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:- 98

Patna, dated:- 10.10.2022

Order

Sub: 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.

Authority in its meeting held on 22/09/2022 discussed the issue of extension of projects, where promoter failed to submit application during the prescribed period.

Rule 6(1) of Bihar Real Estate (Regulation and Development) Rules, 2017 states that " The registration granted under Section 5 as per section 6 of the Act, may be extended by the Authority, on an application made by the promoter in Form E, in triplicate, until the application procedure is made web based, within three months prior to the expiry of the registration granted".

There have been instances, where the promoter could not apply for extension of the registration of the project during the prescribed period due to their ignorance and registration gets lapsed. On lapse, section 8 of the Act prescribes the obligation of Authority, wherein promoter seize to carryout further work of the project and Authority needs to consult State Government to carry out the remaining development work in the manner as determined. In such cases, where the progress of the project has received to an optimum level, this effects adversely the interest of the allottees and progress of the project.

Under these circumstances Authority decided to institute General Amnesty Scheme to safeguard the interest of allottees of such projects as under:-

- (a) Whose date of completion has expired and the projects against whom no complaint has been filed would be given opportunity to submit the application for extension in Form 'E' online with the prescribed fees of Rs one Lac with an additional fee @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. For delay beyond one year, promoter needs to submit double of the registration fees till the end of 2nd year.

- (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.

This comes into force with immediate effect.

This issues with the approval of competent authority.

Sd/-

Secretary

Patna, dated:- 10-10-2022

Memo No:- RERA/EO Meeting/26/2022/344

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

2. Member (Sri Jha), RERA, Bihar

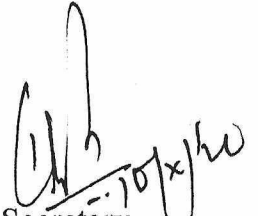
3. Senior Legal Consultant, RERA, Bihar

4. Adjudicating Officer, RERA, Bihar

5. Chairman Cell, RERA, Bihar

6. Secretary/OSD/Expert LRM/ Media Consultant/IT Consultant, RERA,
Bihar

For information and needful.


Secretary