

UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY

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UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY (GENERAL) REGULATIONS, 2019

Notified on 27th February, 2019

(Consolidated up to 12th Amendment notified on 13th July, 2026)

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 of all other powers enabling it in that behalf, the Uttar Pradesh Real Estate Regulatory Authority, hereby, makes the following Regulations :—

Short Title, Objective, Commencement and Extent

1. (a) These regulations may be called the Uttar Pradesh Real Estate Regulatory Authority (General) Regulations, 2019.

(b) The objective of these Regulations is to establish procedures for the general functioning of the Authority and for the conduct of the business of the Authority.

(c) These Regulations shall come into force on the date of their publication on the website of the Authority.

(d) These Regulations shall apply to all matters falling within the jurisdiction of the Authority in the State of Uttar Pradesh.

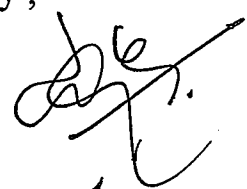
Definitions

2. (a) In these Regulations, unless the context otherwise requires :—

(i) “Act” means the Real Estate (Regulation and Development) Act, 2016 as amended from time to time; (ii) “Adjudication” means the process of arriving at decisions on complaints submitted to the Authority or the Adjudicating Officer under section 31 of the Act ;

(iii) “Chairperson” means the Chairperson of the Authority;

(iv) “Authority” means the Uttar Pradesh Real Estate Regulatory Authority ;



(v) “Consultant” includes any person, not in the employment of the Authority, who may be appointed as such to assist the Authority on any matter required to be dealt with by the Authority under the Act and the Rules and Regulations made there under ;

(vi) “Member” means a member of the Authority;

(vii) “Proceedings” mean and include proceedings of all nature that the Authority may conduct in discharge of its functions under the Act and the Rules and Regulations;

(viii) “Secretary” means the Secretary of the Authority;

(ix) “Officer” means an Officer of the Authority;

(x) “Regulations” mean the Uttar Pradesh Real Estate Regulatory Authority (General) Regulations, 2019 as amended from time to time ; “Rules” mean the rules framed by Government of Uttar Pradesh under the Real Estate (Regulation and Development) Act, 2016 and as amended from time to time.

(b) Words or expressions occurring in these Regulations and not defined herein, but defined in the Act or the Rules, shall bear the same meaning as respectively assigned to them in the Act and the Rules.

(c) In construing these Regulations, the singular shall include the plural and vice versa.

Formats of Certificates of Architect, Engineer and Chartered Accountant

¹[3.(a)²(i) The certificates, issued by the project architect, project engineer, chartered accountant and submitted to the banks for getting release of money from the designated separate account of the project shall be in Forms REG-1, 2 and [3]³ respectively.

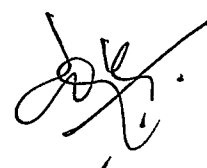
(ii) The certificate(s) issued by the project architect on completion of each of the building/wing of the real estate project shall be in Form REG-4.

(iii) Further, the certificate issued by the project architect on completion of entire real estate project as registered in U.P. RERA shall be in Form REG -4A.]

¹. Regulation-3 re-numbered as 3(i), (ii) and para (iii) inserted by 4th Amendment vide U.P. RERA notification No. 13266/UPRERA/2024-25, dated 11th September, 2024.

². Regulation-3(i), (ii) (iii) re-numbered as 3(a) (i), (ii) (iii) by 7th Amendment vide U.P. RERA notification No. 4885/UPRERA/Regulation/2025-26, dated 23rd July, 2025.

³.Form REG-3 revised by 11th Amendment vide U.P. RERA notification No. 5371/UPRERA/Regulation/2026-27, dated 29th May, 2026.



The revised formats for REG -1, REG -2, REG -3, REG -4 and REG -4A are enclosed¹.

(b) The promoter shall provide the details of professionals such as the Architect, the Engineer and the Chartered Accountant, in compliance of S-4(2)(k) of the RERA Act, the details of the Customer Relationship Manager and a dedicated contact/toll-free number. He shall be required to file quarterly progress reports through these professionals who shall issue digitally signed certificates using the facility available on promoter's dashboard².

Additional Disclosures by Promoters on the Website and Project site

4. In addition to the details of the proposed Real Estate project to be uploaded by the promoter on his webpage on the website of the Authority as required under section 4 and 11 of the Act and Rule 3 of the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016, the promoter shall upload the following details on its webpage on the website of the Authority:—

(a) The annual report on statement of accounts, in Form REG-5 [issued in accordance with the third proviso to section 4(2)(l) of the Act] duly certified and signed by the chartered accountant who is the statutory auditor of the promoter's enterprise.

Explanation 1:— The chartered accountant certifying the progress of the registered real estate project for the purpose of withdrawal of amounts from the separate account should be an entity different from the chartered accountant who is the statutory auditor of the promoter's enterprise.

¹. Revised format of REG-1, 2, 3, 4 and 4A enclosed through 4th Amendment vide U.P. RERA notification No. 13266/UPRERA/2024-25, dated 11th September, 2024.

². Para-(b) inserted to Regulation-3 by 7th amendment vide U.P. RERA notification No. 4885/UPRERA/Regulation/2025-26, dated 23rd July, 2025.



Explanation 2 :- If the Form REG-5 issued by the statutory auditor reveals that any certificate issued by the project architect, engineer or the chartered accountant has false or incorrect information and the amounts collected for a particular project have not been utilized for the project and the withdrawal has not been commensurate with the proportion to the percentage of completion of the project, the Authority, in addition to taking penal actions as contemplated in the Act and the Rules, shall also take up the matter with the concerned regulatory body of the said professionals i.e. architect, engineer or chartered accountant, for necessary penal action against them, including dismemberment.

The revised format for REG-5 is enclosed with this amendment.¹

(b) The sanctioned plans, layout plans, along with specifications, approved by the Competent Authority shall be prominently displayed by the promoter at the project land site.

²[(c) Any new promoter intending to register a real estate project has to enroll himself as a promoter and create a promoter profile on the web portal of U.P. RERA to be able to access the promoter dashboard, having facility for online application for registration of the project which shall be updated every time he applies for registration of a new project. Details in the promoter's profile have to be updated from time to time, using the edit facility provided by the Authority, so that it reflects the current status of the promoter, including the details of the directors/partners/trustees, latest financial statements, income tax returns etc.

d. In addition to the information and documents required to be furnished under the relevant provisions of the Act or the Rules and Regulations made thereunder, the promoters shall furnish the digital connectivity plan, four e-mail addresses, one each dedicated for the purposes of project registration and other administrative matters, for complaints under S-31 and correspondences relating to proceedings of S-31, 38, 40, 63 etc, for the allottees and for the real estate agents.

e. The promoter shall ensure uniformity in the name of the project given in the application for registration and the name given in the sanctioned plan duly approved by the competent authority, using the facility provided by the Authority on the registration page.

1. Revised format of REG-5 enclosed through 4th Amendment vide U.P. RERA notification No. 13266/UPRERA/2024-25, dated 11th September, 2024.

2. Para-'c' 'd' 'e' 'f' and 'g' inserted to Regulation-4 by 7th amendment vide U.P. RERA notification No. 4885/UPRERA/Regulation/2025-26, dated 23rd July, 2025.



- f. The promoter shall upload a copy of the agreement with the real estate agents to be engaged with the project and update the same as and when any new agent is associated for the earlier one is dissociated.
- g. The promoter shall, after obtaining the CC or OC of the project as the case may be, send offer of possession to the allottees in the proforma provided with the Authority order dated 29th May, 2024 and upload a copy of the same with the application for registration for being published on the website of the Authority.]¹

Authority's office, office hours and sittings

5. The Authority shall have its headquarters at Lucknow and its NCR regional office/bench at Gautam Budhnagar. The Authority may, by order, establish benches/regional offices, comprising one or more members or only its officials, at some other suitable location(s) in the state for efficient discharge of its functions.

6. The Authority shall follow the office timings and holidays as notified from time to time by the State Government for its offices at Lucknow and elsewhere, unless otherwise decided by the Authority.

7. The Authority may conduct its proceedings at the headquarters or regional office notified by the state government or at any other place within its jurisdiction on days and time as directed by the Chairperson.

Language of the Authority

8. The proceedings of the Authority shall be conducted in Hindi, provided that the Authority shall allow any person to plead or represent his case in English as well.

9. The Authority, at its sole discretion, may accept complaint petitions made in a language other than in Hindi or English, provided that the same is accompanied by a translation thereof in Hindi or English. Provided also that such translation may be dispensed with at the discretion of the Authority.

10. Any translation which is agreed to by the parties to the proceedings or which any of the parties furnish may be accepted by the Authority as a true translation.

1. Para-'c', 'd' 'e' 'f' and 'g' inserted to Regulation-4 by 7th amendment vide U.P. RERA notification No. 4885/UPRERA/Regulation/2025-26, dated 23rd July, 2025.

11. The Authority may, in appropriate cases, direct translation of Petitions and their accompanying documents into Hindi or English. Authority to have seal of its own.

