



UP
RERA

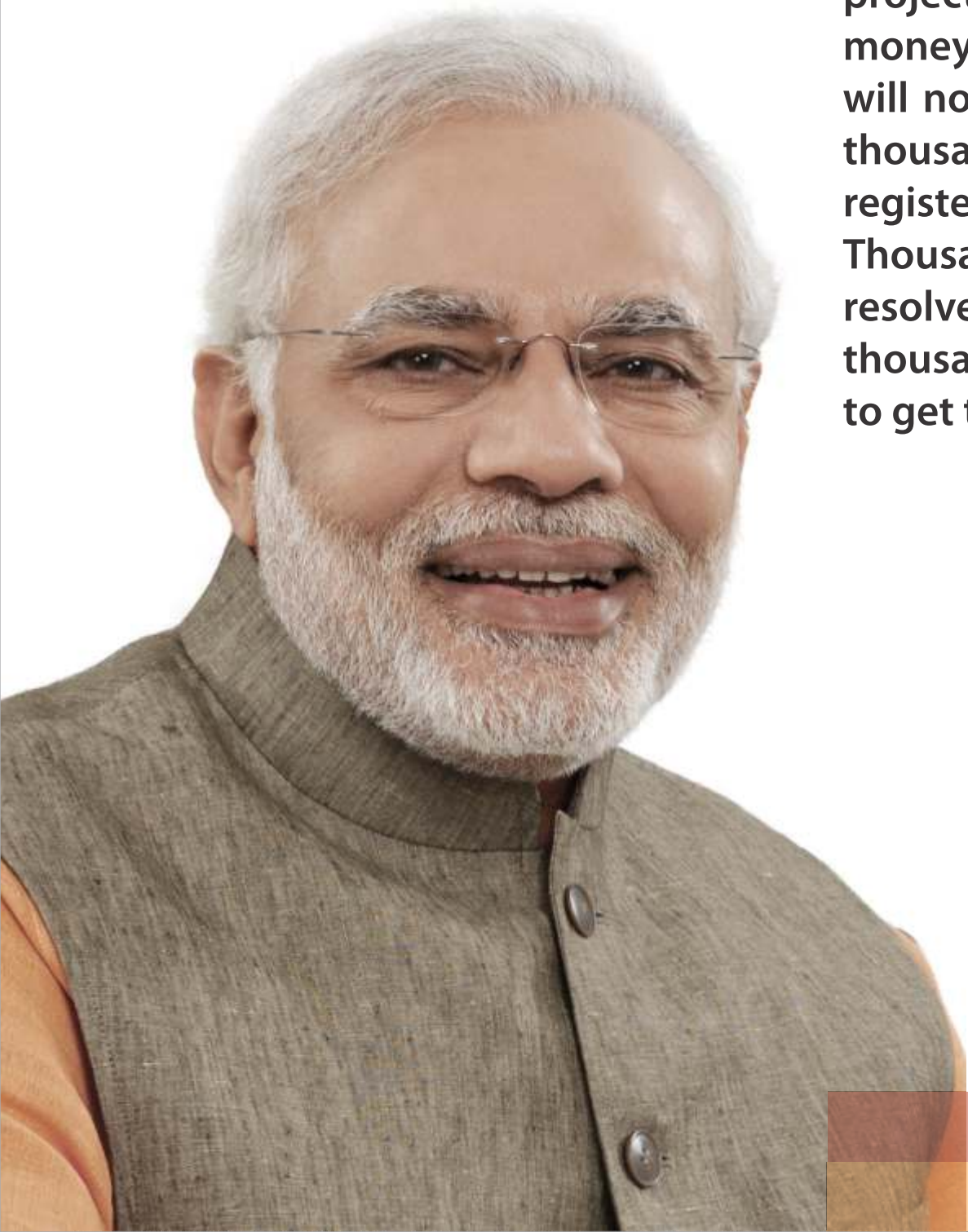
RERA Hai To Bharosa Hai

Setting The House In Order

How Real Estate Was Regulated



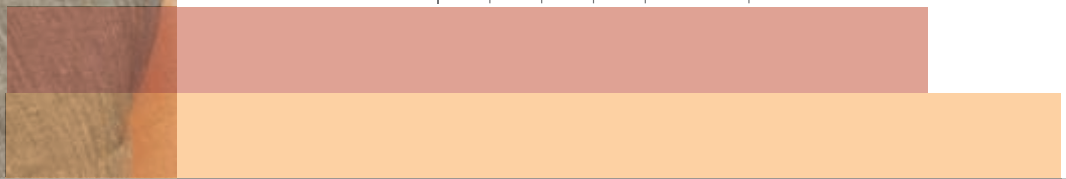
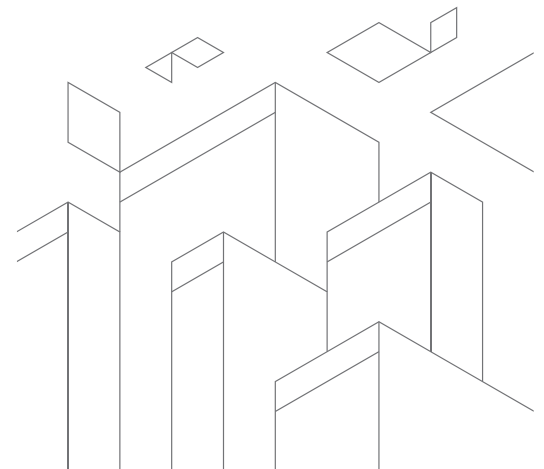


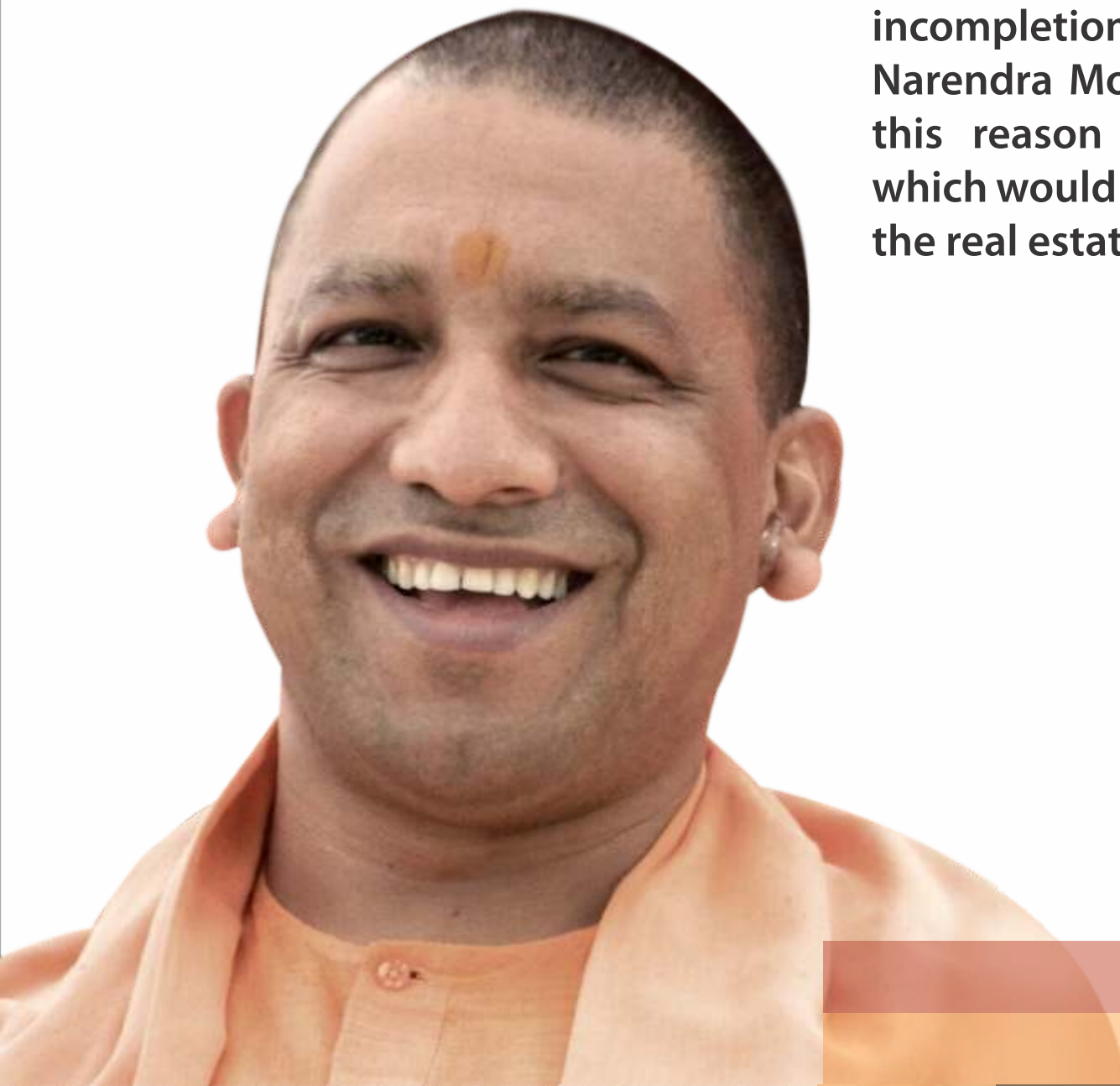


// People now also have the power of a law like RERA. RERA has restored the confidence among the people that the projects in which they are investing their money will be completed, their houses will not get stuck now. Today, about 60 thousand real estate projects are registered under RERA in the country. Thousands of complaints have been resolved under this law, which means thousands of families have been helped to get their homes. //

Shri Narendra Modi

Hon'ble Prime Minister - India





“ The state government was committed to protecting the interest of home buyers and to expeditiously solve the problems faced by them. A trust deficit has developed in the past few years between the builders and consumers due to delays and incompleteness of many projects. The Narendra Modi government has for this reason come up with RERA, which would resolve the problems of the real estate sector. ”

Shri Adityanath Yogi

Hon'ble Chief Minister - Uttar Pradesh



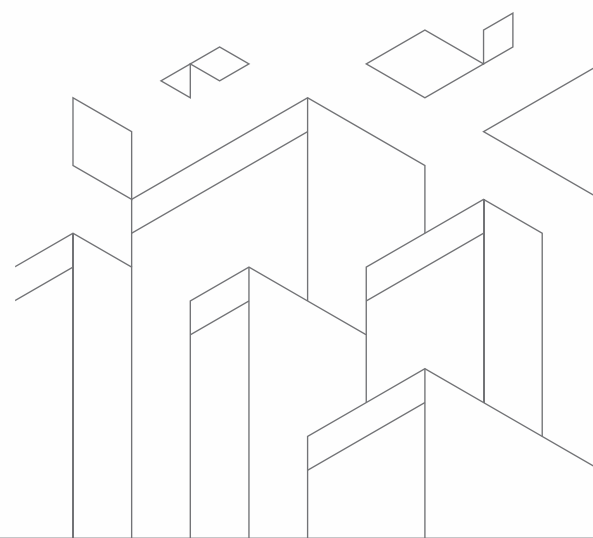


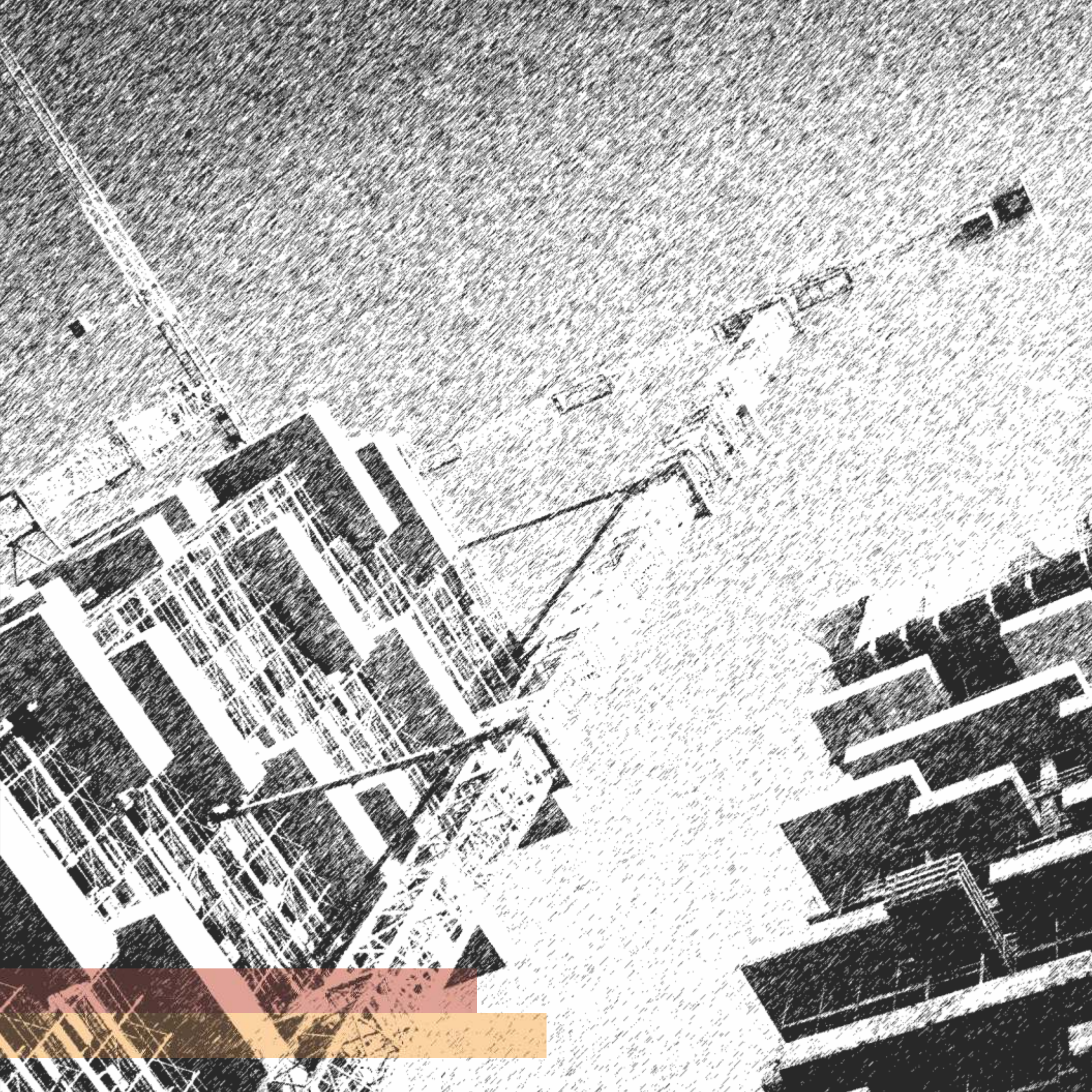
During 1st National RERA Conclave on 3rd November 2019.

