



# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4<sup>TH</sup> / 6<sup>TH</sup> FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION  
LIMITED COMPLEX, SHASTRI NAGAR, PATNA – 800023.

Letter No.: RERAP2311201700018-10/..26/..

Patna / Date: -01/09/2026

## OFFICE ORDER

**Subject: Procedure for consideration of requests for preponement of the date of completion of a registered real estate project and the corresponding validity period of its registration**

Whereas, under Section 4(2)(I)(C) of the Real Estate (Regulation and Development) Act, 2016, a promoter is required to declare at the time of seeking registration of a real estate project, the time within which he undertakes to complete the project or phase thereof;

And whereas, under Section 5(3) of the said Act, the registration granted to a real estate project remains valid for the period declared by the promoter for completion of the project or phase thereof;

And whereas, the Authority is required, inter alia, to ensure compliance with the obligations cast upon the promoters, allottees and real estate agents under the Act and the Rules and Regulations made thereunder, and is empowered under Sections 37 and 38 (2) of the Act to issue such directions as may be necessary for discharging its functions and under Regulation 29, subject to the provisions of the Act and the Rules, the Authority, from time to time, may issue Office Orders and Directions.

And whereas, the Act does not contain any express prohibition against a promoter voluntarily seeking reduction or preponement of the period originally declared by him for completion of the project, provided that such request is examined by the Authority in accordance with the provisions of the Act and without adversely affecting the rights and interests of the allottees;

And whereas, such preponement is capable of advancing the interests of homebuyers and allottees, since the promoter would become formally accountable for completion of the project by the earlier date voluntarily proposed by him, without in any manner affecting or diminishing any statutory, contractual or other rights and remedies otherwise available to the allottees;

Now, therefore, in exercise of the powers and functions conferred upon the Real Estate Regulatory Authority under Sections 34, 37 and 38 (2) of the Real Estate (Regulation and Development) Act, 2016, read with Section 5(3) thereof



and the relevant provisions of the Bihar Real Estate Regulatory Authority (General) Regulations, 2026, and in order to regulate the procedure for consideration of such requests, the following procedure is hereby prescribed:

1. Where a promoter, after grant of registration of a real estate project, voluntarily seeks to **reduce or prepone the date of completion originally declared by him** and, consequently, seeks corresponding preponement of the validity period mentioned in the Registration Certificate, he may submit an application to the Authority along with a duly executed revised Form B and such supporting documents as may be required by the Authority.

## 2. Processing Charge

Every application seeking preponement of the date of completion and corresponding revision of the validity period of registration shall be accompanied by a **non-refundable processing charge of Rs. 2,00,000/- (Rupees Two Lakhs only)**, to be deposited in the manner prescribed by the Authority.

The processing charge is intended to ensure that such requests are made only after due consideration and are not filed casually or as a routine matter.

## 3. Safeguarding the interests of allottees

Before allowing any request for preponement, the Authority shall satisfy itself that the proposed revision is not prejudicial to the interests of the allottees or otherwise contrary to the provisions of the Act, the Rules or the Regulations.

The Authority may, wherever considered necessary, in the interest of transparency and protection of allottees, direct that the revised date and the order allowing preponement be appropriately reflected on the website of the Authority and/or communicated or made available to the concerned allottees in such manner as may be directed.

## 4. Consideration by the Authority

Submission of a revised Form B and payment of the processing charge shall not, by themselves, confer any right upon the promoter to obtain preponement of the validity period.

Every request shall be considered by the Authority on its own merits after such scrutiny and verification as may be considered necessary. The Authority may call for additional information or documents, seek clarification from the promoter



and impose such conditions as may be necessary to protect the interests of the allottees and to ensure compliance with the Act, the Rules and the Regulations.

#### **5. Effect of approval**

Where the Authority, after consideration of the application and the material placed on record, allows the request, the date of completion and the corresponding validity period of registration shall stand revised in accordance with the order passed by the Authority and accordingly a corrigendum to this effect, shall be issued, which shall contain all information as in the original RC except the end date of the Registration validity.

The revised date shall thereafter constitute the date by which the promoter has undertaken to complete the project, subject to the provisions of the Act, the Rules and the Regulations.

#### **6. Completion beyond the revised validity date**

In the event the project remains incomplete on the revised validity date, the promoter shall be required to seek extension of registration strictly in accordance with Section 6 of the Real Estate (Regulation and Development) Act, 2016 and the applicable Rules and Regulations.

Such application for extension shall be considered independently in accordance with law and shall be accompanied by the applicable fees, additional charges, late charges, if any, and fulfilment of all other prescribed requirements. The fact that the validity period was earlier preponed at the request of the promoter shall not confer any special right or relaxation upon him while seeking such extension.

#### **8. No postponement or extension under this procedure**

This procedure shall apply **only to voluntary requests for reduction or preponement of the date of completion and the corresponding validity period of registration.**

It shall not apply to any request seeking postponement, enhancement or extension of the validity period originally granted or subsequently revised. Any such request shall be dealt with only in accordance with Section 6 of the Act and the applicable Rules and Regulations.

#### **9. General application**

This Office Order lays down a general procedure applicable to all similarly situated registered real estate projects and shall not be treated as a



dispensation, concession or benefit confined to any particular promoter or project.

The Authority may, in an appropriate case, issue further directions or clarifications for implementation of this procedure, consistent with the provisions of the Act, the Rules and the Regulations.

This is issued with the approval of the Competent Authority.

**By order of the Authority,**



**Secretary**  
RERA, Bihar