12. Any document requiring authentication by the Authority shall be issued under the seal of the Authority, and shall be signed by the Secretary or such other Officer as authorized by the Chairperson in this behalf. Officers of the Authority

13. (a) Whereas the Secretary and the Finance controller will be appointed by the Government, all other officers and staff shall be appointed by the Authority. The qualifications, experience and terms and conditions of service and appointment of such Officers and employees shall be subject to regulations made by the Authority in this behalf.

(b) The Authority may appoint or engage Consultants to assist the Authority in the discharge of its functions.

14. (a) The secretary shall be the Principal Executive Officer of the Authority and shall exercise his powers and perform his duties under the superintendence, direction and control of the Chairman.

(b) The Authority, in the discharge of its functions under the Act, may take such assistance from the secretary as it may deem appropriate.

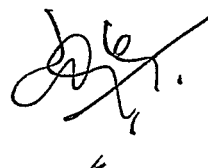
(c) In particular, and without prejudice to the generality of the provisions of sub-regulations (a) and (b) of this regulation, the Secretary shall have the following powers and perform the following duties, viz:-(i) He shall have custody of the records and the seal of the Authority.

(ii) He shall receive or cause to receive all documents, including, inter alia, complaints, applications or reference pertaining to the Authority.

(iii) He shall scrutinize or get scrutinized documents, including, inter alia, complaints, applications or references and shall be entitled to seek clarifications or rectifications upon the same and issue appropriate directions pertaining to the acceptance or rejection of such documents.

(iv) He shall prepare or cause to be prepared briefs and summaries of pleadings presented by various parties in cases filed before the Authority.

(v) He shall carry out such functions under the Act or the Rules, as may be delegated to him by the Chairperson, by general or special order.



(vi) He shall assist the Authority in the proceedings relating to the powers exercisable by the Authority, as directed by the Chairperson.

(vii) He shall provide notice for meetings, prepare the agenda for meetings and minute the proceedings of the meetings of the authority.

(viii) He shall authenticate the orders passed by the Authority.

(ix) He shall, so far as it is possible, monitor compliance of the orders passed by the Authority and shall forthwith bring to the notice of the Authority any non-compliance thereof.

(x) He shall have the right to collect from the State Government or other offices, companies and firms or any other party as may be directed by the Chairperson, such information and record, report, documents, etc., as may be considered necessary for the purpose of efficient discharge of the functions of the Authority under the Act and the Rules and place the same before the Authority.

15. In the absence of the Secretary, the Officer of the Authority designated by the Chairperson in this behalf, shall discharge the functions of the Secretary.

16. The Chairperson shall, at all times, have the power, either on an application made by any interested or affected party or suo moto, to review, revoke, revise, modify, amend, alter or otherwise change any order issued or action taken by the Secretary or any other Officer of the Authority, if found appropriate.

17. The Secretary, with the written approval of the Chairperson, may delegate to any Officer of the Authority any functions required by these Regulations or otherwise to be discharged by the Secretary.

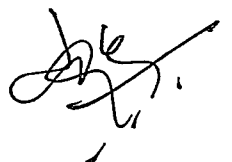
Meetings

18. This section shall be applicable to the meetings of the Authority, other than the adjudicatory proceedings of the Authority.

19. The quorum for the meetings of the Authority shall be [two]¹.

20. If in any of the meetings of the Authority duly convened, the quorum is not complete, the meeting shall stand adjourned for the next working day at the same time and venue unless directed otherwise by the chairman.

¹The word 'two' substituted for 'three' by 2nd amendment vide U.P. RERA notification No. 2454/UPRERA/2021-22, dated 23rd March, 2022.



21. The Chairperson shall preside over the meetings and conduct the business. Members stationed at a place other than the scheduled venue, may participate in the meetings through video conferencing. If the Chairperson is unable to be present in the meetings for any reason, or where the post of the chairman is vacant, a Member chosen by the members present amongst themselves at the meeting shall preside.

22. (a) All questions which come up before any meetings of the Authority shall be decided by a majority of votes of the Members present and voting. In the event of an equality of votes, the Chairperson, or in his absence the Member presiding, shall have a second or casting vote.

(b) Save as otherwise provided in these Regulations, every Member shall have one vote.

23. (a) The Secretary or in his absence an Officer of the Authority designated by the Chairperson, shall record the minutes of the meetings and maintain a register which will, amongst other things, contain the names and designation of Members and invitees present in the meeting, a record of proceedings and notes of dissent, if any. The draft minutes shall, as soon as practicable, be sent to the Chairperson and the attending Members.

(b) The decision taken in a meeting of the Authority shall be recorded in the minutes in a clear and concise manner, along with reasons. In case the minutes record any statement/submission made by an invitee, a copy of the minutes shall be sent to such invitee.

(c) The minutes of the previous meeting shall be confirmed by circulation or at the next meeting of the Authority.

Adjudication proceedings

[24 (a) For adjudication proceedings with respect to complaints filed with the Authority, there will be single member benches of the Authority at Lucknow Headquarter and NCR Regional Office with one of the benches at both Lucknow and NCR Office presided over by the Chairman and others by the Members of the Authority. The Chairman shall have the following powers with respect to the constitution of bench(s), institution of complaints, manner of allocation and transfer of complaints:-

- (i) to constitute single member benches depending on the availability of the Members and the number of complaints pending for adjudication.
 - (ii) to constitute division bench(s) or full bench of the Authority at Lucknow Headquarter and NCR, depending upon the nature of the complaints or the complainants.
 - (iii) to direct the first hearing(s) of all complaints before the bench of the Chairman at Lucknow Headquarter or NCR Regional Office, as the case may be and to transfer such complaints to other benches of the Authority after preliminary hearing(s) with such orders, including interim orders, as deemed fit by him in the light of the provisions of the Act and the Rules and the Regulations made thereunder.
 - (iv) to revise, from time to time, the list of the districts affiliated to the benches of the Lucknow Headquarter or NCR Regional Office depending upon the number of complaints from these districts and availability of the benches at the respective offices.
 - (v) to decide the manner of allocation of cases to individual or division or full bench of the Authority and such allocation shall be made in a manner that the cases relating to the same promoter or the same project, as far as possible, are allocated to the same bench of the Authority.¹
 - (vi) to periodically review the allocation of districts with Lucknow and NCR Offices, the number of pending complaints with the benches and make such changes in the manner and number of allocation of complaints, as deemed proper by him with a view to streamline the adjudicatory proceedings, through appropriate executive order in this regard.
 - (vii) to transfer the complaints from one single member bench to the other single member bench or to the division bench or the full bench of the Authority on the basis of application of a party to the complaint or suo motu, in the interest of justice. However, he shall solicit the comments of the concerned bench before passing such orders.
- (b) The Authority, in consultation with the State Government, will appoint two Adjudicating Officers, one at Lucknow Headquarter and the other at NCR Regional Office, for the purposes of adjudging the complaints regarding to compensation admissible under the Act.
- (c) The aggrieved person shall be required to file online complaints before the Authority in Form-M and complaints for compensation before the

Adjudicating Officer in Form-N. The complaints for compensation will be decided by the Adjudicating Officer, as far as possible, within sixty days.

(d) The complaints for compensation from the allottees of the districts affiliated, as per orders of the Chairman from time to time, to the Lucknow Headquarter will be decided by the Adjudicating Officer at Lucknow and the complaints from the districts affiliated to the NCR Regional Office will be decided by the Adjudicating Officer at NCR Office. The Chairman shall have powers to transfer any complaint from one Adjudicating Officer to the other based on the application by one of the parties or suo-motu, after calling for comments from the concerned Adjudicating Officer.]¹

(e)-The complaints by the allottees of the un-registered projects shall be heard by the Benches of the Authority as per the procedure laid down in this behalf and admissible relief, if any, granted after deciding the question of exemption of the concerned project from registration under the Act as provided under Section-3 read with rule-2(1)(h) of the Rules. The reliefs shall be based on the evidence adduced by the parties and available at the level of the Authority, including through physical inspections.

(f) Requisite additional information required for servicing of notice and deciding the complaint shall be obtained from the complainants for which a separate order will be issued under Regulation-38 and additional fields created on the web portal of the Authority.

(g)- The Bench shall first decide the question of registration of the project taking into consideration the provisions of Section-3 of the Act and rule-2(1)(h) of the Rules, as applicable, along with the status of the map and land of the project and other relevant factors. In case, the Bench arrives at the conclusion that registration of the project in question is required under the Act, it will make a separate reference to the Secretary for ensuring further necessary action towards the registration of the project in question in light of the provisions of the Act, the Rules and the Regulations.

The Bench, after deciding the preliminary question on registration of the project, shall decide the complaint of the allottee on merits and grant the admissible relief, if any, based on the applicable law and facts and circumstances of the case.]²

¹Regulation-24(a)(i) (ii) (iii) (iv) (v) (vi) (vii) (b), (c) and (d) substituted for Regulation-24 by 8th Amendment vide notification No. 3216/UPRERA/Gen.Regulation/2025-26, dated 29-12-2025.

²Regulation-24 (e), (f) and (g) inserted by 10th Amendment vide notification No. 2747/UPRERA/Regulation/2026, dated 24-03-2026.

Vacancies, etc., not to invalidate proceedings

25. No act or proceedings of the Authority shall be questioned or shall be invalidated merely on the ground of existence of any vacancy or defect in the constitution of the Authority.