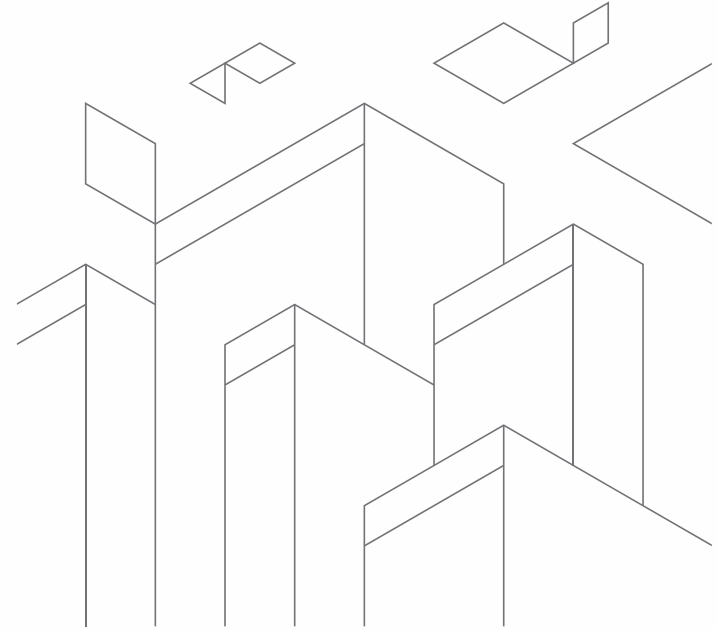
// Before RERA, corruption was prevalent in this sector. After agriculture, real estate sector has maximum scope. Earlier, this was unorganised. Within a year after coming to power, Prime Minister Narendra Modi organised the sector through RERA, and in the coming days, we will make RERA more effective and transparent. My aim is to change the course of urbanisation in the coming days. //

Hardeep Singh Puri

Minister of Housing and Urban Affairs,
Government of India.







Chairman's Message

Every Indian family dreams to have a home of its own. Housing is also a necessity in its own right, especially in the light of urban growth. The Real Estate sector not only fulfills this need but also contributes to 7% of the country's GDP. It is the second largest employment provider and supports hundreds of industries—directly and indirectly.

The acute distress of homebuyers led to the Government of India bringing in the transformational "Real Estate (Regulation and Development) Act (RERA) 2016". U.P. RERA particularly faced the onerous task of protecting the homebuyer's interest, with a staggering 38% of the country's complaint being filed with UP RERA.

Looking back, one can take pride in Team UP RERA for rising to the occasion to resolve 88% of these complaints. This has been possible because of UP RERA staying in the forefront with use of technology, innovative approaches, constant follow up of execution requests and periodic stakeholder dialogue.

I take this opportunity to thank the state government and its agencies for their immense support, enthusiastic participation and cooperation of all stakeholders, especially the Buyer's and Builder's Association; and above all, the dedication and hard work of Team UP RERA, which has made such commendable achievement possible.

I wish all the stakeholders of this vital sector a very bright future.



Shri Rajive Kumar

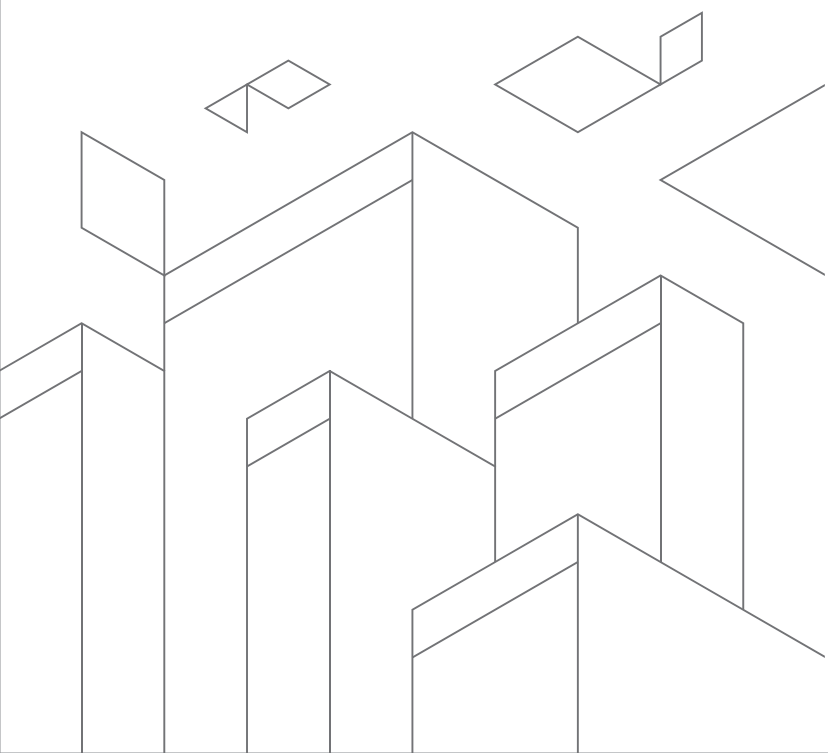
Chairman, UP RERA.






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Need of the hour

Pre-RERA Scenario

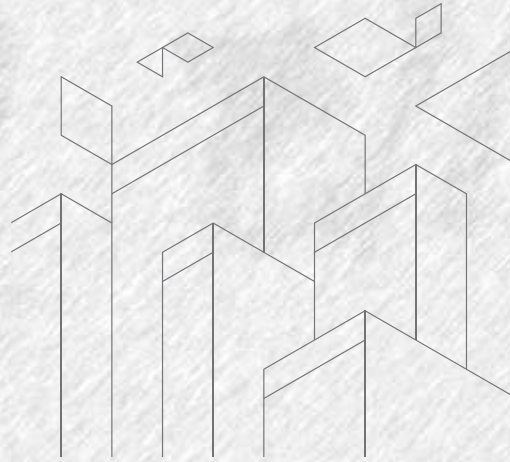


Not so long ago, before RERA Act was implemented by the Government of India, the real estate sector used to be overtly influenced by promoters. Homebuyers often complained about lack of transparency, unethical promoter practices like arbitrary collection of funds from allottees, not constructing projects and delays in courts.

The real estate sector suffered from lack of credibility and commitment towards promises made. The functioning of promoters was far from transparent and delivery of projects were often delayed.

With a few exceptions, the consumers were facing lack of accountability and reliability in terms of quality, timelines and service delivery. One sided agreements of sale/BBA, unreasonable charges and continuous delays were some of the prevailing practices.





Homebuyers were compelled to take their protest to the development authorities, District Magistrate's office and project sites for their rights as end users to be safeguarded. Much like the RBI for banking, SEBI for share market and IRDA for insurance buyers, the homebuyers needed a regulatory body that would protect their interests.



- Protests by homebuyers such as these ones were everyday occurrences



The Genesis:

**Enactment of Real Estate Regulation
and Development Act 2016**

Before Real Estate (Regulation and Development) Act, 2016-

Preamble

“An Act to establish the Real Estate Regulatory Authority for regulation and promotion of the real estate sector and to ensure sale of plot, apartment or building, as the case may be, or sale of real estate project, in an efficient and transparent manner and to protect the interest of consumers in the real estate sector and to establish an adjudicating mechanism for speedy dispute redressal and also to establish the Appellate Tribunal to hear appeals from the decisions, directions or orders of the Real Estate Regulatory Authority and the adjudicating officer and for matters connected therewith or incidental thereto.”

59 Sections of the Act were notified making them effective from May 1, 2016 while the remaining 32 Sections became effective a year after.

A new era begins for development of real estate sector in an atmosphere of investor confidence.

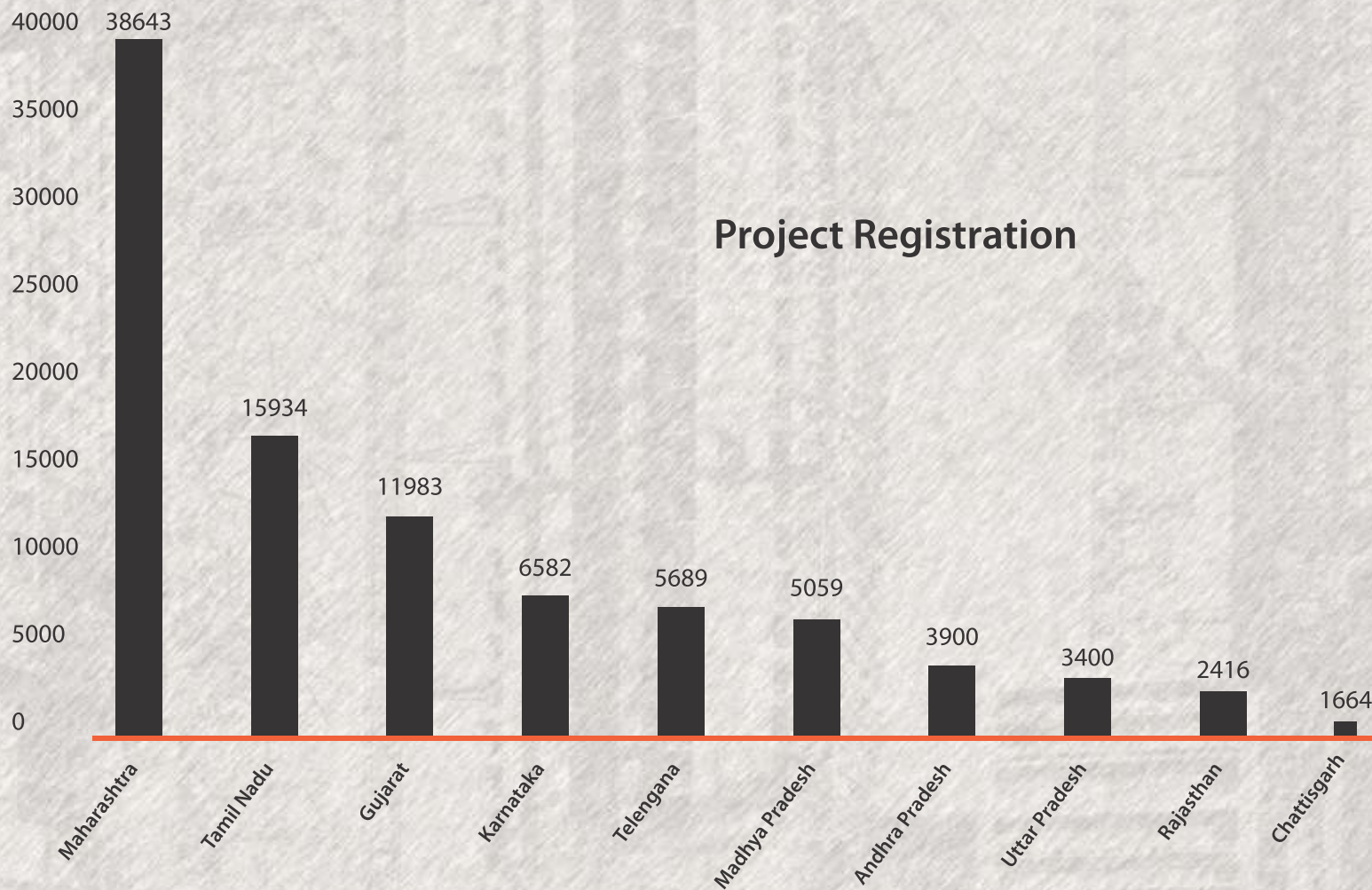
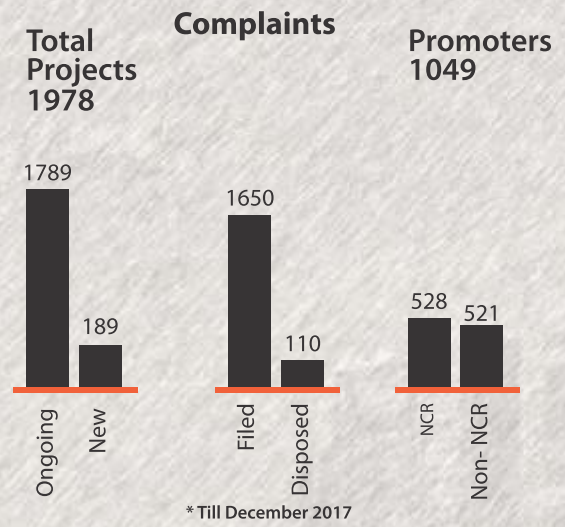
Website Launch 26 July, 2017

UP RERA Rules were notified on 27th October, 2016, and the before Government designated the Additional Chief Secretary, Housing and Urban Planning Department as Interim Regulatory Authority with effect from May 2017. This was the date from which the registration of projects, agents and filing of complaints by the aggrieved allottees started. UP RERA was the first Regulatory Authority in the country to provide facility for online registration of projects and web-based hearing and disposal of complaints



Lucknow, Uttar Pradesh 26 July, 2017
- Shri Yogi Adityanath, Hon'ble Chief Minister of
Uttar Pradesh inaugurating the website of UP RERA.





