

Uttar Pradesh Real Estate Regulatory Authority

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

No. 7485 /U.P. RERA/Regulation/ 2025-26

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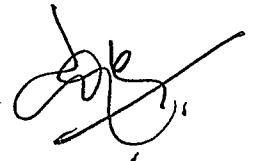
Uttar Pradesh Real Estate Regulatory Authority (General) Regulations, 2019

(7th Amendment)

(Notification)

No. UP RERA - 2019/Gen. Regulations/19.—In exercise of the powers conferred on it under Section 85 of the Real Estate (Regulations and Development) Act, 2016 and of all other powers enabling it in that behalf, the Uttar Pradesh Real Estate Regulatory Authority, hereby, amends regulation- 3, 4 and 42 and makes new regulations no. 49, 50, 51, 52, 53 and 54 in the following manner:—

1. The regulation 3 renumbered as para (a) of regulation 3 and new para (b) inserted.
(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 dashboard.
2. New para (c), (d), (e), (f) and (g) inserted into regulation 4.
 - 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.
 - 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.
3. The word 'before it' is substituted by 'during the pendency of hearing of the case' under regulation 42.
4. New regulation-49 inserted.

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.

5. New regulation-50 inserted.

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

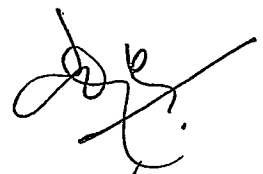
The provision of Section-15 shall be applicable whether the transfer of majority rights and liabilities of a real estate project is through a sale or amalgamation or the merger of the incumbent promoter of the project with a third party and shall, subject to the provisions of the Act and the Rules, be 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.

6. New regulation-51 inserted.

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.

7. New regulation-52 inserted.

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.

8. New regulation-53 inserted.

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 on 29th November, 2023 shall be part of these Regulations.

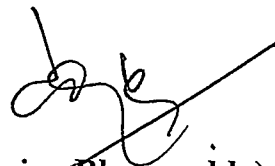
9. New regulation-54 inserted.

54. Training, certification and enrolment of real estate agents



- 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.

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



(Sanjay Bhoosreddy)

Chairman,
Uttar Pradesh Real Estate Regulatory
Authority.