Authorized Representative

26. A person who is a party to any proceedings before the Authority may either appear in person or authorise any other person to present his case before the Authority and to do all or any of the acts for the purpose: Provided that, the person appearing on behalf of any person in any proceeding before the Authority shall file a Memorandum of Authorisation, in Form REG-6 herein. Orders of the Authority

27. The Authority/Chairperson/Member (s) hearing a proceeding shall pass orders in such proceedings, and such orders shall be signed/digitally signed by the Chairperson/Members of the Authority hearing such proceeding. Every order made by the Authority shall be a reasoned order.

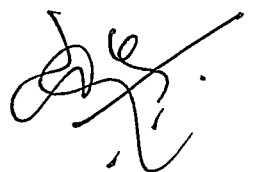
28. All orders and decisions issued by the Authority shall be communicated in a manner laid down by the Authority, as expeditiously as possible from the date of passing thereof to all parties in the proceeding.

Authority's records-documentation, inspection, confidentiality and accessibility

29. The Authority shall, as soon as may be practicable, maintain an indexed database of its records including, inter alia, complaints filed, details of hearings conducted, orders / documents issued from time to time.

30. (a) Subject to sub-regulation (c) herein, records of the Authority shall be open to inspection by all, subject to the payment of the fee and complying with the terms as the Authority may direct.

(b) The Authority shall, on such terms and conditions as the Authority considers appropriate, provide for supply of certified copies of documents and papers available with the Authority to any person, applying online/offline in Form 7, subject to the payment of fee and complying with the terms as the Authority may direct. The Authority shall designate an Officer for ensuring timely response to requests received for supply of certified copies of documents who shall endeavour to dispatch the certified copies of documents requested for



within a period of fourteen (14) working days from the date of receipt of request.

(c) The Authority may, by order, direct that any information, documents and papers / materials maintained by the Authority, shall be confidential or privileged and shall not be available for inspection or supply of certified copies, and the Authority may also direct that such document, papers, or materials shall not be used in any manner except as specifically authorised by the Authority.

31. The Authority shall endeavour to make information involving public interest accessible and available to the public, including, inter alia, through its website.

Interim Orders, investigation, inquiry, collection of information, etc

32. The Authority may pass such ad-interim or interim orders, as the Authority may consider appropriate at any stage of any proceedings, having regard to the facts and circumstances of the case.

33. The Authority may make such direction or order as it thinks fit for collection of information, inquiry, investigation, entry, search, seizure and, without prejudice to the generality of its powers, including, inter alia, the following:—

(a) The Authority may, at any time, direct the Secretary or any other Officer(s) or any other person as the Authority considers appropriate to study, investigate or furnish information with respect to any matter within the jurisdiction of the Authority under the Act and the Rules.

(b) The Authority may, for the above purpose, give such other directions as it may deem fit and state the time within which the report is to be submitted or information furnished.

(c) The Authority may issue or authorise the Secretary or any other Officer to issue directions to any person to produce before it and allow to be examined and kept by an Officer of the Authority directed in this behalf the books, accounts, etc., or to furnish any information to the designated Officer.

(d) The Authority may issue such directions, for the purpose of collection of any information, particulars or documents that the Authority considers necessary in connection with the discharge of its functions under the Act and the Rules.

(e) If any such report or information obtained appears to the Authority to be insufficient or inadequate, the Authority or the Secretary or an Officer

authorised for the purpose may give directions for further inquiry, report and furnishing of information.

(f) The Authority may direct such incidental, consequential and supplemental matters to be attended to which may be considered relevant in connection with the above.

34. If the report or information obtained in accordance with Regulation 33 above or any part thereof is proposed to be relied upon by the Authority for forming its opinion or view in any proceedings, the parties to the proceedings shall be given a reasonable opportunity for filing objections and making submissions on such report or information.

Confidentiality

35. (a) The Authority shall appraise and determine whether any document or evidence provided to it by any party and claimed by that party to be of a confidential nature merit being withheld from disclosure to other parties as being confidential and shall provide brief reasons in writing for arriving at its conclusion.

(b) If the Authority is of the view that the claim for confidentiality is justified the Authority may direct that the same be not provided to such parties as the Authority may deem fit. However, the party claiming the confidentiality shall provide a brief non-confidential summary of the substance of the documents found to be confidential and the import of the same. Notwithstanding the above, it shall be open to the Authority to take into consideration the contents of the documents found to be confidential in arriving at its decision.

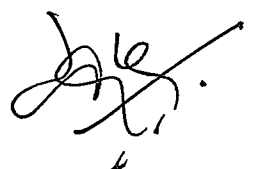
Review of decisions, directions, and orders

36. [(a)(b)(c)(d)]¹

Continuance of Proceedings after death, etc.

37. (a) Where in a proceeding, any of the parties to the proceeding dies or is adjudicated as an insolvent or in the case of a company under liquidation / winding-up, the proceeding shall continue with the successors-in-interest, the executor, administrator, receiver, liquidator or other legal representative of the party concerned, as the case may be.

¹Regulation 36 (a) (b) (c) (d) repealed by 1st Amendment vide U.P. RERA notification No. UPRERA8678/2019/Gen. Regulations/19, dated 20th September, 2019.



(b) The Authority may, for reasons to be recorded, treat the proceedings as abated in case the Authority so directs and dispense with the need to bring the successors-in-interest on the record of the case.

(c) In case any person wishes to bring on record the successors-in-interest, etc., the application for the purpose shall be filed within ninety (90) days from the event requiring the successors-in-interest to be brought on record. The Authority may condone the delay, if any, for sufficient reasons.

Issue of orders and directions

38. Subject to the provisions of the Act, Rules and Regulations, the Authority may, from time to time issue orders and directions in regard to the implementation of the Regulations and procedure to be followed.

[***]¹

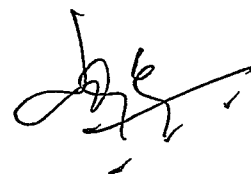
Saving of inherent power of the Authority

39. Nothing in the Regulations shall be deemed to limit or otherwise affect the inherent power of the Authority to make such orders as may be necessary for meeting the ends of justice or to prevent the abuse of the process of the Authority.

40. Nothing in these Regulations shall bar the Authority from adopting in conformity with the provisions of the Act or Rules, a procedure, which is at variance with any of the provisions of these Regulations including summary procedures, if the Authority, in view of the special circumstance of a matter or class of matters and for reasons to be recorded in writing, deems it necessary or expedient for so dealing with such a matter or class of matters.

41. Nothing in the Regulations shall bar the Authority to deal with any matter or exercise any power under the Act or Rules for which no regulations have been framed, and the Authority may deal with such matters, powers and functions in a manner it thinks fit.

¹Amendment to Regulation-38 by 6th Amendment deleted by 10th Amendment vide notification No. 2747/UP RERA/Regulations/2026, dated 24th March, 2026.



General power to amend/rectify

42. The Authority may, at any time and on such terms as to costs or otherwise, as it may think fit, amend any defect or error in any proceedings [during the pendency of hearing of the case]¹ (including any clerical or arithmetical error in any order passed by the Authority), and all necessary amendments, rectifications shall be made for the purpose of determining the real question or issue arising in the proceedings. Provided that if the Authority desires to make amendments or rectifications in order to determine the real question or issue arising the Authority shall provide an opportunity to the parties affected by such amendment or rectification touching the real question or issue to make representations and submissions with respect to the proposed amendment or rectification.

Power to remove difficulties

43. If any difficulty arises in giving effect to any of the provisions of the Regulations, the Authority may, by general or special order, do anything not being inconsistent with the provisions of the Act or Rules, which appears to be necessary or expedient for the purpose of removing the difficulties.

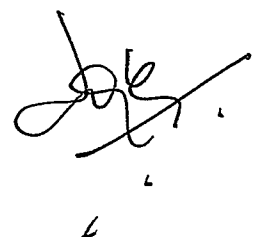
Extension or abridgement of time prescribed

44. Subject to the provisions of the Act or the Rules, the time prescribed by the Regulations or by order of the Authority for doing any act may be extended (whether it has already expired or not) or abridged for sufficient reason by an order of the Authority.

Effect of non-compliance

45. Failure to comply with any requirement of the Regulations shall not invalidate any proceeding merely by reason of such failure unless the Authority is of the view that such failure has resulted in miscarriage of justice.

¹The word 'before it' substituted by 'during the pendency of hearing of the case' by 7th Amendment vide notification No.7485/UP RERA/Regulations/2025-26, dated 23rd July, 2025.



Costs

46. (a) Subject to such condition and limitation as may be directed by the Authority, the costs of and incidental to, all proceedings shall be awarded at the discretion of the Authority and the Authority shall have full power to determine by whom or out of what funds and to what extent such costs are to be paid and give all necessary directions for the aforesaid purposes.

(b) The costs shall be paid within thirty (30) days from the date of the order or within such time as the Authority may, by order, direct. If a party fails to comply with an order for costs within the permitted period, the order of the Authority awarding costs shall be executed forthwith in the same manner as a decree/order of a Civil Court.