Source : MoHUA (May 2023)

Oath taking ceremony of RERA Members 9 August, 2018

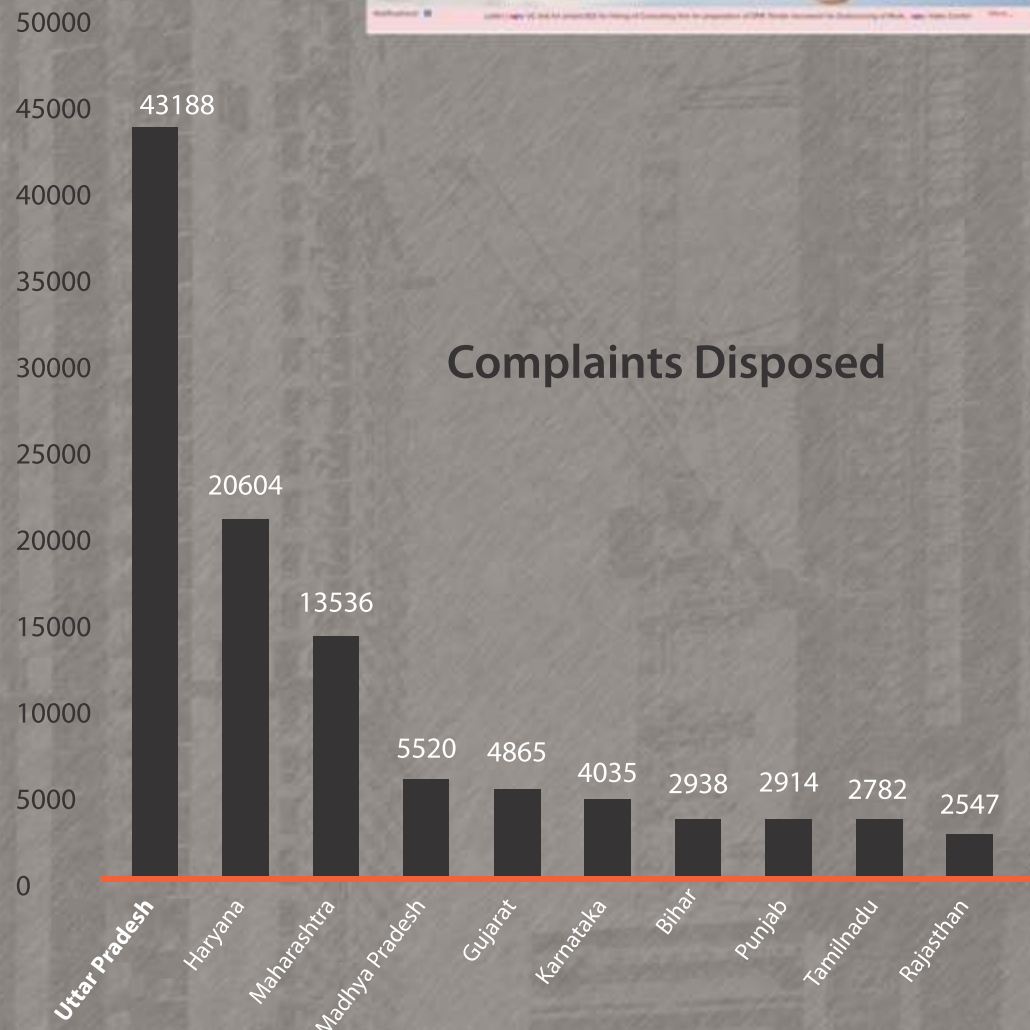
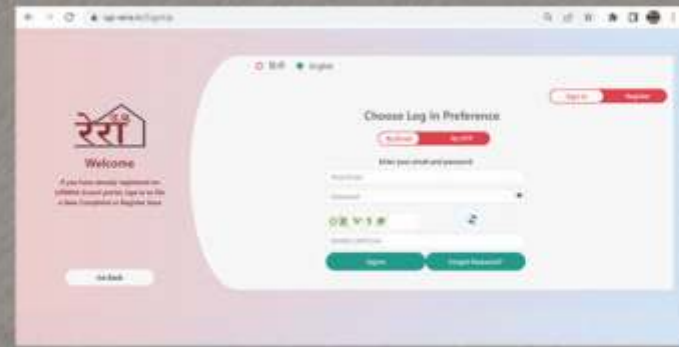
Sh. Ram Naik, former Governor of Uttar Pradesh administered the oath of first office of the Chairperson Sh. Rajive Kumar and to the members of UP RERA- Sh. Bhanu Pratap Singh (Rtd. IPS officer), Smt. Kalpana Misra (Rtd. District Judge) and Sh. Balvinder Kumar (Rtd. IAS officer) at Raj Bhawan, Lucknow. On this date, Uttar Pradesh RERA got its first Authority comprising 3 members and a Chairman to commence functioning of the Regulatory Authority.



First-of-its-kind initiatives of UP RERA

Out of many firsts, UP RERA was the first RERA in the country to offer filing of complaints via portal, www.up-rera.in. The user-friendly interface enabled large number of home buyers to register their complaints in simple steps with supporting documents.

UP RERA has disposed more than 43000 complaints which is about 41 percent of the complaints decided in the country as a whole, almost 1.07 lakh registered complaints. Almost 88 percent complaints have been disposed by UP RERA.



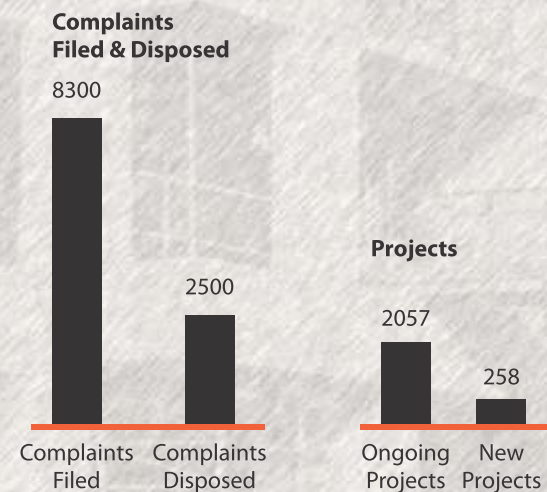
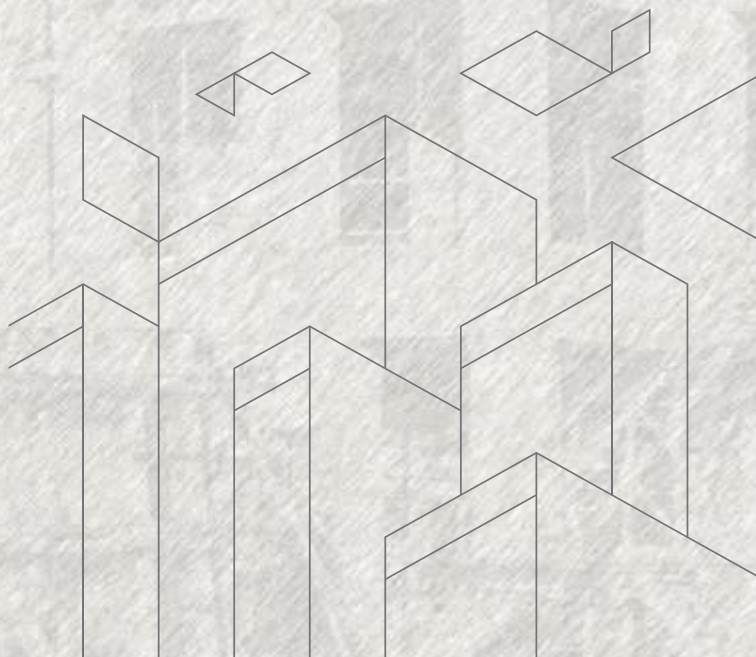
Statewise Data via MoHUA

The First Authority Meeting

Uttar Pradesh Real Estate Regulatory Authority held its first authority meeting at Lucknow head office on 13 August, 2018.



Chaired by Sh. Rajive Kumar, Chairman, UP RERA, the Authority meeting was attended by Members Sh. Balvinder Kumar, Smt. Kalpana Misra, Sh. Bhanu Pratap Singh along with Sh. Abrar Ahmed, Secretary, UP RERA and other officers. The Authority discussed about registered projects, promoters, agents and complaints till date and future roadmap.



Till 2018

All India Forum of RERA

The First meeting of the society, All India Forum of RERA, was held during 1st National RERA Conclave on 4 November, 2019 at Lucknow. The forum has been created for RERA of all states to organize Meetings periodically and create a platform of knowledge and experience sharing, discuss key issues and challenges related to the sector. RERA Chairmen of all states having active authority are members of the society and till date, 9 General Meetings have been organized.



The aims and objectives of the society, for which it has been established, are:

To conduct policy analysis and advocacy for efficient discharge of the functions and purposes of the Act under which the Real Estate Regulatory Authorities are established.

To exchange views, sharing of best practices and diffusion of useful knowledge related to real estate sector including digital platforms.

To promote a transparent, equitable and facilitative regulatory regime for the development of the Real Estate Sector.

To further capacity building of the various stakeholders in the Real Estate Sector.

To pursue other issues of common interest.



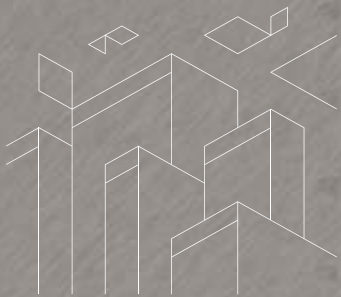
Almost 38% of all cases in the county filed with RERA's are in U.P.

Setting up a new Authority and hit the ground running.

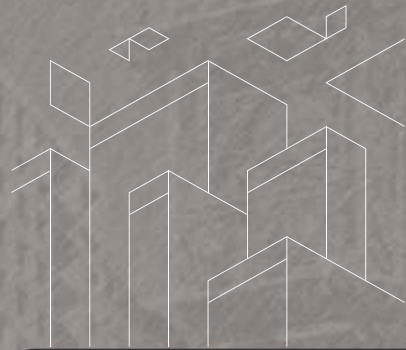
Legal challenges to RERA provisions and their applications.

Meeting buyer-expectations, builder-apprehensions about Act-implementation and taking the sector forward.

Protecting homebuyers, promoting transparency and pushing the sector towards growth.



The Challenges and the Journey



One of the key objectives of RERA is to prevent firm dominance in aftermarket abuse of homebuyers. Here are some ways in which RERA helps achieve this

- Registration of Real Estate Projects to ensure same set of rules and regulations for all and that no developer can bypass the law.
- Disclosure of Information that enables homebuyers to make informed decisions and reduces the risk of being duped by unscrupulous developers and address the issue of 'information asymmetry'.
- Escrow Account to prevent developers from diverting funds from one project to another and help ensure timely completion of projects.
- Penalties on deterrent for developers who may be tempted to engage in unfair practices and include unfair clause in Builder Buyer Agreement (BBA)
- Adjudication to provide recourse to homebuyers from "Lock-in" effect in case of non adherence of BBA

First Anniversary of the Authority

As a regular practice, the Authority meetings of UP RERA became a standard procedure to put matters in front of constituted Authority to discuss and decide them with consent of all members. Physical meetings were being organized to take on matters of projects, promoters, homebuyers, development authorities, etc. before COVID-19 pandemic, till March 2020.

On 4th September 2019, on the occasion of first anniversary of the Authority, U.P. RERA organized a meeting and discussed about its various approaches taken towards Regulation and Development of the sector.

As forefront innovations, maximizing the use of technology to deliver on the objectives of the Act;

- UP RERA was the 1st state to start online registration of complaints.
- UP RERA became the 1st state to offer online registration of projects.
- 1st state to commence e-Courts in February 2020 and offer facility of virtual hearing to the stakeholders.
- 1st state to receive execution requests online and begin follow up of execution requests under section 38/40/63 of the RERA Act. As a result, overall compliance shoot up to 75%.
- 1st state to utilize provisions of Section-8 of RERA Act for project rehabilitation with association of home buyers.



1st National RERA Conclave

Setting the National Agenda- 3rd November 2019, Lucknow

On the opening ceremony of 1st National RERA Conclave 2019 in Lucknow, Sh. Rajive Kumar, Hon'ble Chairman, U.P. RERA greeted all RERA Chairman from other states at the conclave and mentioned about his vision, mission and a broad roadmap of UP RERA for the coming years to regulate the sector to protect interest of the stakeholders especially; homebuyers.

