Uttar Pradesh Real Estate Regulatory Authority

Naveen Bhavan, Rajya Niyojan Sansthan, Kala Kankar House,
Old Hyderabad, Lucknow, Uttar Pradesh- 226007

No.7098 /U.P. RERA/Regulation/ 2026-27 **Date:13/July, 2026**

Uttar Pradesh Real Estate Regulatory Authority (General) Regulations, 2019

(12th Amendment)

(Notification)

No. UP RERA- 2019/Gen. Regulations/19.—In exercise of the powers conferred on it under Section 85 of the Real Estate (Regulations and Development) Act, 2016 and all other powers enabling it in that behalf, the Uttar Pradesh Real Estate Regulatory Authority, hereby, amends regulation- 47 in the following manner:–

Para-(d) relating to the Collection, Management, Transfer and Utilization IFMS Deposit is inserted to regulation-47 which reads as follows:

Regulation-47 Administrative Charges and Standard Fees

(d) Collection, Management, Transfer and Utilization of IFMS Deposits- The Interest Free Maintenance Security (IFMS) amount, based on the principle of cost of maintenance requirements depending on the scale, specifications and target segment of the projects, shall be collected by the promoter from the allottees in a Separate Designated Account to be opened in any Scheduled Bank at the time of the registration of sale /lease/ sub-lease deed of the allotted unit as per the rates given herein below, subject to revision by the Authority through amendment to these regulations, and invested in the Highest Interest Bearing Fixed Deposit determined on the basis of quotations obtained from such banks-

i. **Multi Story Group Housing Projects-**

- EWS houses having carpet area of 30-40 sq.mts. at the rate of Rs.20-30/- (Twenty to Thrity) per sq.ft.
- LIG houses having carpet area of 35-45 sq.mts. at the rate of Rs.30-40/- (Thirty to Forty) per sq.ft.
- Studio apartment having carpet area of 35-45 sq.mts. at the rate of Rs.30-40/- (Thirty to Forty) per sq.ft.

– MIG houses having carpet area of 45-90 sq.mts. at the rate of Rs.40-50/- (Forty to Fifty) per sq.ft.

– HIG houses having carpet area of 90-200 sq.mts. at the rate of Rs.50-60/- (Fifty to Sixty) per sq.ft.

– Luxury houses having carpet area of 200-300 sq.mts. at the rate of Rs.70-80/- (Seventy to Eighty) per sq.ft.

– Ultra-Luxury houses having carpet area of more than 300 sq.mts. at the rate of Rs.90-100/- (Ninety to One Hundered) per sq.ft.

ii. **Plotted Group Housing Projects-**

– plots smaller than 100 sq.mts. at the rate of Rs.20-30 (Twenty to Thirty) per sq.ft.

– plots larger than 100 sq.mts. at the rate of Rs.30-40 (Thirty to Forty) per sq.ft.

iii. **Commercial Projects-**

– Non-Central AC type projects at the rate of Rs.40 per sq.ft.

– Central AC type projects at the rate of Rs.50 per sq.ft.

iv. **Plotted Group Commercial Projects-**

– plots smaller than 100 sq.mts. at the rate of Rs.20-30 (Twenty to Thirty) per sq.ft.

– plots larger than 100 sq.mts. at the rate of Rs.30-40 (Thirty to Forty) per sq.ft.

v. **Transfer of the IFMS Corpus-** Entire IFMS Corpus shall be transferred by the promoter to the RWA by way of transfer of right of operation of the IFMS account, at the time of the handing over of the common areas to the Association or the RWA. The promoter shall be required to provide a Transfer Statement, including details of total IFMS amount collected from the allottees with unit wise break-up of such amounts, any deductions or adjustments made, audit trail supported by documentation for expenditures incurred from the IFMS and total amount being transferred to the Association.

vi. **Utilization and Audit of IFMS by Promoter / RWA-** The promoter or the RWA, as the case may be, shall be responsible for prudent utilization of the corpus and shall utilize the same strictly for the purposes of operation, maintenance, repair and replacement of common areas, equipment and services meant for collective benefit of the residents. The IFMS money shall be maintained in a separate account for IFMS funds, distinct from other maintenance receipts.

vii. The Association shall maintain proper books of account, reflecting all receipts, payments and utilization of IFMS amount and get utilization of IFMS funds audited by a Chartered Accountant, in accordance with generally accepted accounting principles. The Audit Report shall be presented before the AGM/EGBM within three months of the finalization of the report.

This amendment shall come into force from the date of its publication on the website of the Authority.

(Sanjay R. Bhoosreddy)
Chairman
Uttar Pradesh Real Estate Regulatory Authority