Administrative Charges and Standard Fees

47.¹[(a) The Authority may, by order, fix standard fees, including annual fees, to be levied on the promoters or real estate agents or allottees for inspection of documents, certified copies of documents, the updating of website, database management and maintenance of the website.]

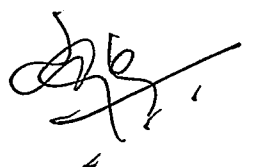
²[(b) The following fees are fixed for default in filing quarterly reports of projects registered with the Authority, default in filing annual audit reports in each financial year and by the allottee, promoter or real estate agent for site inspection of registered and unregistered projects through any bench and for inspection files and documents of the Authority:

(i) A late fee of Rs.15,000/- shall be payable for default in filing the quarterly report of each of such quarters.

(ii) A late fee of Rs.25,000/- shall be payable for default in filing the annual audit report of each of such financial years. That is, it shall be obligatory to upload the audit report of the respective financial year by 31st October of the next financial year. Otherwise, a late fee of Rs.25,000/- shall be payable from the first date of the month of November.

(iii) The allottees, promoters or real estate agents, who apply for inspection of any registered/unregistered project before the Authority or any of its benches, shall be liable for payment of the following fees:

(A) For site inspection of any project within 100 km of Lucknow headquarters or the Greater Noida, Gautam Buddha Nagar Regional Office, an inspection fee



of Rs.2,000/- shall be payable by the allottee or promoter or real estate agent by whom such site inspection is being sought.

(B) For site inspection of any project within a geographical distance of 100 to 200 km from the Headquarters Lucknow or Regional Office Greater Noida, Gautam Buddha Nagar, an inspection fee of Rs.4,000/- shall be payable by the allottee or promoter or real estate agent by whom such site inspection is being sought.

(C) For site inspection of any project beyond a geographical distance of 200 km from the Headquarters Lucknow or Regional Office Greater Noida, Gautam Buddha Nagar, an inspection fee of Rs.7,500/- shall be payable by the allottee or promoter or real estate agent by whom the site inspection is being sought.

(D) If the order for site inspection has been passed at the discretion of the Presiding Officer for the resolution of a dispute, the inspection fee expenses shall be borne equally by the complainant and the opposite party.

Explanation: This regulation shall also be applicable to all the matters pending for site inspection³.

(iv) The following inspection fee is fixed for the inspection of files and documents of the Authority at the U.P. Real Estate Regulatory Authority Headquarters Lucknow and Regional Office Greater Noida, Gautam Buddha Nagar:

(A) An inspection fee of Rs.100/- shall be payable for inspection of a file upto one hour.

(B) An inspection fee of Rs.200/- shall be payable per hour for inspection exceeding one hour.]]

¹Regulation 47 re-numbered as 47(a) by 10th amendment vide notification No.2747/UPRERA/Regulation/2026, dated 24-03-2026.

²Regulation-47(a) was inserted by 5th amendment vide notification No.3216/ UPRERA/ Gen.Regulation/ 2025-26, dated 14-12-2024 and later re-numbered as 47(b) by 10th amendment vide notification No.2747/UPRERA/Regulation/2026, dated 24-03-2026.

³Explanation to Regulation-47(b)(iii) inserted vide notification No.1479/UPRERA/ Gen.Regulation/ 2024-25, dated 19.02.2025.

¹[(c)(i) No new or revised Agreement for Sale / Lease shall be executed with the successor-in-interest or assignee, etc of the allottee(s) and only an endorsement to this effect shall be made in the existing Agreement for Sale/Lease with consequential updating of records of the promoter.

(ii) On the death of the existing allottee(s), the promoter shall not charge a processing fee of more than Rs.1,000/- (One thousand rupees only), if the successor-in-interest is a member of the family of such allottee(s).

Provided that for the case mentioned in (ii) above, the successor-in-interest shall be required to submit the following documents in the office of the promoter and file the same documents with the Authority: -

(A) Death Certificate of original allottee;

(B) Succession Certificate issued by the Sub-Divisional Magistrate /District Magistrate; and

(C) No Objection Certificate of all the surviving heirs of original allottee(s).

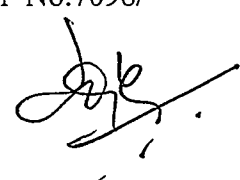
iii) The promoter shall not charge a processing fee of more than Rs.1,000/-(One thousand rupees only), if the successor-in-interest or assignee is a member of the family of the allottee(s).

The promoter cannot charge a processing fee of more than Rs.25,000/- (Twenty five thousand rupees only), if the assignee or successor-in-interest is someone other than a member of the family of the allottee(s).]

²[(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

¹Para-(c) inserted into Regulation-47 by 10th Amendment vide notification No. 2747/UPRERA/Regulation/2026, dated 24-03-2026.

²Para-(d) was inserted to Regulation-47 by 12th amendment vide notification No.7098/UPRERA/ Regulation/ 2026-27, dated 13-07-2026.



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-

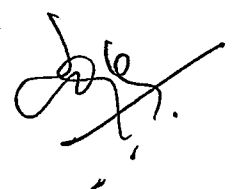
- plots smaller than 100 sq.mts. at the rate of Rs.20-30 (Twenty to Thirty) per sq.ft.
- plots larger than 100 sq.mts. at the rate of Rs.30-40 (Thirty to Forty) per sq.ft.

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.

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.]

48. Any real estate agent can make an application on the website of the Authority for amendment to registration certificate granted to the real estate agent in Form-H along with a processing fee of Rs.1,000/- in case of real estate agent being an individual or Rs.5,000/- in case of real estate agent being anyone other than an individual, paid through online payment mode provided on the website of the Authority.¹

¹Regulation-48 inserted by 3rd Amendment vide U.P. RERA notification No. 9845/U.P. RERA/Gen. Regulation/2022, dated 26-08-2022.

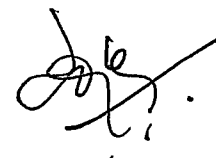
¹[49. **Extension of registration of project-** Subject to the provisions of the Act and the Rules, the extension of the registration of the projects will be governed by the procedure laid down by the Authority its Office Order dated 18th February, 2025 which, inter alia, provide:

- a. Any promoter, who fails to submit the application for extension of registration of the project at least three months prior to the lapse of registration as provided under rule 7(1) of the Rules 2016, shall be required to deposit a late fee of Rs.10,000/- (rupees ten thousand) for such application within three months of lapse of registration, Rs.20,000/ (rupees twenty thousand) within three months, Rs.40,000/- (rupees forty thousand) within three to six months, Rs.60,000/- (rupees sixty thousand) within six to nine months and Rs.80,000/- (rupees eighty thousand) within nine to twelve months of the lapse of registration, in addition to the fee prescribed under rule-7 (2) of the Rules.
- b. The promoter shall file a notarized affidavit in the format provided in Annexure-1 and proposed physical and financial plan for completion of the project in Annexure-2 to the office order dated 18th February, 2025.
- c. Any promoter seeking extension of registration beyond the period specified under section-6 of the Act shall be required to deposit additional fee of Rs. one lakh along with the late fee as provided under Regulation-1 above, if applicable, in addition to the fee prescribed under rule-7 of the Rules. He shall also submit the consent of more than fifty percent of the unique allottees of the project in the format provided in Annexure-3 to the office order dated 18th February, 2025, details of the Association of the Allottees, a notarized affidavit of having made no bookings or sales after the lapse of the registration and sources of finance for completing the project.

50. Transferring or assigning of majority rights of a project under Section-15 -

The provision of Section-15 shall be applicable whether the transfer of majority rights and liabilities of a real estate project is through a sale or amalgamation or the merger of the incumbent promoter of the project with a third party and shall, subject to the provisions of the Act and the Rules, be governed by the Office Order of the Authority dated 26th November, 2024 in this regard.

- a. The incumbent and the intending promoter, seeking transfer of such rights and liabilities of a project whose registration has not lapsed, shall apply online with payment of fee twice the amount of the registration fee of the project, along with the documents and information as specified in the Office Order of the Authority dated 26th November, 2024.
- b. The Authority, if satisfied with the proposal after its scrutiny, will first grant in principle approval of the proposal with such terms and conditions as it may deem proper, or reject the proposal. The Authority, if satisfied with the compliance of the terms and conditions of the in principle approval by the incumbent and the



intending promoters, may grant final approval for transfer of majority rights and liabilities to the intending promoter.

- c. The intending promoter shall complete the subsequent requirement of updating requisite details and documents on the web portal of the Authority within thirty business days, using the edit facility as per established procedure. Any non-compliance of the terms and conditions of the final approval of the Authority shall be punishable under Section 61 and 63 of the RERA Act, 2016 and the Authority may further initiate the process of revocation of the registration of the project as per Section-7 of the Act, 2016.

51. Withdrawal of registration of a project

- a. The promoter, in case of its inability to implement the real estate project registered with the Authority due to factors beyond its control, may seek withdrawal of the registration of such project through an online application after payment of a fee equivalent to the registration fee of the project through online payment mode, by following the procedure laid down under Office Order of the Authority, dated 29th February, 2024 in this regard and furnishing the requisite information and documents as specified therein.
- b. The Authority, after scrutiny of the application and hearing the affected parties, may allow the application or reject it with a speaking order, as the case may be.