The conclave brought together all the stakeholders including the Buyer's associations, the Promoters, the financial experts, RERA Chairpersons and its members, Tribunal and Authority, the legal experts and the administrators to chart the course of action for the sector. The Conclave was immensely successful and relevelated the profile of RERA on the national stage.



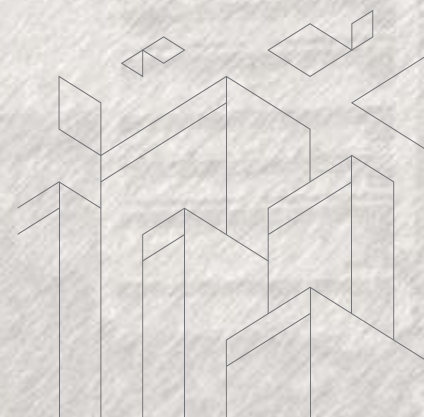
Lucknow, 3 November, 2019
-Hon'ble Chief Minister of Uttar Pradesh Sh. Yogi Adityanath and Union Minister Sh. Hardeep Singh Puri, MoHUA inaugurated the 1st National RERA Conclave organized by UP RERA at Indira Gandhi Prathisthan, Gomti Nagar, Lucknow.



Sh. Yogi Adityanath, Hon'ble Chief Minister, Uttar Pradesh addressed the delegates on the opening session of the 1st National RERA Conclave. He shared his views on regulations of real estate sector in the state to ensure justice to aggrieved home buyers and mentioned that the interest of home buyers was of paramount importance to his government.



Sh. Hardeep Singh Puri, Union Minister, MoHUA addressed the audience and industry persons on very first day of RERA Conclave. He opened about long time planning of Centre in order to ensure transparency and credibility in the real estate sector and emphasized on the importance of digitization in the sector.



RERA Conclave

Sh. Durga Shanker Mishra, the then Secretary, MoHUA presently Chief Secretary of U.P addressed the audience and talked about transformation of real estate sector post-RERA Act. He highlighted the difference between pre-RERA and post-RERA scenarios of real estate sector across India, potential provisions of RERA Act, liabilities and other factors including non-compliance of the Act.



Lucknow, 3 November, 2019- Hon'ble Chairmen of other State's RERA and industry experts exchanged their experiences on the occasion. They discussed the major steps to be taken to protect the interests of end users and inculcate reliability in real estate. The RERA chiefs discussed challenges and opportunities, highlighted various provisions of RERA Act 2016 and its implementation to inculcate a healthy atmosphere in the sector. They shared the stage at the concluding ceremony of the 1st National RERA Conclave.



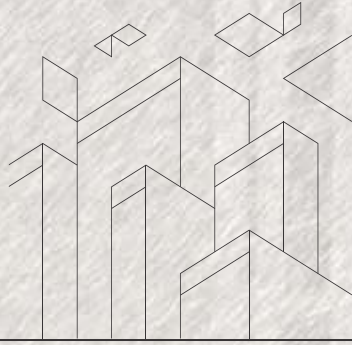
Seen above are Dr. Amarjit Singh, Chairman- Gujarat RERA, Sh. Girish Chandra Chaturvedi, Chairman- ICICI Bank, Sh. P H Kurian, Chairman, Kerala RERA, Sh. Sanjay Bansal, Founder & Managing Partner-Aurum Equity Partners (RICS Partner) with other panel members.

RERA Conclave Report



Lucknow, 3 November, 2019 - UP CM Yogi Adityanath, Union Minister Sh. Hardeep Singh Puri, Sh. Durga Shanker Mishra - the then Secretary, MoHUA, UP RERA Chairman Sh. Rajive Kumar and other dignitaries unveiled a report on Best Practices by RERA during 1st National RERA Conclave.

Other dignitaries (from left) Sh. K K Khandelwal, Chairman, H.RERA, Justice Dr. Devendra Kumar Arora, Chairman, Uttar Pradesh Real Estate Appellate Tribunal, Uttar Pradesh Real Estate Regulatory Authority, (from Right) Sh. Alok Upadhyay, President of Home Buyer's body, FPCE, Sh. Praveen Jain, President, NAREDCO, Sh. O P Singh, the then DGP, UP Police, Sh. Mr. Rajendra Kumar Tiwari (then Chief Secretary of UP)



Pioneer in adopting e-model

E-court Module: UP RERA was the first Real Estate Regulatory Authority to commence e-court module from 20th February 2020, just before COVID-19 restrictions were imposed.

For Homebuyers



Filing of complaints, uploading of documents and virtual hearing via e-courts



Filing application of execution of orders and enforcement proceedings



Order compliance tracking module

For Promoters



Registration and extension of projects



Quarterly progress report of projects and other updates



Editing of project particulars



For Agents - Registration and extension

The 100th Authority Meeting



Lucknow, 16 August, 2022-
The entire UP RERA team came together on the occasion of 100th Authority meeting.

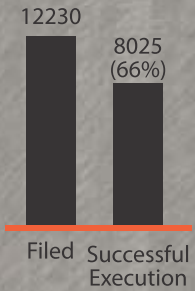
Lucknow, 16 August 2022 was a milestone in UP RERA's existence.

- Sh. Rajive Kumar chaired the 100th Authority meeting of UP RERA. Hon'ble member Smt. Kalpana Mishra and retired members Sh. Balvinder Kumar and Sh. Bhanu Pratap Singh joined the meeting with Sh. Rajesh Kumar Tyagi- Secretary, Sh. Abrar Ahmed - Principal Advisor & Ex-Secretary and other senior officers at Lucknow head office.

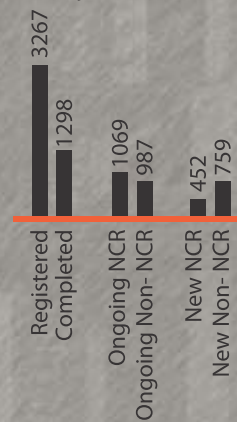
The Authority issued a detailed report and data matrix of various milestones achieved by the Authority in the last 4 years that showcased the proactive approach, humble handling and quick decision making at UP RERA which accelerated the development of the sector.

Complaints

Order Execution



Projects

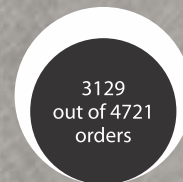


Recovery Certificate



Demand of Rs. 777Cr. in 3685 matters
Out of 7377 matters has been Fulfilled

Order of Possession



Mutual Settlements via Bench Hearing and Conciliation Forum



Meeting with Financial Institutions

Lucknow, 6 August, 2019

- UP RERA organized a 1 day round table conference with State Level Banker's Committee (SLBC) and discussed the role and importance of banking and financial institutions in regulating real estate sector in the state.

The Authority shared various provisions of the RERA Act where banking firms can do due diligence while financing a project and issue a red flag for other stakeholders about any discrepancy.

The Authority emphasized that the banks should intervene timely to restrict non-professionals and errants in the sector and protect all stakeholders' interest.

L.H.S. page, Para 2, Line 7, add 's' after 'stakeholder'.

In R.H.S. page, The first line of copy "An alternative approach to dispute resolution" needs to be treated like subhead.





Conciliation Forum

An alternative approach to dispute resolution.

Govt. of Uttar Pradesh, in view of the benefit of such a forum as provided under Section 32 of the RERA Act, approved their establishment and functioning.



Lucknow, 14 February, 2019
Under provisions of RERA Act, the first Conciliation Meeting was held under supervision of Sh. M. P. Mishra at head office.

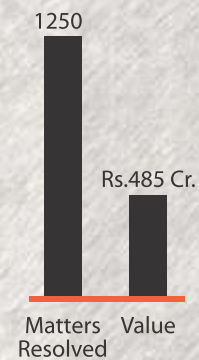
UP RERA began conciliation forum for friendly settlement of disputes between allottees/ homebuyers and promoters. Many homebuyers and promoters have availed this forum for quick settlement of their disputes.



Gautambuddh Nagar, 19 February, 2019-

A conciliation forum has been established at Regional office of UP RERA, Gr Noida, Gautambuddh Nagar and Sh. R.D. Paliwal has been appointed as conciliator.

He has been administering and mentoring the meetings and resolving disputes of homebuyers with their respective promoters.



Meeting with Association of Allottees / Homebuyers

UP RERA has been actively organizing meeting with homebuyers' associations like; NOFAA, NEFOMA, NEFOWA, Fed AOA, etc. to have one on one sessions with the representatives in order to come across issued faced by allottees of various real estate projects. These periodic meetings have been fruitful in finding out ground level issues of allottees and their demands. Such meetings helps the Authority in further discussions to resolve the matter.





Meeting with Association of Promoters

UP RERA has been organizing periodic meetings and workshops with association of promoters like; CREDAI NCR, CREDAI Western UP, NAREDCO, etc. to establish a medium of direct communication with representatives and discuss issues related to the promoters. The objective of such meetings has been to remove obstacles in completion of projects and speed up possession for the allottees.

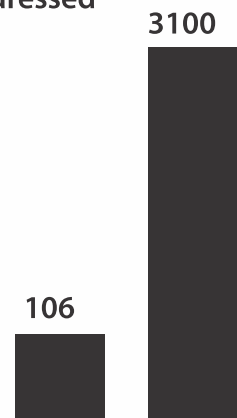


RERA Samvaad

RERA Samvaad- Taking advantage of the digital platform, UP RERA decided to convert the calamity in to opportunity and provided a safe method of interaction to stakeholders with the officers during the Covid-19 pandemic, Uttar Pradesh RERA started online 'RERA Samvaad' in May 2020 where a stakeholders could raise his issues online and a video interaction slot was provided to him. This proved to be quite popular and this option is still being used by stakeholders due to the convenience it provides.



RERA Samvaad held and Matters addressed



106
Total no. of RERA Samvaad held

3100
Total no. of Matters addressed

Review Meetings of Section-8 and Section-15 Projects

Hon'ble Chairman Sh. Rajive Kumar, member Sh. Balvinder Kumar and Sh. T. Venkatesh during Review Meeting of Real Estate Projects Under Rehabilitation as per provisions of Section-8 and Reconstruction under Section-15 of RERA Act. This meeting comprises a critical analysis of progress of project development and future planning about completion of projects based on mutually discussed milestone.



Rehabilitation under Section 8- UP RERA was the pioneer to begin 'Rehabilitation of Stuck Projects' under provisions of Section 8 of RERA Act. On 29th July 2020, the Authority approved rehabilitation of Jaypee Greens Kalypso Court Phase-2 as the first project. Since then, 15 projects have been granted rehabilitation and 3 of them, Jaypee Greens Kalypso Court Phase-2, Jaypee Greens Knight Court and Vasundhara Grand have applied OC in development authorities. Jaypee Greens Kalypso Court Phase-2 became first project in India to achieve completion under provisions of Section-8 of RERA Act. This initiative will ensure delivery of almost 7000 stuck units.

Reconstruction under Section 15- Taking a different and first-of-its-kind approach about stuck projects, UP RERA is using provisions under Section-15 of RERA Act and allowing transfer of maximum rights and liabilities of promoter to a third party who is willing to complete the stuck project. Till now, 4 projects have been allowed under this arrangement and 1 of them, Kiara Residency, has been completed. This initiative will ensure delivery of almost 3500 stuck units.

Back on track

A spur to stalled projects under Section -8 of RERA Act and pioneering work to get buyer's their home.



