

REAL ESTATE REGULATORY AUTHORITY

Bihar State Building Construction Corporation Campus
Hospital Road, Shastri Nagar, Patna – 800023

Notice

Section 5 of the RERA Act,2016 specifies that on receipt of the application under sub section (1) of Section 4, the Authority shall within a period of thirty days either grant registration subject to the provisions of RERA Act,2016 and the Rules and Regulations made thereunder or reject the application for reasons recorded in writing.

It has been observed, while processing the applications submitted for registration of projects, that some Promoters do not submit the requisite documents as specified in Section 4 of RERA Act, 2016 and Rule 3 of RERA Rules,2017 and the documents as specified through various orders issued by RERA from time to time leading to rejection of their application as a decision has to be taken within the time limit fixed in the Act.

The Authority notes that a Promoter applies for the registration of their project with the intent that that units in their project can be sold and completed in time and they can avoid price escalation. However, either due to lack of knowledge or otherwise some of the documents required are not submitted, leading to rejection of such applications.

In order to enhance 'ease of doing business in the real estate sector' and to minimise rejection of such applications on the ground of insufficient documents, the Authority has decided that the time limit of thirty days fixed would be enforced only after all the requisite documents have been submitted by the Promoter. On submission of application the office would ascertain whether all documents have been submitted or not and accordingly Promoter would be requested to submit the same within a reasonable period. The application would remain pending during this duration and this period would not be counted within the time limit of thirty days for the purpose of granting deemed registration.

The new Portal of RERA presently under testing also has a provision that in absence of submission of requisite documents application submitted for registration would not be entertained. Application would be processed only after all the documents have been received.

Phone Number: 0612-2291014/2291015

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R/S
5/9/23



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This comes into force with immediate effect.

This issues with the approval of competent authority.

Sd-

Secretary

Memo No; RERA/ Extn/Misc./01/2023

Patna, dated. 05/09/2023

Copy to:

1. All the Promoters and Home Buyers
2. Presidents of CREDAI and BAI, Patna

-For information and needful please.

Sd-

Secretary

Memo No; RERA/ Extn/Misc./01/2023

Patna, dated. 05/09/2023

Copy to:

1. Chairman Cell/Members Cell
2. All the Personnel concerned

-For information and needful please.

Sd-

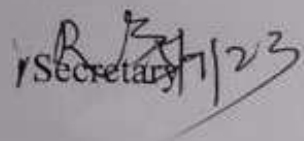
Secretary

Memo No; RERA/ Extn/Misc./01/2023/422

Patna, dated. 05/09/2023

Copy to:

1. IT Consultant-with he request to upload a copy of it on the website of Authority for information to all concerned and for public viewing.


Secretary

Phone Number: 0612-2291014/2291015

E-mail ID: era@bihar.gov.in website: <http://www.bihar.gov.in>