52. Marketing and promotion- The promoter shall prominently publish the details of the registration number of the project, the web link of the Authority, the Collection Account number of the project and the project launch date along with the QR Code of the project given by the Authority on the top right of the main page of all advertisements, promotions, marketing materials and all documents shared with the allottees.

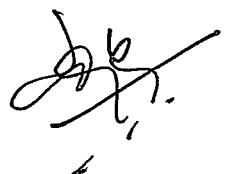
53. Bank Accounts of the Project

- a. The promoter shall maintain three designated accounts, namely the Collection Account, the Separate Account and the Transaction Account for every real estate project, in a Scheduled Bank located in the project district and provide such details as the Branch name and address, IFS Code, Bank's email ID, copy of the standing instructions to the bank to transfer seventy percent of the amount from the Collection Account to the Separate Account and not more than thirty percent to the Transaction Account on daily basis, in application for registration of project.
- b. All the finances raised for the construction and the land of the project shall be deposited in the Separate Account of the project, details of the project finance shall be disclosed in the application for registration and the same shall be updated on the web portal of the Authority at the end of every quarter and at the end of the financial year in the Annual Audit Report of the project.

- c. The money from the allottees shall be collected only in the collection account and details of the collection account shall invariably be given in all stationary, including but not limited to the allotment letter, the agreement for sale, the demand notice, shared with the allottees including the marketing materials.
- d. Real Estate Project (Maintenance and Operation of Project Bank Accounts) Directions, 2020 as revised by the Authority from time to time shall be part of these Regulations.²

54. [The Real Estate Agent Enrolment, Training, Certification and Statutory Compliances.]³

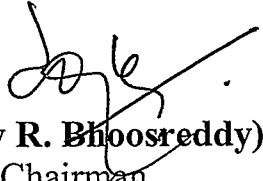
- a. Any applicant intending to register itself as a real estate agent with the Authority shall be required to undergo a short-term training cum certification programme organized by the Authority for the real estate agents.
- b. Every applicant shall register himself on the web portal of the Authority for the stipulated training and certification programme with payment of the fees as decided by the Authority from time to time. Every applicant intending to register himself as a real estate agent with the Authority shall create his profile on the web portal of the Authority and submit an online application with a copy of the certificate of successful completion of the training and all other information and documents specified under the Act, the rules, the regulations and the Office Order of the Authority, dated 30th March, 2024, including a notarized affidavit regarding his antecedents in the specified format.
- c. All the registered real estate agents shall also enroll for the training and obtain the certificate of successful completion of this training cum certification programme.
- d. [Every registered real estate agent shall maintain records of transactions such as Cash Book, Journals, Ledger as per the standard industry practice and Customer Register in the format given in Form REG-8. He shall preserve the records for a minimum period of five years from the date of completion of the project or registered sale / lease deed, as the case may be, and produce such records before the Authority or any officer authorized by it in this behalf, for the purposes of inspection and enquiry.
- e. Every registered real estate agent shall provide quarterly updates of all transactions facilitated by him along with the details of employees, on the website of the Authority in the format given in Form REG-9 within 15 days from the end of the quarter. A late fee of ₹10,000 (Rupees Ten Thousand only) shall be payable by the real estate agent for delay in submission of such quarterly reports.
- f. A real estate agent, at the time of first statutory filing of details of transactions, shall provide the details of all transactions facilitated by him since his



registration with the Authority and details corresponding to the current quarter in every subsequent filling of such periodical reports.]⁴

55. Power to obtain indemnity bond⁵

The Authority may, in case of transfer of any money from the decretal amount to a person or entity other than a party to the said proceeding before the Authority or who is not the decree holder. obtain an indemnity bond, as provided under the applicable law, before transferring the decretal amount or a part of it to such person or entity or to its heir / successor, as the case may be.


(Sanjay R. Bhoosreddy)
Chairman
U.P. RERA

¹Regulation-49, 50, 51, 52, 53 and 54 inserted by 7th amendment vide notification No. 7485/U.P. RERA/Regulation/2025-26, dated 23-07-2025.

²Regulation-53(d) substituted by 11th Amendment vide notification No. 5371/U.P. RERA/Regulation/2026-27 dated 29-05-2026.

³The title of the Regulation-54 renamed by 11th Amendment vide notification No. 5371/U.P. RERA/Regulation/2026-27 dated 29-05-2026.

⁴Para (d), (e) and (f) inserted to Regulation-54 by 11th Amendment vide notification No. 5371/U.P. RERA/Regulation/2026-27 dated 29-05-2026.

⁵Regulation-55 inserted by 9th Amendment vide notification No. 302/U.P. RERA/Gen. Regulation/2025-26 dated 09-01-2026.

ARCHITECT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date:

Information as on _____

Subject: Certificate of Percentage of work done for the Project <Project_Name>
<Project_Registration_No> situate in Village / Sector _____ Tehsil _____
Competent / Development Authority _____ District _____
PIN _____ admeasuring _____ sq.mts. area being developed by
[Promoter's Name][Promoter Id]

I/We _____ have undertaken assignment as Architect for certifying Percentage of work done for the project <Project_Name> <Project Id> situate on the Khasra No/ Plot no _____ of village _____ tehsil _____ competent/ development authority _____ District _____ PIN _____ admeasuring _____ sq.mts area being developed by <Promoter's Name> <Promoter Id>

1. Following technical professionals are appointed by Promoter: -

- (i) M/s/Shri/Smt _____ as Licensed Surveyor / Architect
(ii) M/s/Shri/Smt _____ as Structural Consultant
(iii) M/s/Shri/Smt _____ as MEP Consultant
(iv) M/s/Shri/Smt _____ as Site Supervisor

2-Based on Site Inspection, with respect to each of the Plots/ Buildings/Wings/Blocks/Towers of the aforesaid Real Estate Project, I certify as follows -

2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings/Wings /Blocks/Towers of the Real Estate Project is as per Table-A.

2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B.

Table - A

Building/Wing/ Block /Tower Number or Name					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation				
2	Total Number of Basement and Plinth				
3	Total Number of Podiums				
4	Stilt Floor				
5	Total Number of Slabs of Super Structure				
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises				
7	Sanitary Fittings within the Flat/Premises,				
8	Electrical Fitting within the Flat/Premises				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts				

10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks				
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.				
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.				

(Prepare separate table for each Building/Wing/Block/Tower. In case of multiple Building/Wing/Block/Tower, the tables must be numbered as A1, A2.....)

Table - B Internal and external development works (common facilities) in respect of the entire registered project				
S.No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths			
2	Water Supply/Drinking Water Facilities			
3	Sewerage (chamber, lines, Septic Tank, STP)			
4	Storm Water Drain			
5	Landscaping & Tree Planting			
6	Street Lighting			
7	Community Buildings			
8	Treatment & Disposal of Sewage and Sullage water /STP			
9	Solid Waste Management & Disposal			
10	Water Conservation, Rainwater Harvesting			
11	Energy Management/Use of Renewable Energy			
12	Fire Protection and Fire Safety Requirements			
13	Electrical Sub Station, Control Panel & Meter Room			
14	Receiving Station			
15	Plan of Development Works			
16	Emergency Evacuation Services			
17	Common Facilities in Basement			
18	Others, if any (please specify)			

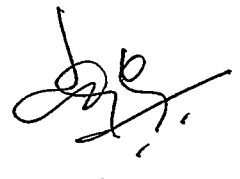
Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect

(License no)

Mobile No.

Email ID



ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date:

Information as on _____

Subject: Certificate of Amount Incurred for Construction and Development of the Project <Project_Name> <Project_Registration_No> situate in Village / Sector _____ Tehsil _____ Competent / Development Authority _____ District _____ PIN _____
 admeasuring _____ sq.mts. area being developed by [Promoter's Name, Promoter ID]

I/We _____ have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project <Project_Name> <Project Id>, situate on the Khasra No/ Plot no _____ of village _____ Tehsil _____ Competent/ Development Authority _____ District _____ PIN _____ admeasuring _____ sq.mts area being developed by <Promoter's Name, Promoter's Id>

1. Following technical professionals were appointed by me for verification / certification of the cost: -

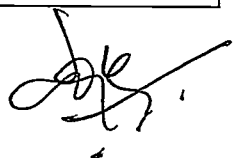
- (i) M/s/Shri/Smt _____ as Licensed Surveyor / Architect
 (ii) M/s/Shri/Smt _____ as Structural Consultant
 (iii) M/s/Shri/Smt _____ as MEP Consultant
 (iv) M/s/Shri/Smt _____ as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us is given in following Table A and Table B:

(in Rs Lac)

Table - A

Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Excavation						
2	Total Number of Basement and Plinth						
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure						
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises						
7	Sanitary Fittings within the Flat/Premises,						
8	Electrical Fitting within the Flat/Premises						
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts						
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks						
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.						
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.						
	TOTAL						



(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - B							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project							
							(in Rs Lac)
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths						
2	Water Supply/Drinking Water Facilities						
3	Sewerage (chamber, lines, Septic Tank, STP)						
4	Storm Water Drain						
5	Landscaping & Tree Planting						
6	Street Lighting						
7	Community Buildings						
8	Treatment & Disposal of Sewage and Sullage water /STP						
9	Solid Waste Management & Disposal						
10	Water Conservation, Rainwater Harvesting						
11	Energy Management/Use of Renewable Energy						
12	Fire Protection and Fire Safety Requirements						
13	Electrical Sub Station, Control Panel & Meter Room						
14	Receiving Station						
15	Plan of Development Works						
16	Emergency Evacuation Services						
17	Common Facilities in Basement						
18	Others, if any (please specify)						
	TOTAL						

3. We estimate the Total Cost for completion of the project under reference as Rs. _____ (Total of column no. 3 in Tables A1, A2..... and Table B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till _____ is Rs. _____ (Total of column no. 7 in Tables A1, A2..... and Table B)).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

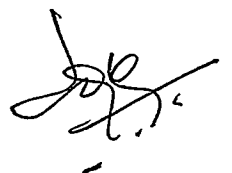
5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2.....