Jaypee Kalypso Court Project



Kiara Residency



**Biz Life is now
iThum 62
for reconstruction**



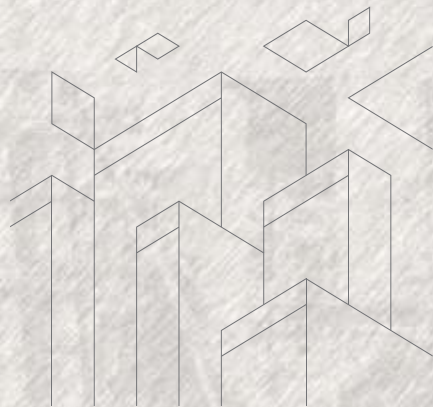
**NoidaX is now
Saya Status
for reconstruction**



Projects under Section-8

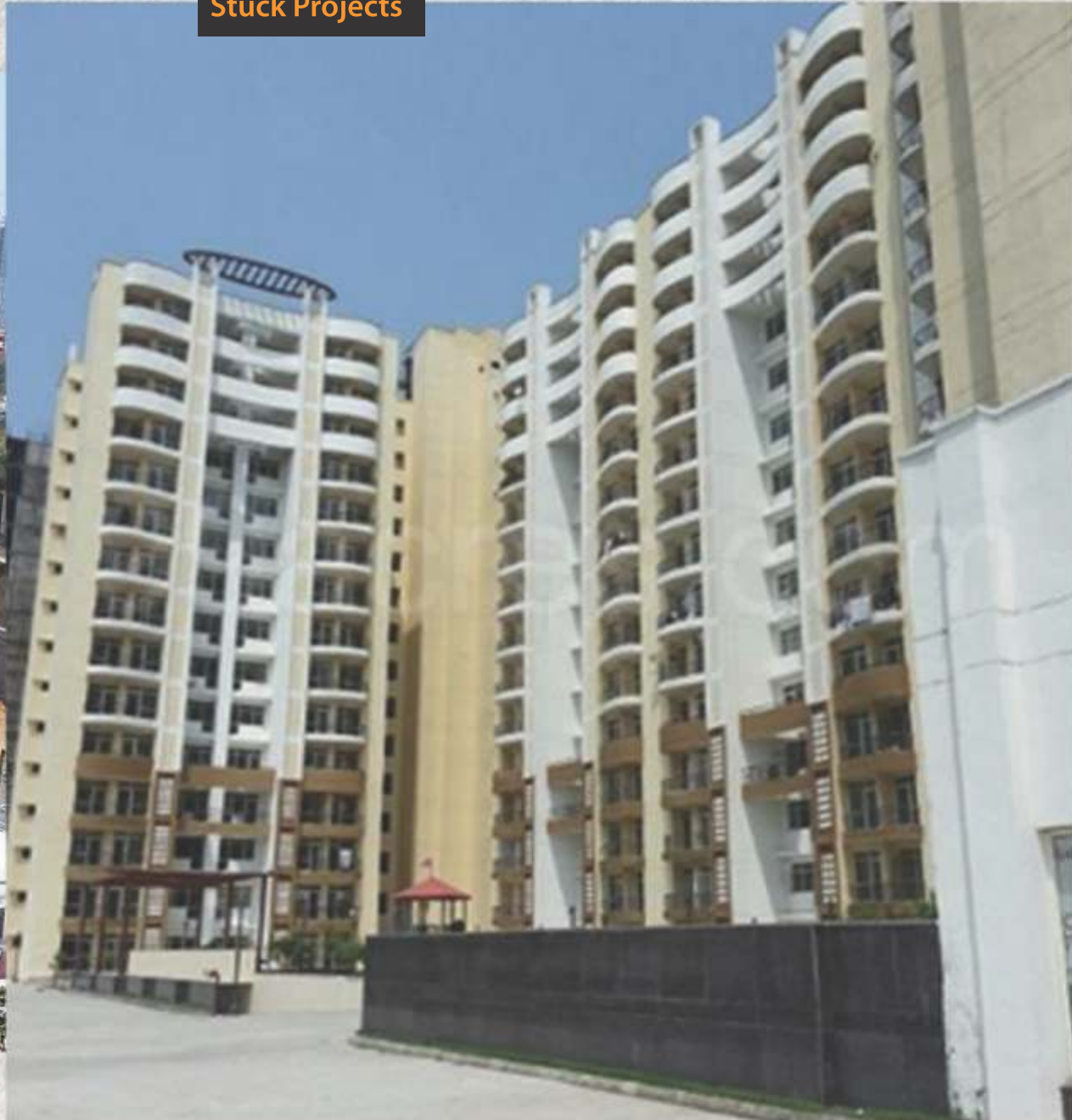
Apex Splendour

Stuck Projects



Casa Grand 2

Stuck Projects



Projects under Section-8

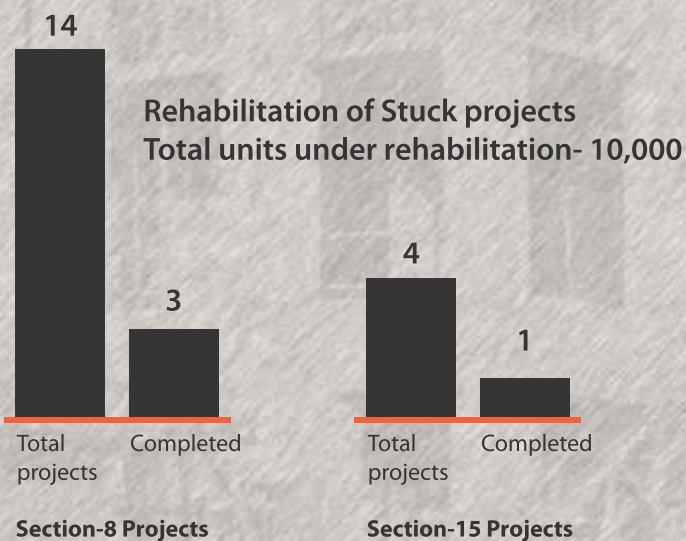
Spring View Heights

Stuck Projects



Knight Court

Stuck Projects



e-Court Proceedings

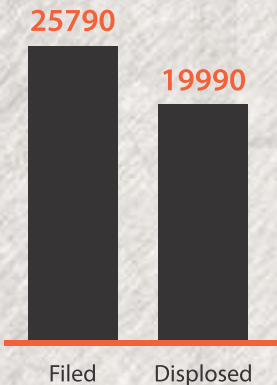
U.P. RERA switched over to e-courts in February 2020, just before COVID-19 spread, and was 1st Regulatory Authority in the country to do so. This proven to be the lifeline during the Pandemic and enabled stakeholders to participate in virtual hearing across the globe not only country. This initiative turned to save huge time and expenditure of parties involved in matters. With help of technology, U.P. RERA is providing all services and facilities online to its all stake holders including the home buyers, the promoters and the real estate agents. While taking tech-driven approach, our objective has been minimum human interface and maximum regulation of the real estate sector.

Members Dr. Deepak Swarup Saxena and Mr. T. Venkatesh during e-Court hearing in the Regional Office, Gr Noida.



Adjudicator Sh. Chaitanya Kumar Kulshreshtha during e-Court hearing at Regional Office, Gr Noida.

Disposal of complaints via e-courts.

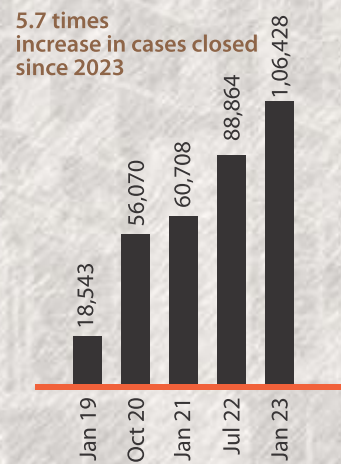
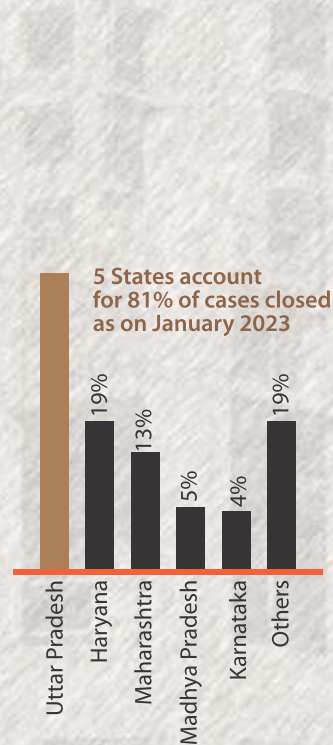


Events Addressed

Sh. Rajive Kumar addressed the inaugural session of National Conference Real Estate India- Ease of Business and Affordability for Sustainable Growth organized by ASSOCHAM on 8 February, 2023. Sh. Kumar enlightened the members and attendees about initiatives of UP RERA introduced for completion of stalled projects in the lines of ease of doing business. He also mentioned the provisions to protect interest of stakeholders in the sector.



Homebuyers in some of the residential markets were saddled with a lot of grievances and respective RERA of states addressed complaints filed by the homebuyers. Uttar Pradesh accounted for the largest share of dispute resolution with a 40 percent share of total cases closed.

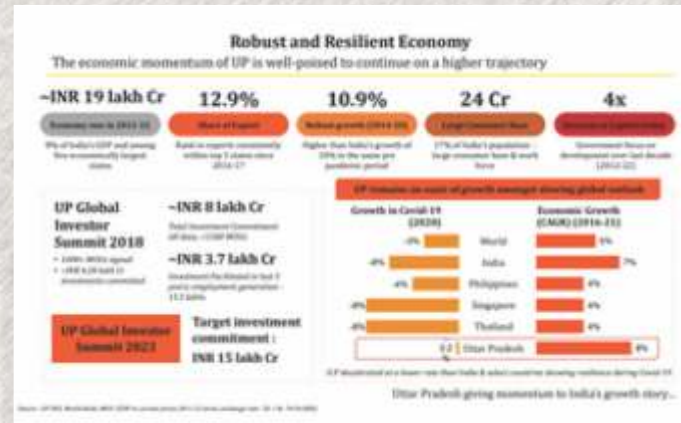


* Based on the data issued by MoHuA and JLL jointly.

Grievance redressal is one of the important pillars of RERA regulations favoring homebuyers who seek justice in case of incomplete projects, project delays, additional charges and demands before possession, false and unfulfilled promises, biased agreement for sale, etc. Disposal of complaints filed is a measure of actual success of the system and the cumulative number of cases disposed increased substantially from 18,543 as of 2019 to 106,428 cases as of January 2023.

GIS 2023

As the Chief Guest, Sh. Rajive Kumar enlightened the students of Sharda University and Noida International University about investments in Uttar Pradesh before Global



The budding youth of the state were enlightened about the success of Global Investor Summit 2018, rising infrastructure in the state and amendment in policies, land bank, and workforce that is attracting global investment along with the figures of expectation at the upcoming GIS 2023 scheduled for February 10-12, 2023.



For Urban Development Conclave, 25th February 2022- While discussing the best practices in the real estate sector with RERA Chairman of other states, Sh. Rajive Kumar emphasized on bridging the gap of confidence between promoters and homebuyers and urged both stakeholders to come together for sustainable growth of the real estate sector.



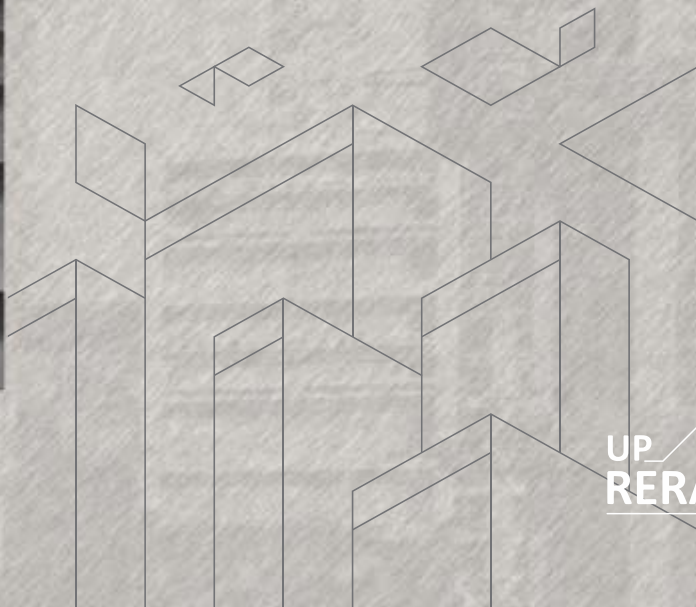
Awareness among Stakeholders

UP RERA organized a one day workshop with Ghaziabad Development Authority on December 8, 2018 and with Kanpur Development Authority on December 12, 2008.





They were attended by Promoters, Engineers, Architects, Chartered Accountants, Banks, firms to gain a deeper insight in the working of UP RERA and its role in reshaping the real estate sector in the region. Professionals across all verticals related to real estate participated in a Q&A Session with Sh. Abrar Ahmed, Secretary, UP RERA and concerned officers of the Development Authority.



To create awareness among the stakeholders, UP RERA issued print and radio advertisements, and social media promotion continuously and organized workshops at periodic intervals.



Print Advertisements

Alert Buyer, Happy Buyer **UP RERA**

3 POINTS
To Remember Before Signing
"AGREEMENT FOR SALE/LEASE (BBA)"

1. Check if "Agreement for Sale" (BBA) is as per the "Model Agreement" notified by Govt. of U.P. You can download it from legal section of U.P. RERA website: www.up-rera.in
2. Not more than 10% of the unit cost can be collected from a home buyer before signing of "Agreement for Sale".
3. Apartment area must be given in terms of "Carpet Area" only.

U.P. Real Estate Regulatory Authority
Head Office - Lucknow
Raja Nityanand Sarathi (Naveen Shivan), Kalyanika House,
Old Hyderabad, Lucknow, Uttar Pradesh 226007.
Help Desk : 0522-2781452/9151602229/9151642229

Regional Office - NCR
H-16R, Chitwan Estate, Gamma-2, G.T. Road, Gurgaon/Budh Nagar, UP-201308
Help Desk : 0120-2326111/9151672229/9151682229

RERA Hai Tum Bhaarosa Hai

सबका भावदर, सुरक्षित भावदर

रेरा

फ्लैट विक्रय के एग्रीमेन्ट फॉर सेल/लीज़ (बी.बी.ए.) पर हस्ताक्षर करने से पहले

रखें **3** बातों का ध्यान

1. यह सुनिश्चित करें कि अनुबंध (बी.बी.ए.) सरकार के "मॉडल एग्रीमेन्ट" के अनुसार है। आप इसे मुफ्त में डाउनलोड कर सकते हैं। वेबसाइट: www.up-rera.in के 'लीगल सेक्शन' से डाउनलोड कर सकते हैं।
2. एग्रीमेन्ट का बिल बनने से पहले डेवलपर द्वारा चुनिने के मूल्य के 10% से अधिक भुगतान नहीं ले जा सकते हैं।
3. "एग्रीमेन्ट फॉर सेल" में चुनिने का क्षेत्रफल आग्रेन्ट एरिया के बराबर ही दिया जा सकता है।

उ.प्र. भू-संपदा विनियामक प्राधिकरण
मुख्यालय - लखनऊ

राज्य विधान सभा (नवीन सदन), कल्याणिका हाउस, पुराना हैदराबाद, लखनऊ, उ.प्र. - 226007
हेल्प डेस्क : 0522-2781452/9151602229/9151642229

श्रेष्ठ बिल्डिंग - एनसीआर

एन-16R, चितवन एस्टेट, गैमा-2, ग.टी. रोड, गुरुगंज/बुधनगर, उ.प्र. - 201308
हेल्प डेस्क : 0120-2326111/9151672229/9151682229

रेरा है तो भरोसा है

Social Media

क्या आप जानते हैं ?