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Signature & Name (IN BLOCK LETTERS) of Engineer

Mobile No.

Email ID



CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No. _____	Date:- _____
Information as on _____	
Subject: Certificate of amount incurred for Construction and Development of the Project _____ with registration number _____ situate in Khasra No/ Plot no _____ demarcated by its boundaries (latitude- _____ and longitude- _____ of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of _____ Tehsil- _____ Competent/Development authority _____, District- _____ PIN- _____ admeasuring document area _____ s.q.mts. area being developed by _____ UPRERAPRM _____ having Separate A/c No. _____ in _____ Bank.	

PART-A

S.No.	Particulars	Rs.in lacs Total Estimated Cost	Rs. In lacs Amount incurred till last quarter	Rs. In lacs Amount incurred during the quarter	Rs. In lacs Amount incurred till now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:				
	(a.1) For Project Estimation Purpose				
	i - In case of acquisition through Purchase, actual purchase price or the latest the DM circle rate of the subject land, whichever is higher.	-			
	ii- In case of acquisition through Joint Development Agreement with land owner, the consideration as specified in the Joint Development Agreement or the DM Circle Rate of the subject land on the date of application of registration in U.P. RERA, whichever is higher.	-			
	iii- In case of land being inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	-			
	TOTAL OF LAND COST - For Project Estimation Purpose	-			
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	-	-	-	-
	ii- In case of acquisition through Joint Development Agreement, the actual cost incurred by the landowner or the value of the subject land at DM Circle Rate of the subject land on the date of application of registration in U.P. RERA, whichever is higher.	-	-	-	-
	iii- In case of land being inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	-	-	-	-
	TOTAL OF LAND COST - For % completion and withdrawal purpose	-	-	-	-
	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;	-	-	-	-
	(c) Amounts payable to State Government or Competent Authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);	-	-	-	-
	(d) Interest (Other than Penal Interest and Penalties etc.) on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land				
	i) paid to Scheduled Banks	-	-	-	-
	ii) paid to others e.g. NBFC, Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)	-	-	-	-
	iii) paid to the Competent Authority for acquisition of land				
	TOTAL OF LAND COST				
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	-	-	-	-
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	-	-	-	-
2	Project Clearance Fees (strictly related to construction and development of the this project)				
	(a) Fees paid to RERA	-	-	-	-
	(b) Fees paid to Local Authority	-	-	-	-
	(c) Consultant/Architect Fees (directly attributable to project)	-	-	-	-
	(d) Other, if any attributable to project (specify)	-	-	-	-
	TOTAL OF FEES PAID	-	-	-	-
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	-	-	-	-

	(b) b. Depreciation cost of machinery and equipment under the ownership of the promoter based on the actual use of such machinery or equipment in the relevant project, along with cost of maintenance, consumables, etc, as long as these cost are directly incurred on the construction of the said project. In case, the said machinery and equipment are used in more than one project only the apportioned amount of depreciation, the cost of maintenance and consumables shall be charged on the relevant project;	-	-	-	-
	(c) Hiring charges of the machinery and equipment on the basis of actual use in the relevant project				
	(d) Cost of materials actually purchased;	-	-	-	-
	(e) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	-	-	-	-
	Total of Construction and Development Cost (sum of (a) to (e) of 3A)	-	-	-	-
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 (after Table-B) of the latest Engineer's Certificate i.e. REG-2)		-	-	-
3C	Total Construction and Development Cost (Lower of 3A and 3B)		-	-	-
3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised for construction of this project: a) paid to Scheduled Banks b) paid to others e.g. NBFC, Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)"	-	-	-	-
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	-	-	-	-
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	-			
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	-	-	-	-
5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2) x100			0%	
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col.6 of S No. 4B / Col.3 of S No. 4B)			#DIV/0!	
7	Total amount received from allottees till date since Inception of the Project			0.00	
8	70% Amount to be deposited in Separate Account (70%*S No. 7)			0.00	
9	Loan sanctioned for the project till date (secured and unsecured both)			0.00	
10	Loan disbursed for the project till date (secured and unsecured both)				
	a- Loan disbursed before grant of RERA Registration in an account other than the Separate Account				
	b- Loan disbursed before grant of RERA Registration in the Separate Account				
	c- Loan disbursed after grant of RERA Registration and credited in Separate A/c				
	d- Loan disbursed after grant of RERA Registration but credited in an account other than Separate A/c				
	Total Loan Disbursed (10a+10b+10c+10d)			0.00	
11	Interest on deposits (flexi facility) credited to the Separate account			0.00	
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)			0.00	
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)			#DIV/0!	
14	70% of the amount paid to the GST Department from the amount collected from the Allottees			0.00	
15	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)			0.00	
16	Amount actually withdrawn from Separate a/c till date since inception of the project. This shall include the following also: a- 70% of the amounts already realised till date but not deposited in the Separate Account b- Amount already withdrawn towards amount refunded to the allottee(s) against cancellation of unit(s) c- Amount already withdrawn for repayment of loan as mentioned in 10a above (principal only)			0.00	
17	Bank charges, if any			0.00	
18	Repayment, if any, of principal amount of the loan/ borrowings taken against this project (to be allowed only after receipt of Completion Certificate/ Occupancy Certificate in accordance with the Bank Account Directions)*			0.00	

19	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 16 - S No. 17)	0.00
20	Actual Balance available in Separate A/c as on date	0.00
21	Difference between the computed balance and actual balance in Separate A/c (S No. 19 - S No. 20) Should be Nil (In case computed balance is significantly higher than actual balance, revisit Row 16)	0.00
22	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (S No. 13 + S No. 14 + S No. 15 + S No. 18- S No. 16)*	#DIV/0!
23	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this Certificate	0.00
24	Amount that can be finally transferred to the Transaction account (S No. 22 - S No. 23)	#DIV/0!

This certificate is being issued on specific request of _____ (UPRERAPRM _____) for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our/my knowledge and belief.

Notes:

1) Based on the information provided by the promoter, I/We certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/borrowings.

2) It has been understood and confirmed by the promoter that admissibility of the interest on borrowings from Unsecured Loans/From institutions other than Banks for this project is restricted to SBI MCLR.

3) We certify that out of the total estimated interest in this certificate, Rs. ____ Lacs is the interest on unsecured loans/From institutions other than Banks and is restricted to the prevailing SBI MCLR i.e. ____%.

4) We certify that out of the total interest amount incurred in this certificate, Rs. ____ Lacs is the interest on unsecured loans/From institutions other than Banks and is restricted to the prevailing SBI MCLR i.e. ____%.

*5) We certify that the entry at Row 18 has been taken here for repayment of Principal amount of the loan/borrowings against this project after verifying that the CC/ OC of the entire project has been received (else entry at Row18 is Zero)

6) We also certify that there have been no changes in the prescribed format of the REG-3 and is prepared strictly in accordance of the provisions of Project Bank Account Directions (as amended from time to time).

CA _____

M No. _____

(Chartered Accountants)

Firm Registration Number _____

UDIN: _____



CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.

Date:-

Information as on

Subject: Certificate of amount incurred for Construction and Development of the Project _____ with registration number _____ situate in Khasra No/ Plot no _____ demarcated by its boundaries (latitude- _____ and longitude- _____ of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of _____ Tehsil- _____ Competent/Development authority _____ District- _____ PIN- _____ admeasuring document area _____ s.q.mts. area being developed by _____ UPRERAPRM _____ having Separate A/c No. _____ in _____ Bank.

PART-B

I/ We also certify that:

Out of the amount reported in Column 6 of S No. 4B above:

- (a) Rs. _____ Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(1)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- (b) Rs. _____ Lacs is the amount for which bills/ invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of this project and being due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below.
- (c) Rs. _____ Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement For Sale entered into with that allottee.

(in Rs)

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
Total						

This certificate is being issued on specific request of _____ (UPRERAPRM _____) for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our/my knowledge and belief.