उ. प्र. रेग में शिकायत फाइनल करने के बाद "Payment Successful" होने के बाद यदि शिकायत सॉल्व होना न हुई हो तो निम्नलिखित प्रक्रिया से इसे प्राप्त किया जा सकता है:

- पहला** उ. प्र. रेग की वेबसाइट www.up-rera.in पर जाएं।
- दूसरा** होम पान में "Complaints" का ऑप्शन चुनें।
- तीसरा** उपर लिंक में से "Get Complaint No." का विकल्प चुनें।
- चौथा** UPREKA से प्राप्त होने वाले ईमेल - ईमेल को जस्टिस का ई-मेल जस्टिस सेल में भेजना जिनमें का चरण करें।

रेग है तो भरोसा है।

क्या आप जानते हैं ?

उ.प्र. रेग के ई-कोर्ट्स से शिकायतों का शीघ्र समाधान

उ.प्र. रेग ई-कोर्ट के माध्यम से सुनवाई करने वाला प्रथम नियामक प्राधिकरण

फरवरी 2020 में ई-कोर्ट्स का शुभारम्भ

रेग है तो भरोसा है।

यूपी. रेग में शिकायत दर्ज करने के लिए:

- पहला कदम** सबसे पहले वेबसाइट www.up-rera.in पर जाएं।
- दूसरा कदम** होम पान में "Complaints" ऑप्शन पर जाकर "Register Complaints" का विकल्प चुनें।
- तीसरा कदम** एक नवीन जस्टिस से सहाई बनाकर शिकायत दर्ज करें।

रेग है तो भरोसा है।

क्या आप जानते हैं ?

उ. प्र. रेग की वेबसाइट पर होमबायर्स, प्रोमोटर्स और एजेंट्स को उपरोक्त सुविधाएं दी जा रही हैं:

- राजस्व का डिटेल्स का विकल्प
- पंजीकरण का विकल्प
- ई-कोर्ट्स का सुनवाई का विकल्प
- अंतर कार्रवाही (inter execution) के लिए ऑनलाइन अपील
- जस्टिस से सहाई के लिए ऑनलाइन चर्चा
- जस्टिस से सहाई के लिए ऑनलाइन टिकट भेजना
- वेबसाइट का डिटेल्स का विकल्प
- पंजीकरण का विकल्प
- ई-कोर्ट्स का सुनवाई का विकल्प
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- जस्टिस से सहाई के लिए ऑनलाइन टिकट भेजना

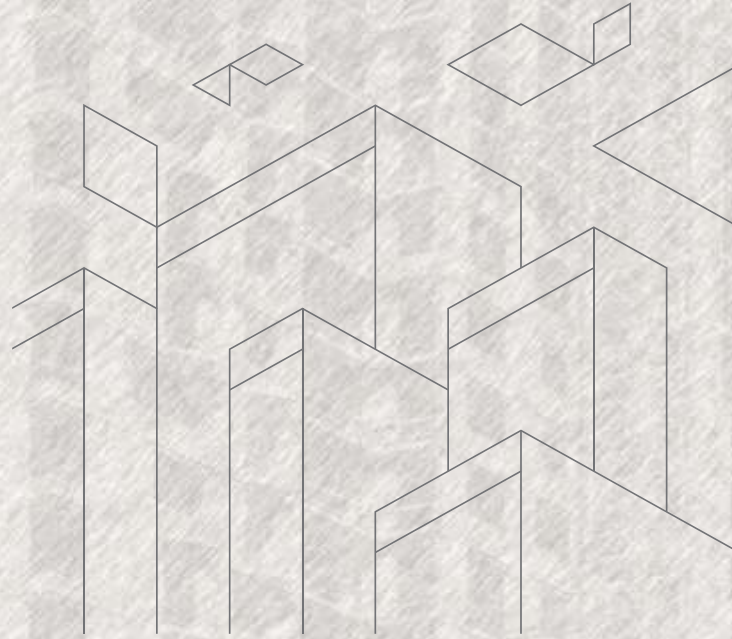
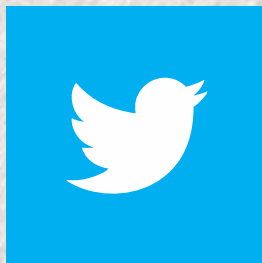
रेग है तो भरोसा है।

YouTube

क्या आप जानते हैं ?

यूपी रेग में शिकायत दर्ज कैसे करें ?

यूपी रेग की वेबसाइट पर होमबायर्स को मिलने वाली सुविधाएं!



UP RERA is the only regulatory body to be active on social media platforms- Twitter, YouTube and Facebook, creating awareness among the stakeholders about various sections, provisions, rules, initiatives, developments, settlements, penalty, etc. It will be an ongoing practice to create mass awareness about RERA Act and UP RERA Rules and will aim to enlighten each stakeholder about their rights and responsibilities in tier 2 & 3 cities and new housing destinations via print, radio and social media advertisements.

Media Interviews

ET Vision Conclave - Role of Real Estate in 1 Trillion Economy

Sh. Rajive Kumar has been instrumental in introducing the latest technology and features on the portal to cater to requirements of every category of homebuyers. Under his leadership, UP RERA has taken many initiatives to regulate the real estate sector and protect stakeholders' interest. In media interviews, he has mentioned initiatives, like e-court model, hearing of non-compliance of orders under section-63 of RERA Act, filing order execution request, Samvaad, etc.

ET Government.com
Your Exclusive e-Governance Source

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Digitisation has brought new dimensions to delivery of real estate projects: Rajive Kumar, UP-RERA chief

UP RERA was the first Regulatory Authority to have established e-Courts with effect from February 2020.

By Shikha | ET Government | October 13, 2022, 10:21 AM

Digitisation has brought new dimensions to the delivery of top real estate projects in Uttar Pradesh. The UP Real Estate Regulatory Authority through its revamped portal, not just, looks to push e-governance services wide and far by facilitating web-based registration of projects and tracking down compliances of its orders, but also brings back focus on transparency and accountability. The entire mechanism has made filing, hearing and disposal of compliances and enforcement proceedings in a much timely and transparent manner. Rajive Kumar, chairman, UP RERA tells ET Government in an exclusive interview.

Edited Excerpt:

What are the achievements of UP RERA in the last four years?

UP RERA launched its website in July 2017 and then revamped its website to make it more interactive that provides all the services to the stakeholders online. It was the first Regulatory Authority to provide the facility for web based registration of projects and agents, extension of projects and agents, filing, hearing and disposal of compliances and finally for enforcement proceedings and tracking of compliances of its orders.

UP RERA was the first Regulatory Authority to have established e-Courts with effect from February 2020. We took initiative for verification of projects through 'UP Remote Hearing Application Center' in the districts of Lucknow and Bulandshahr outside the planning area on the borders of Lucknow Development Authority with a view to ensure the registration of such projects for ensuring protection of RERA Act to the consumers of projects in such areas. Subsequently, 245 projects from outside the planning area were registered with UP RERA.

So far, more than 1 lakh real estate projects and more than 5 lakh real estate agents have been registered with UP RERA. We continuously monitor progress of such projects and compliances of the RERA Act and the Rules by the promoters and the agents.

As part of its task to monitor the projects, the Authority has so far revoked the registration of 71 projects. It has intensively reviewed 284 projects whose registrations had lapsed. As a result of this exercise, action for completion of 14 such projects is being facilitated via it of RERA. This will facilitate delivery of over 2000 houses in the allottees of these delayed projects. The Authority is continuously working to establish some other projects through its Project Management Division (PMD) established in its Greater Noida office. This is the novel initiative of UP RERA for protection of consumer rights and promotion of the sector.

UP RERA has the distinction of dealing with the highest number of compliances in the country. So far, 4,57,790 compliances have been filed with the Authority, which is about 38 percent of the total compliances in the country. The Authority has so far decided more than 2,07,000 compliances which, again is, about 48 percent of the total compliances decided in the country. It may be seen that UP RERA has handled almost 48 percent of the consumer compliances in the country.

UP RERA has the distinction of being the first Regulatory Authority to issue recovery certificates for recovery of the amounts payable to the allottees. It has so far issued more than 7614 recovery certificates and 68 crore transferred Rs. 308 cr. amount into the accounts of 2,961 allottee-complainers after recovery of the same by the concerned Developers. Apart from that, it has ensured settlement of about 5,600 demands at hearing units during the operation proceedings or through consultation by conciliation forum established in Lucknow and Greater Noida. The value of the property under settlements is about Rs. 1020 cr. Then, the Authority has ensured compliance of over 38 percent of its orders due to compliance through enforcement proceedings.

In February 2020, UP RERA introduced e-courts. How did you realize these compliances?

Implementation of e-courts has been extremely helpful in hearing large no. of compliances and disposing them faster than expected pace. Commenced in February 2020, e-courts were functional during pandemic and subsequent lockdown. UP RERA had also successfully used the power of its delegates to facilitate the cases through single member benches and by listing the cases of similar nature on the same day before the same bench.

First of all, these e-court facility offers filing compliances and uploading documents on the website having a very easy user interface. For this we provide username and password to individuals or complainers.

All the registered complainers are evaluated by the legal team in order to scrutinize defects regarding attached documents, grievance and claims. In fact, it helps to align standard court proceedings and saves precious time of the Authority. It becomes more important when you have to handle 90% of the whole country's RERA complainers.

Final orders are being uploaded on the website that can be downloaded by the allottees.

We also utilize the services of the conciliation forum at Greater Noida and Lucknow for resolving of the issues between the parties which helps in building the momentum for speedy disposal of compliances.

In what areas are you leveraging technology and to what extent?

With the help of technology, UP RERA is providing all services and facilities online to all stakeholders including the home buyers, the promoters and the real estate agents. While taking a tech-driven approach, our objective has been minimum human interface and maximum regulation of the real estate sector. We have been able to meet the requirement of each category of services.

For home buyers

- Filing of compliances, uploading of documents and virtual hearing via e-courts
- Filing application of revocation of orders and enforcement proceedings
- Order compliance tracking module

For Promoters

- Registration and extension of projects
- Quarterly progress report of projects and other updates
- Filing of project particulars

For Agents - Registration and extension

Can you share in a nutshell how challenging was issuing 5,425 recovery certificates amounting to Rs 1,294.88 crore against the orders of refund?

First of all, the Authority calculates the demand or amount based on the valid receipts received by the allottees. Based on receipts, recovery certificates are issued by the UP RERA. Further, we follow up with respective district administration for collection of the amount. After money is received, allottee need to submit an affidavit with bank account details. Based on the submitted affidavits, the Authority ensures electronic transfer of amount to the allottees. This entire process requires the precision to conduct and finish.

What real estate projects in UP are attracting your investments? Can you briefly tell about the ongoing and new projects registered in RERA.

There are 2057 ongoing and 1422 new projects registered in RERA. Despite amidst the projects that were ongoing on 31st May 2022, Out of 2057 ongoing projects, 1006 projects (49%) are in eight districts of NCR - mainly in Gurgaon, Faridabad, Ghaziabad, Meerut and Hapur. Out of 2057 ongoing projects in 67 districts of Non-NCR, 599 projects (29.1%) are in Lucknow.

New projects denote the projects that were registered after 31st May 2022. Out of 1422 new projects, 451 projects (32%) are in NCR and 299 projects (21%) are in Non-NCR. Whereas the share of NCR in ongoing projects is 54.5 percent, in new projects it is 31.5 percent only.

There appears to be a visible consolidation of the real estate sector in NCR due to sufficient supply. Of late, the real estate sector is gaining momentum outside the NCR as can be seen in the registration of 139 new projects in Non-NCR, mainly in Lucknow, Varanasi, and Gorakhpur, compared to 16 projects in NCR during last one year. The real estate sector has gained momentum during recent times.

October 6, 2022
- Sh. Rajive Kumar in conversation with Sh. Arpit Gupta, ET Government on e-court module implemented by UP RERA as first-of-its-kind initiative for ease of stakeholders. The conversation incorporated technology advancement and enhancement in coming future to facilitate the consumers and ensure 360 degree convenience for all the stakeholders.



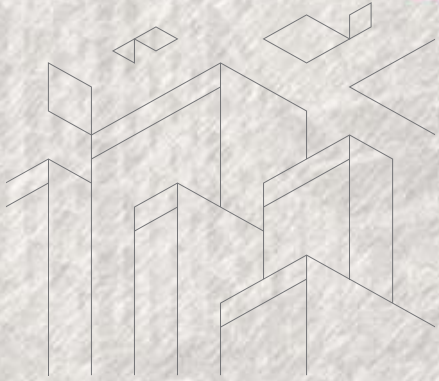
Money Control.com – 25 February, 2023



Sh. Rajive Kumar has mentioned the available provisions under various sections of the RERA Act, rules under UP RERA Rules and formation of an exclusive SOP (Standard Operating Procedure) by the Authority to ensure execution of orders passed by benches and conciliation forums.



Sh. Balvinder Kumar,
Hon'ble Member, UP RERA talking
about steps taken to ensure
compliance of the passed orders
with media on February 17, 2021.



Sh. Bhanu Pratap Singh,
Hon'ble member during a media
interview on May 7, 2019.



Sansad TV, 24 August, 2022
Sh. Rajesh Kumar Tyagi, Secretary, UP
RERA expressed his opinion on
violations by promoters and provisions
in RERA Act to restrict them.

Doordarshan, 5 November, 2019
Sh. Abrar Ahmed, Principal Advisor and
Former Secretary, UP RERA interviewed by
National Electronic Channel, Doordarshan
on the provisions of RERA Act.

Sh. Rajesh Kumar Tyagi, Secretary, UP RERA
and Sh. Abrar Ahmed, Principal Advisor and
former Secretary, UP RERA have been
actively participating in Television
interviews to create awareness about the
RERA Act, its benefits, impact and future
aspects among stakeholders.





The Reflection



In Their Own Words



Homerbuyer's Appreciation Words

Words of appreciation from a few happy homebuyers

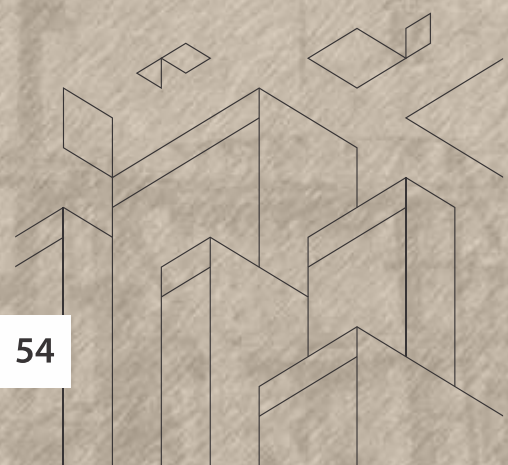
Pankaj Gupta recommends UP-RERA
I am very thankful to RERA as we received our investment back.

Shah Alam recommends UP-RERA
My matter has been resolved by conciliation team of UP RERA and finally the matter has come to an end after a long wait. Thanks to UP-RERA.

Recommendations by satisfied Home Buyers

Santosh recommends UP-RERA
My matter with promoter got resolved with help of conciliation forum. The issue was well managed by the Authority and I will recommend RERA for early resolution.

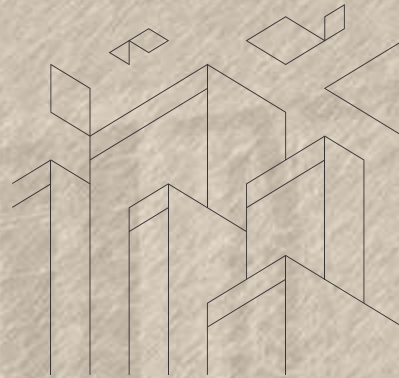
Shah Alam recommends UP-RERA
Happy to share that my issue reached to settlement under supervision of RERA and got refund from promoter. Thanks to efforts of UP-RERA.





Sambit Kumar Tyagi-

"I had invested all my and my wife's saving in a villa of a project. So I finally filed case in RERA referred by someone. Even after Covid, hearing was continued and due to verdict builder agreed to settle my matter. I am happy that builder will give possession now. I am thankful to UP RERA for all support."



Sumedha Awasthi

"I would like to thank UP RERA Chairman and Secretary for their support and guidance during Covid. I was able to present my matter virtually from London and after following all proceedings I got refund from promoter. As an NRI, I feel overwhelmed when I see this kind of leadership and management of an institution. Thank you UP RERA."

Sanjeev & Rachna Kharbanda-

"The promoter was giving possession even after 2015 as committed after collecting 100%. In 2019 I filed cases in very easy steps. Even after Covid, hearing were going on which was quite amazing. Finally my matter was settled in hearings of Conciliation Forum in 2022. We are happy that we will get refund from the promoter. I won the case without any help and this is so encouraging for home buyers due to RERA."



Ragini Gupta-

"After losing all hope to get plot or refund, I filed case in conciliation forum for hearing. We got very quick support from RERA and in only in 1 hearing we got our settlement and we managed everything on our own. So I will recommend others who are not getting support from builder come to RERA for relief. Thanks."



Renu Sharma-

"As per BBA I was supposed to get penalty from promoter but they denied. I filed case in RERA and only in 3 online hearing, without going to Gr Noida, my matter was settled and to my surprise, I got delay interest which was more than penalty I was demanding. My experience was really good in RERA."



YouTube



Vijay Kumar Arora-

"I requested for refund from promoter as they were not able to give possession. Due to mediation of Conciliation Forum at Gr Noida office, the promoter has come forward to settle the matter in two attempts. Now I have got refund and I will invest in another project for a home. Thanks for support UP RERA."

S. T Hussain-

"I am thankful to RERA that due to them I am getting my principal deposit of unit. I must say that promoters are under pressure due to RERA and settling matter with homebuyers and this change is good in favour of buyers."



Paramjit Singh-

"I stay in Meerut and booked a flat in Gr Noida. I filed complaint and got order of possession with delay interest. Due RERA intervention, the promoter minimized charges and now I am happy that the matter has been settled. Thanks UP RERA."

24 बिल्डरों की संपत्ति और खाते होंगे सीज

दो की संपत्तियां सीज, अंसल और तुलसियानी सहित कई बड़े बिल्डरों पर शिकंजा

जागरण संवाददाता, लखनऊ : फ्लैट और प्लॉट का सपना दिखकर निवेशकों की गर्दी कमाई हजम करने वाले डिफाल्टर बिल्डरों के खिलाफ प्रशासन ने सख्त कार्रवाई शुरू कर दी है। उत्तर प्रदेश भू संपदा विनियामक अधिनियम प्राधिकरण (रेरा) की नोटिस के बावजूद बकाया नहीं जमा करने वाले 24 बिल्डरों के खातों और संपत्तियों को सीज करने का आदेश जारी कर दिया गया है। दो बिल्डरों के कार्यालय सील भी कर दिए गए हैं। प्रशासन ने शनिवार रात आठ बजे तक बिल्डरों को बकाया जमा करने का अल्टीमेटम दिया था।

- रैरा के नोटिस पर प्रशासन ने कलिया वसुली के लिए जारी की थी नोटिस
- प्रशासन ने शनिवार रात ठक कलिया जमा करने का अल्टीमेटम दिया था

आठ बजे तक केवल ओमेगा प्राइवेट लिमिटेड को और से बकाया राशि जमा कराई गई। बकाया वसूली को लेकर डीएम और अपर जिलाधिकारी वित्त और राजस्व हिमांशु गुप्त ने सभी बकायेदारों को बैठक रात को बुलाई थी, जिसमें जिलाधिकारी ने कई निवेदन किए कि जिन बकायेदारों से वसूली अभी तक नहीं की गई है तत्काल उनके विरुद्ध कार्रवाई की जाए। यदि भुगतान नहीं किया जा रहा है तो उनके खातों व कार्यालयों को सीज कर खातों में जितना भी पैसा है उससे आरसी का भुगतान

जिलाधिकारी सूर्यपाल गंगवार के मुताबिक अंसल इंफ्रास्ट्रक्चर, तुलसियानी, ओमेगा इंफ्राबिल्ड, विराज सामिथ इंटरनेशनल, 24 बकायेदारों बकाया लिए अल्टीमेटम दिया

इनके खिलाफ होगी कार्रवाई	मेसर्स अंसल प्रापर्टीज इंप्रूव स्ट्रक्चर लिमिटेड	55.73 करोड़
पार्थ इंफ्राबिल्ड प्रा लिमिटेड	14.09 करोड़	
तुलसियानी कन्स्ट्रक्शन प्रा लि	29.24 करोड़	
अर्चना धनराशि	1.07 करोड़	
अर्भूट डेवलपर्स	1.32 करोड़	
बी कालोनाइजर एन्ड डेवलपर्स	1.2 करोड़	
कठल ग्रुप धनराशि	53.64 लाख	
ओमेगा इंप्रूव बिल्ड	47.63 लाख	
यसुधरा लोटस	1.14 करोड़	
सह्यरा प्राइम सिटी	2.85 करोड़	

विराज कन्स्ट्रक्शन	2.98 करोड़
भाय्या क्रियेटर्स प्रा लि	38.68 लाख
सांख्यिका कन्स्ट्रक्शन	45.29 लाख

Media Reflections

THE TIMES OF INDIA, NEW DELHI / NOIDA / GHAZIABAD THURSDAY, DECEMBER 29, 2022

UP-Rera hands over stalled project to another developer

Abhijay Jha@timesgroup.com

Ghaziabad: The Uttar Pradesh Real Estate Regulatory Authority (UP-Rera) has transferred the rights and liabilities of a stalled project in Noida to another

OFFICIAL SAYS

In December 2021, the developer approached Rera expressing its inability to complete the project. After securing the consent of two-third of the allottees, the regulator has now handed over the project to another developer

A decade on, Kalypso Court flats get OC



The Kalypso Court project in Noida was launched in 2007.

Vinod Rajput
vinod.rajput@timesgroup.com

Noida: The homebuyers of Jaypee Group's Kalypso Court project at Sector 128 in Noida are upbeat as the last two towers of the housing society, comprising 156 units, obtained occupancy certificate on Friday, clearing all hurdles for the registration of flats and their possession.

the year 2020, as their contractor to finish the incomplete towers. The Kalypso Court housing project was part of the debt-ridden Jaypee Group's Wish Town project along the Noida-Greater Noida Expressway.

homebuyers can get the flat registry executed and shift into their homes. We are indeed happy," said Jayesh Patel, president of the Kalypso Court apartment owners' association.

Logjam over land dues: Rera hires co to find way out

Aditya Dev
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Noida: To resolve the deadlock between real estate companies and the development authorities of Noida and Greater Noida over legacy land dues of nearly Rs 39,000 crore, UP Rera has hired a consultant that will prepare a report in a month's time suggesting a possible roadmap. The deadlock has halted registries across residential societies in Noida and led to other problems such as people living in towers with incomplete amenities.

Realtors have been asking for a rebate on the penal interest accrued over the years that they have been defaulting on. Delegations of developers recently met UP Rera chief Rajive Kumar and the newly appointed infrastructure and industrial development commissioner (IIDC) Manoj Kumar Singh with their demands.

FLAT REGISTRIES PENDING

- ₹ 39k cr in dues owed to Noida & Greater Noida authorities by developers
- This has halted registries
- Consultant hired by UP-Rera to find a solution
- It will submit a report within a month
- Report will be shared with authorities & state government for further action
- UP-Rera representatives to meet officials and developers on Thursday for talks

"It's a UP Rera initiative. We have hired a consultant to tell us what can be done about the developers' issue. We are expecting the report in one month. We will share it with the (Noida and Greater Noida) authorities and the state side how to take the recommendations further," Rajive Kumar told TOI.

What the logjam is

- across residential societies
- Developers want a rebate in penal interest accrued on principal amount
- UP-Rera representatives to meet officials and developers on Thursday for talks

At the national level, Kumar said, the Union ministry of housing and urban affairs has set up a committee under India's G20 Sherpa and for

tees, the regulator has now handed over the project to another developer," said an official. It may be mentioned here that subsequently land owner — Alisa Infratech Pvt. Ltd — approached the UP-Rera to transfer the registration of the project in its name. Two reasons of developer

Baya Weaver Ltd and Alisa Infratech Pvt Ltd and the both the companies became its subsidiaries. "So, Say Cementation Ltd is now liable to complete the stalled commercial project and the Rera has given the go-ahead," the official said.

Prior to this, the rights of BizLife project was transferred to HSL Software Pvt Ltd

mission. "The permission remains valid for three months and during this period builders can deposit the amount and get the registry of flats done according to the amount," an official said.

Earlier, the realtor's body National Real Estate Development Council (NAREDCO) wrote to the IIDC and sought its intervention. "We have asked the IIDC to adopt a developer-friendly policy of settlement of land dues. We urged him to adopt a state-level settlement policy similar to the 'Vivad Se Viswas' scheme announced by the Union finance minister in the Budget 2023 and the 'Samadhan Se Vikas' scheme launched by the Haryana government offering a rebate for clearing land dues payable to Noida, Greater Noida and Yamuna Expressway Industrial Development Authorities," NAREDCO president RK Arora said.