CA _____

M No. _____

(Chartered Accountants)

Firm Registration Number _____

UDIN: _____

ARCHITECT'S CERTIFICATE(On Letter Head)

(To be issued on completion of each part/block (if any) of Plotted development and/or each of the Buildings/ Wings/ Towers/ blocks) of the Project

Date:

To,

The _____(Name & Address of Promoter),

Information as on _____

Subject: Certificate of Completion of part/block (if any) of plotted development and/or

Construction work of _____ building(s)/wing(s)/tower(s) / block(s) as part of

<Project_Name><Project_Registration_No>situate in Village / Sector _____ Tehsil _____

Competent / Development Authority _____ District _____ PIN _____

admeasuring _____ sq.mts. area being developed by <Promoter's Name><Promoter Id>

I/We _____ have undertaken assignment as Architect for certifying completion of part/block (if

any) of plotted development and/or Construction work of _____ building(s)/wing(s)/tower(s)/

block(s) as part of <Project_Name><Project_Registration_No> situate in Village / Sector _____

Tehsil _____ Competent / Development Authority _____ District _____ PIN _____

admeasuring _____ sq.mts. area being developed by <Promoter's Name><Promoter Id>

2. Following technical professionals are appointed by Promoter: -

(i) M/s/Shri/Smt _____ as Licensed Surveyor / Architect

(ii) M/s/Shri/Smt _____ as Structural Consultant

(iii) M/s/Shri/Smt _____ as MEP Consultant

(iv) M/s/Shri/Smt _____ as Site Supervisor

3. Based on the site inspection, completion of task/ activities as per the REG-1 certificate and based

on NOCs received for Structural Safety, Fire Safety, Electrical Safety and Lift Safety and to the best of

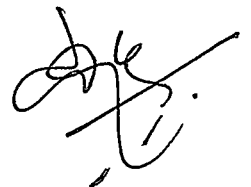
my/our knowledge, I/ we hereby certify that out of the total number of _____ plots in part/block of

the plotted development and/or _____ units proposed to be built by the Promoter in the _____

part/block of the plotted development and/or _____ Building/ _____ Wing/ _____ Block / _____

Tower of the project, all the plots and/or units have been completed in all aspects as per original/

revised map approved by the competent authority and is fit for occupancy for which it has been



developed/ erected/ re-erected/ constructed and enlarged.

4. The part/block of the plotted development and/or _____ Building / _____Wing/ _____Block/ _____ Tower of the Project is granted Partial/Full Occupancy certificate/Completion certificate bearing number _____ dated _____ by _____ <Local Planning Authority>.

Or

The application dated _____ has been submitted to the _____ <Local Planning Authority/ Competent Authority> along with requisite certificates / NOCs for granting Full Occupancy Certificate / Completion Certificate.

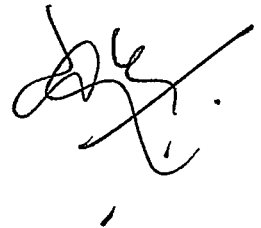
Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect

(License No.....)

Mobile No.

Email ID

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

ARCHITECT'S CERTIFICATE(On Letter Head)

(To be issued on completion of the entire project)

Date:

To,

The _____ (Name & Address of Promoter),

Information as on _____

Subject: Certificate of Completion of Construction and Development work of

<Project_Name><Project_Registration_No> comprising of Plots(s) and/or

Building(w)/Wing(s)/Block(s)/Tower(s) <Building/Wing/Tower/Block_Names> situate in

Village / Sector _____ Tehsil _____ Competent / Development Authority _____

District _____ PIN _____ admeasuring _____ sq.mts. area being developed by

<Promoter's Name><Promoter Id>

1. I/We _____ have undertaken assignment as Architect for certifying completion of construction work of <Project_Name><Project_Registration_No> comprising of Plots(s) and/or Building(w)/Wing(s)/Block(s)/Tower(s) <Building/Wing/Tower/Block_Names> situate on the Khasra No/ Plot no _____ of village _____ tehsil _____ competent/ development authority _____ District _____ PIN _____ admeasuring _____ sq.mts area being developed by <Promoter's Name><Promoter Id>

2. Following technical professionals are appointed by Promoter: -

- (i) M/s/Shri/Smt _____ as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt _____ as Structural Consultant
- (iii) M/s/Shri/Smt _____ as MEP Consultant
- (iv) M/s/Shri/Smt _____ as Site Supervisor

3. Based on site inspection, completion of task/ activities as per the REG-1 certificate and based on NOCs received for Structural Safety, Fire Safety, Electrical Safety and Lift Safety and to the best of my/our knowledge I/we hereby certify that all the plots and/or buildings along with external development of the project are completed in all aspects as per original/ revised map approved by the



Competent Authority and is fit for occupancy for which it has been developed/ erected/ re-erected/ constructed and enlarged.

4. Based on the site inspection, I/ we hereby certify that out of the total number of _____ plots in all parts/blocks (if any) of the plotted development and/or total number of _____ units proposed to be built by the Promoter in the said Project admeasuring _____ sq.mts, all the plots and/or units have been completed in all aspects as per original/ revised map approved by the competent authority and are fit for occupancy for which it has been erected/ re-erected/ constructed and enlarged.

5. I/We further certify that all common amenities and civic infrastructure i.e., Common plot internal approach road, Internal storm water drainage, water supply, drainage network, percolation well, lights, parking lots etc. has been completed in all aspects and is fit for use.

6. The Project is granted Full Occupancy certificate/Completion certificate bearing number _____ dated _____ by _____ <Local Planning Authority/ Competent Authority>

Or

The application dated _____ has been submitted to the _____ <Local Planning Authority/ Competent Authority> along with requisite certificates / NOCs for granting Full Occupancy Certificate / Completion Certificate.

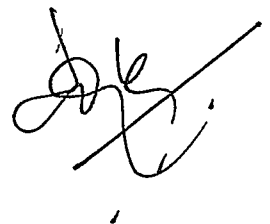
Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect

(License No.....)

Mobile No.

Email ID



FORM – REG - 5

[see Regulation 4]

(ON THE LETTER HEAD OF CHARTERED ACCOUNTANT AUDITING THE
STATEMENT OF ACCOUNTS OF THE PROMOTER <PROMOTER NAME AND
PROMOTER ID IN U.P. RERA>)

**ANNUAL AUDIT REPORT OF THE REAL ESTATE PROJECT <NAME OF THE
PROJECT> < U.P. RERA PROJECT REGISTRATION NUMBER>**

To [NAME AND ADDRESS OF PROMOTER]

**Subject: Report on Statement of Accounts on project fund utilization and withdrawal by
<Promoter name> <Promoter ID in U.P. RERA> for the period from _____ to _____ with
respect to <Project name> <U.P. RERA Regn. No>**

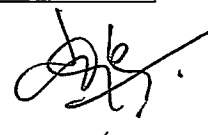
This report is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the Act) read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (hereinafter referred to as the Rules), Uttar Pradesh Real Estate Regulatory Authority (General) Regulations, 2019 (hereinafter referred to as the Regulations) and the Real Estate Project (Maintenance and Operation of Project Bank Accounts) Directions, 2020 as revised in November, 2023, and issued by U.P. RERA on 29th November, 2023 (hereinafter referred to as the Project Account Directions).

1. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this report.

2. I/We hereby confirm that I/We have examined the registers, books and documents, and the relevant records of <Promoter> for the said project for the period from _____ to _____ and hereby report that:

- i. The project was _____ % completed as per Engineer's certificate (i.e. Row-5 of REG-3) and _____ % completed as per C.A. certificate (i.e Row-6 of the REG-3) of last quarter of the abovementioned period.
- ii. Amount collected for the said project (net of refunds, if any, as per provisions of the Project Account Directions, dated 29th November, 2023) during the year for this project and the amount collected (net of refunds, if any, as per provisions of the Project Account Directions, dated 29th November, 2023) from inception till the end of the abovementioned period is as follows:

S No.	Particulars	During the period (in Rs. Lac)	Since inception till the end of the abovementioned period (In Rs. lac)
1	2	3	4



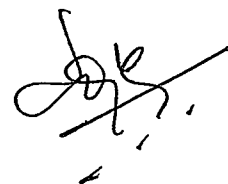
1	Received from the Allottees		
2	Secured borrowings from Banks, FIs, & NBFCs		
3	Unsecured borrowings		
4	Borrowings from Related Parties		
5	Interest earned on Deposits		
6	Funds infused by the promoters		
7	Any other (please specify)		
	Total		

- iii. Amount withdrawn from the Separate Account for this project during the year is Rs. _____ and amount withdrawn from inception of the project till the end of the abovementioned period is Rs. _____
- iv. Amount spent on the said project during the year and since inception of the project till the end of the abovementioned period as per the details given below is Rs. _____

		Amount actually spent on the project as per the provisions of Project Account Directions (in Rs. Lac)		As reported in the REG-3 of the last quarter of the said period (in Rs. Lac)
1	2	3	4	5
	Particulars	During the period	Since inception till the end of the abovementioned period	Since inception till the end of the abovementioned period
a	Land Cost			
b	Project Clearance Fees			
c	Interest on Borrowings			
d	Cost of Construction and Development			(i.e. Row-3C of REG 3)

3. I/We report that the [Name of Promoter] has utilized the amount collected for <Name of the Project> only for the said project.

OR



I/We report that the [Name of Promoter] has not utilized the amount collected for <Name of the Project> only for the said project.

4. I/We report that the withdrawal from the separate bank account of the said project has been in compliance with the proportion to the percentage of completion of the project as mentioned under Section 4 (2)(1)(D) of the Act and also in compliance of the provisions of the Project Accounts Directions, dated 29th November, 2023.

OR

I/We report that the withdrawal from the separate bank account of the said project has not been in compliance with the proportion to the percentage of completion of the project as mentioned under Section 4 (2)(1)(D) of the Act and also in compliance of the provisions of the Project Accounts Directions, dated 29th November, 2023.

5. I/We report that no type of assured return, by whatsoever name, has been considered in the amount reported as spent on the project in Column 3 and 4 of table in Para 2(iv) above

6. I/We report that no type of assured return, by whatsoever name, has been claimed in the amount certified for withdrawal purposes in Column 5 of table in Para 2(iv) in REG-3.

OR

I/We report that assured return, by whatsoever name, amounting to Rs. _____ has been considered in the amount certified for withdrawal purposes in Column 5 of table in Para 2(iv) in REG-3.

7. I/ We report that the interest amount reported for withdrawal purposes in the REG-3 of the last quarter of the said period is in compliance with the concerned provisions of the Project Account Directions.

OR

I/ We report that the interest amount reported for withdrawal purposes in the REG-3 of the last quarter of the said period is not in compliance with the provisions of the Project Account Directions.

8. I/We report that as on the end date of the abovementioned period:

i) There is no change in the Estimated Cost of the Project/ There is a change in the Estimated Cost of the Project and the promoter has/ has not informed the Authority.

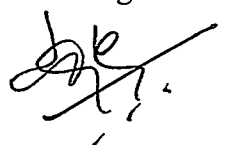
ii) All the due QPRs have/ have not been filed.

iii) There is an outstanding late fee amounting to Rs. _____ and outstanding penalty amounting to Rs. _____ due to the Authority.

iv) There is no outstanding liability towards the RCs issued by the Authority/ There is an outstanding liability towards the RCs issued by the Authority amounting to Rs. _____

v) The end date of registration is after three months from the abovementioned date/ The promoter has applied for extension of registration as the registration expires on DD/MM/YYYY.

vi) Out of the total _____ units in the project _____ units are already allotted and the remaining



____ units are still unsold.

- vii) In compliance of Section 11(4)(h) of the Act, the promoter has not created any charge on a unit after its allotment / The promoter has created a charge on a unit after its allotment.
- viii) There is no dispute related to the land on which the project is being constructed/ There is a dispute related to land on which the project is being constructed, the details of which are as follows –
.....

ix) Other observations if any:

- a) _____
- b) _____
- c) _____

9. The statement of accounts of the Promoter have been audited by the undersigned and the statement of accounts so audited are enclosed with this report.

Place :

Date :

(Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory:

Full Address:

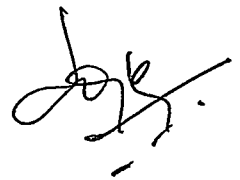
Membership No.:

Mobile No.:

E-mail ID:

UDIN:

Enclosure: The audited statement of accounts of the Promoter for the abovementioned period.



FORM- REG - 6
(see Regulation 26)

MEMORANDUM OF AUTHORIZATION

BEFORE THE UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY

Complaint No. /

In the matter of

..... Petitioner

V/s. Respondent(s) Memo of Authorisation

I/We,the petitioner/respondent abovenamed do hereby nominate, appoint and constitute
....., to act, plead and appear on my/our behalf in the aforesaid matter.

IN WITNESS WHEREOF I/We have set and subscribed my/our hands to this writing on this day of
.....

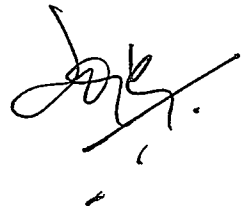
Place : _____ [Petitioner/Respondent]

Date : _____ Address for Correspondence

Signature

I/We accept

Signature

A handwritten signature in black ink, appearing to be 'J. K. Singh', is written over the 'Signature' line for the second party.

FORM- REG- 7
[See Regulation 30]

BEFORE THE UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY

Application for inspection/obtaining copies of documents/records

I hereby apply for grant of permission to inspect/obtain copies of the following documents / records in the above case. The details are as follows :

1. Name and Address of the person seeking permission to inspect/obtain copies of the documents/records.
2. Whether he is party to the case or he is the authorised representative of any party. [Furnish necessary particulars]
3. Details of papers/documents sought to be inspected/copies required.
4. Date and duration of the inspection sought
5. The amount of fee payable (as per relevant Regulations) and the mode of payment.

Place:

Date:

Office Use

Granted inspection on _____ / Rejected Granted copies of documents on _____ / Rejected

Signature

Secretary / Officer/ Nominee of the Authority _____



FORM - REG - 8 [See Regulation-54]

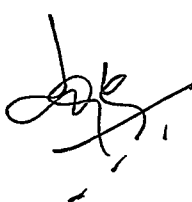
Customer Register of Real Estate Transactions (To be maintained by the Real Estate Agent)

Name of Agent: _____

Agent Registration Number: _____

S.N.	Name of Customer	Address of Customer	Contact Number of Customer	PAN No	Project Name with RERA Registration No.	Promoter Name	Type of Unit (Plot / Apartment / Villa / Retail Shop / Office/Studio)	Tower / Block / Sector No & Unit Unique No.	Carpet Area in Sq.mts (area in case of plots)
1	2	3	4	5	6	6	7	8	9

Unit Price (Basic) (Rs.)	GST (Rs.)	Garage/Covered Parking charges, specify other charges, if any (Rs.)	Total Price (10+11+12) (Rs.)	Commission Amount (Rs.)	Booking Date/Allotment letter date	Booking Amount	Agreement for Sale / Lease Date	Conveyance Deed Date	Unit Status (Active / Cancelled / Transferred)
10	11	12	13	14	15	16	17	18	19



FORM – REG – 9 (See Regulation 54)

Quarterly Submission of Real Estate Transactions (To be submitted initially and after the end of every quarter)

Reporting Period: _____

Name of Agent: _____

Agent Registration Number: _____

I, _____, the Real Estate Agent / Authorized Representative of the registered real estate agent under the Real Estate (Regulation and Development) Act, 2016, do hereby submit this report and solemnly affirm that the information furnished herein is true, correct, and complete to the best of my knowledge, and in conformity with the provisions of the RERA Act, Rules, and Regulations.

Table A: Real estate projects where the promoter has engaged the real estate agent under Section 4(2)(j) read with Section 10 (c)(i)(A)(B)(C) of the Act					
S.N.	Registration Number of Project	Name of Project	Name of Promoter	Date of Affiliation with the Project	Date of Validity of Affiliation with the Project

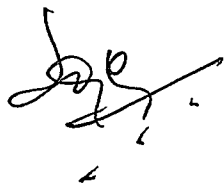


Table B1: Details of real estate transactions (sale / bookings) facilitated by the real estate agent since registration with the Authority (at the time of first submission)							
S.N.	Name of Project	Registration Number of Project	Unit Type (Apartment / Plot / Villa / Retail Shop / Office, Studio)	Tower /Block/Sector Number	Unit Unique Number	Unit Consideration Value (Rs.)	Date of Booking & Allotment
1	2	3	4	5	6	7	8

Allottee Name	Allottee Address	Allottee Contact Number	Allottee Email Address	Agreement for Sale / Lease Date	Conveyance Deed Date
9	10	11	12	13	14

Table B2: Details of real estate transactions (sale / bookings) facilitated by the real estate agent since registration with the Authority (every quarter after first submission)							
S.N.	Name of Project	Registration Number of Project	Unit Type (Apartment / Plot / Villa / Retail Shop / Office, Studio)	Tower /Block/Sector Number	Unit Unique Number	Unit Consideration Value (Rs.)	Date of Booking & Allotment
1	2	3	4	5	6	7	8

Allottee Name	Allottee Address	Allottee Contact Number	Allottee Email Address	Agreement for Sale / Lease Date	Conveyance Deed Date
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1. **Accuracy of Information:** The information and particulars furnished in this report are **true, correct, and complete** to the best of my/our knowledge and belief.
2. **Compliance with RERA Provisions:** All transactions reported herein have been facilitated in compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016, the rules, regulations and directions.
3. **Registered Projects Only:** No transaction in respect of any **unregistered real estate project**, where registration is required under the Act, has been facilitated or reported.
4. **Authorized Project Association:** All transactions reported pertain only to those projects for which I/we have been **engaged by the promoter** under applicable provisions of the Act.
5. **Maintenance of Records:** I have maintained proper books of account, records, and documents in accordance with Section 10(b) of the Act and other applicable laws.
6. **Employee Disclosure Compliance:** All employees/representatives engaged in real estate activities have been duly disclosed, and their training and certification status has been accurately reported.
7. **KYC / Due Diligence Compliance:** I have complied with applicable **client due diligence (KYC)** and record-keeping requirements as per the Prevention of Money Laundering Act, 2002 and the rules made thereunder, to the extent applicable.
8. **No Suppression of Information:** No material information relating to transactions facilitated by me/us has been suppressed, omitted, or misrepresented.
9. **Liability for Non-Compliance:** I understand that any false statement, omission, or non-compliance may attract action under the provisions of the Act, including penalty and/or revocation of registration.

Date:

Place:

Signature