एटीएस-अजनारा समेत सात बिल्डर को नोटिस

सख्ती 1

कोर्ट ने सात बिल्डरों को नोटिस जारी किया है। नोटिस में कहा है कि इन बिल्डरों को नोटिस देते ही वे अपने काम शुरू करने और रजिस्ट्री की समस्या का समाधान करने के लिए नई दिल्ली में बने कमेटी के साथ बैठक करें।

नहीं होने। इसके चलते मालास लॉन्ग रटा है, लेकिन अब ररा ने बिल्डरों के न आने पर एक पक्षीय आधार पर फैसला सुनाने का दावा किया है।

समिति को खरीदारों की समस्याएं बताईं

खत्म करो इंतजार

कोर्ट ने सात बिल्डरों को नोटिस जारी किया है। नोटिस में कहा है कि इन बिल्डरों को नोटिस देते ही वे अपने काम शुरू करने और रजिस्ट्री की समस्या का समाधान करने के लिए नई दिल्ली में बने कमेटी के साथ बैठक करें।

निकलने के लिए अदालत को गई। नोटिस अर्थात् अधिकांश कृष्ण उपाध्यक्ष दिवकर कुमर और गिरि नौरम ने बताया कि दिल्ली में हुई कमेटी की बैठक में सागर, ररा और प्रधिकरण के आलापिकारी ने पर खरीदारों की समस्याओं को मुका। समिति के प्रमुख अधिकांश कांत ने कहा कि कोर्ट, इतर कोर्ट और इतर कोर्टों के नोटिसों को समझना

खरीदारों को 101 करोड़ वापस करेगा वेव मेगा सिटी बिल्डर

बिल्डर ने हाईकोर्ट में दाखिल किया पेमेंट प्लान, सभी डायरेक्टर का राय पत्र और चेक लेने के बाद दिया समय

बिल्डर ने हाईकोर्ट में दाखिल किया पेमेंट प्लान, सभी डायरेक्टर का राय पत्र और चेक लेने के बाद दिया समय

UP-Rera says it resolved 88% complaints in 5 yrs

Abhijay.Jha@timesgroup.com Ghaziabad: ... before the outbreak of Covid," said an official. In all these years, UP-Rera has managed to address 15,884 complaints via e-courts. Even during the pandemic and subsequent lockdowns, the e-court remained operational. The regulatory authority empowered under Section 38/63 of the UP-Rera Act can penalise non-compliant promoters with a fine of up to 1% of the project cost. It also has a conciliatory forum for settling disputes worth up to ₹1 crore, while respective district administrations can handle cases worth up to ₹8.385 crore. However, there are conversion orders are issued with "UP-Rera issued respective RCs, but it failed to ensure compliance with, but in many cases, complainants have to seek refuge in higher courts, which defeats the purpose of UP-Rera," said Ashish Kumar, a lawyer and resident of Indirapuram.

कोर्ट ने सात बिल्डरों को नोटिस जारी किया है। नोटिस में कहा है कि इन बिल्डरों को नोटिस देते ही वे अपने काम शुरू करने और रजिस्ट्री की समस्या का समाधान करने के लिए नई दिल्ली में बने कमेटी के साथ बैठक करें।

बुधवार को बिल	बदलाव
21 मई, 2023	3 करोड़ रुपये
19 मई, 2023	12,24,11,693
18 मई, 2023	9,26,17,276
17 मई, 2023	9,38,99,310
16 मई, 2023	8,84,34,880
15 मई, 2023	9,35,20,677
14 मई, 2023	4,52,68,262
13 मई, 2023	9,74,71,820
12 मई, 2023	10,19,52,499
11 मई, 2023	8,94,27,836
10 मई, 2023	9,23,81,823
कुल योग	104,36,08,800

De-link flat registration from the financial dues, UP-Rera tells state govt



The UP Rera has urged the state government to de-link flat registration from the financial dues, UP-Rera tells state govt. The regulatory authority has written to the state government, asking it to de-link flat registration from the financial dues. The UP Rera has also suggested that the state government should consider the interests of the buyers and the developers. The UP Rera has also suggested that the state government should consider the interests of the buyers and the developers. The UP Rera has also suggested that the state government should consider the interests of the buyers and the developers.

UP-Rera has urged the state government to de-link flat registration from the financial dues, UP-Rera tells state govt. The regulatory authority has written to the state government, asking it to de-link flat registration from the financial dues. The UP Rera has also suggested that the state government should consider the interests of the buyers and the developers. The UP Rera has also suggested that the state government should consider the interests of the buyers and the developers.

Media Reflections

प्रदेश में हर साल आ रहे 250 नए आवासीय और कॉमर्शियल प्रोजेक्ट

यूपी रेरा में पांच साल के दौरान 1290 प्रोजेक्ट हुए पंजीकृत, एनसीआर के 480 प्रोजेक्ट शामिल

माइं सिटी रिपोर्ट्स

छेटर नोएडा। उत्तर प्रदेश में हर साल 250 नए आवासीय और कॉमर्शियल प्रोजेक्टों की शुरुआत हो रही है। पिछले पांच साल के दौरान प्रदेश में 1290 प्रोजेक्टों का निर्माण शुरू हुआ है। इनमें 480 प्रोजेक्ट एनसीआर क्षेत्र के हैं जबकि बाकी एनसीआर से बाहर के जिलों में स्थापित हैं। वहीं इस समय प्रदेश के अंदर 2057 प्रोजेक्ट निर्माणाधीन हैं। यूपी रेरा सभी प्रोजेक्टों के डिजिटल रजिस्ट्रार



यूपी रेरा में पंजीकृत प्रोजेक्टों की संख्या बढ़ रही है।

आई 6900 और निस्तारित हुई 7300 शिकायतें

यूपी रेरा में अभी तक 47 हजार से अधिक शिकायतें आ चुकी हैं। इनमें से करीब 42 हजार शिकायतों का निस्तारण हो चुका है। वर्ष 2022 में 6900 शिकायतें आई हैं। जबकि 93 शिकायतों का निस्तारण किया गया है। अपनी शरतियों से भी अभी तक 5700 शिकायतों का निस्तारण किया गया है। जो 2100 करोड़ रुपये से जुड़ी थी। उभर यूपी रेरा अभी तक 8385 शिकायतें खर्चितकिएत जारी कर चुका है। विन पर लगातार बचसूची पत्र रही है। अभी तक 2575 खर्चियों को 410 करोड़ रुपये खरस कराया जा चुका है।

एजेंट का पंजीकरण 10 साल तक होगा मान्य

यूपी रेरा में इस समय रिपट एजेंट सेक्टर के 5750 एजेंट हैं। अफसरों का कहना है कि एजेंट को यूपी रेरा में पंजीकरण करना जरूरी है। पहले पंजीकरण 5 साल का होता था, लेकिन अब पंजीकरण को अर्धक बढ़ाकर 10 वर्ष कर रहे हैं।

अब रहे हैं। वर्ष 2022 में 225 नए प्रोजेक्ट शुरू किए गए। इनमें 72 एनसीआर और 153 गैर एनसीआर जिलों में शुरू हुए हैं।

सितंबर माह में 36 प्रोजेक्ट पंजीकृत हुए हैं। जो यूपी रेरा के डीटीएम में अभी तक एक माह में सबसे अधिक हैं। यूपी रेरा के अफसरों का कहना है कि नए प्रोजेक्टों को लगातार निगरानी को ना रही है। प्रोपिय रिपोर्ट की समीक्षा कर जरूरी दिशा निर्देश जारी किए जा रहे हैं। ताकि

51 बिल्डर तलब और अनुपस्थित 41 बिल्डरों के



जयपुर 080038 छेटर नोएडा। उत्तर प्रदेश में हर साल 250 नए आवासीय और कॉमर्शियल प्रोजेक्टों की शुरुआत हो रही है। पिछले पांच साल के दौरान प्रदेश में 1290 प्रोजेक्टों का निर्माण शुरू हुआ है। इनमें 480 प्रोजेक्ट एनसीआर क्षेत्र के हैं जबकि बाकी एनसीआर से बाहर के जिलों में स्थापित हैं। वहीं इस समय प्रदेश के अंदर 2057 प्रोजेक्ट निर्माणाधीन हैं। यूपी रेरा सभी प्रोजेक्टों के डिजिटल रजिस्ट्रार



यूपी रेरा में पांच साल के दौरान 1290 प्रोजेक्ट हुए पंजीकृत, एनसीआर के 480 प्रोजेक्ट शामिल

5.65 लाख का समायोजन तो 5.35 महिला लाख खरीदार को देगा बिल्डर

छेटर नोएडा। उत्तर प्रदेश में हर साल 250 नए आवासीय और कॉमर्शियल प्रोजेक्टों की शुरुआत हो रही है। पिछले पांच साल के दौरान प्रदेश में 1290 प्रोजेक्टों का निर्माण शुरू हुआ है। इनमें 480 प्रोजेक्ट एनसीआर क्षेत्र के हैं जबकि बाकी एनसीआर से बाहर के जिलों में स्थापित हैं। वहीं इस समय प्रदेश के अंदर 2057 प्रोजेक्ट निर्माणाधीन हैं। यूपी रेरा सभी प्रोजेक्टों के डिजिटल रजिस्ट्रार

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'Buyers' bargaining power has improved'
 (Uttar Pradesh was in the forefront of formulating Real Estate Regulatory Authority (RERA) when the Central government had passed an act for its creation in all states in 2016. The UP state RERA bill date has been with a substantial volume of cases registered in the country and, according to Rajiv Kumar, chairman of the authority, the provision that the authority has failed to make much of a difference in transactions. Excerpted from a conversation with Baniwark, Sinha...



UP RERA has about 18 per cent of total complaints registered with all authorities in the country. Does it mean that the state has the highest number of defaults or are you too pro-buyer and registering all kinds of complaints coming to you? It's a mix of both. UP RERA had started early and till date has registered of 41 per cent of country's complaints. Till recently, we had 100,000 registered cases and we have disposed them through 40,000. What kind of operational structure have you created to deal with such a large volume of cases? We had a couple of differentiators, which were adopted when we began working in 2018. We were the first to initiate online system of complaint registration. On 30 February 2020, just before Covid trouble began, we started our e-system. A special factor that this worked for us is our complaints mostly being tech-savvy. Today, the entire process from complaint registration till final decision is all online. The complainants just have to deposit 15,000. In most of the cases, they do not even engage lawyers. What is the volume of cases now? Initially, we were getting about 1,500 cases every month. But, now, it has come down to 500-600. I think this happened because more projects are now reaching to the finishing line. Earlier, a substantial volume of complainants were looking for

RERA Resolves Over 100k Disputes in 5 Years: Study

in June 2019. Around 58% of total projects were registered between 2019 and 2022, while 5.7 times increase was

Mumbai: Real estate regulatory authorities across 27 states and eight union territories have resolved over 100,000 disputes between homebuyers and property developers since the implementation of the Estate (Regulation and Development) Act began in May 2017. A JLL India study based from the ministry of housing ban affairs (MoHUA). Across these states and union territories, nearly 100,000 projects, 71,514 agents have been registered under the Act. "One of the important pillars of the RERA regulation was grievance redressal," said Samantak Das, head of research and REIS at JLL India. "Homebuyers, who suffered due to various issues and challenges like incomplete projects, project delays, top-sided home-buying agreements, etc. were

रेरा में चलेगा एआई आधारित स्मार्ट कोर्ट कोर्ट तैयार करने के लिए सूचना प्रौद्योगिकी संस्थानों से प्रस्ताव मांगे

छेटर नोएडा। उत्तर प्रदेश में हर साल 250 नए आवासीय और कॉमर्शियल प्रोजेक्टों की शुरुआत हो रही है। पिछले पांच साल के दौरान प्रदेश में 1290 प्रोजेक्टों का निर्माण शुरू हुआ है। इनमें 480 प्रोजेक्ट एनसीआर क्षेत्र के हैं जबकि बाकी एनसीआर से बाहर के जिलों में स्थापित हैं। वहीं इस समय प्रदेश के अंदर 2057 प्रोजेक्ट निर्माणाधीन हैं। यूपी रेरा सभी प्रोजेक्टों के डिजिटल रजिस्ट्रार

रेरा ने विलंब ब्याज सहित दिलाया फ्लैट पर कब्जा

जब छेटर नोएडा। उत्तर प्रदेश में हर साल 250 नए आवासीय और कॉमर्शियल प्रोजेक्टों की शुरुआत हो रही है। पिछले पांच साल के दौरान प्रदेश में 1290 प्रोजेक्टों का निर्माण शुरू हुआ है। इनमें 480 प्रोजेक्ट एनसीआर क्षेत्र के हैं जबकि बाकी एनसीआर से बाहर के जिलों में स्थापित हैं। वहीं इस समय प्रदेश के अंदर 2057 प्रोजेक्ट निर्माणाधीन हैं। यूपी रेरा सभी प्रोजेक्टों के डिजिटल रजिस्ट्रार

5.65 लाख का समायोजन तो 5.35 महिला लाख खरीदार को देगा बिल्डर

देने पर 5.35 लाख जुर्माने देने को लेकर हो रहा है। साथ ही बिल्डरों का समायोजन देना के दिन से बिल्डरों का समायोजन शुरू होगा।

प्रस, नोएडा... रुपये से ज्यादा महिला वायर... दिलाया है। स... वाद भी महिला... थी। परेशान ह... में शिकायत क... सुनवाई के वा... का पेशेशन दि... सॉफ्टेक को प...

रेरा ने आवंटी को दिलाया प्लॉट

यूपी रेरा ने एक आवंटी को नुकसान मुहल पर पैसे का समायोजन देना के दिन से बिल्डरों का समायोजन शुरू होगा।

कब्जा नहीं दिया तो 24 घंटे के बाद भेज देंगे जेल

यूपी रेरा के न्याय निर्णायक अधिकारियों ने कैंपिशन इंफ्रेक्ट होम्स बिल्डर को टी चेतवानी

Real estate sector reached pre-Covid level in 2022: UP RERA

HT Correspondent
Lucknow: The registration of projects in UP RERA (Uttar Pradesh Real Estate Regulatory Authority) reached the pre-Covid level in 2022 indicating revival of the real estate sector. From 174 registrations in 2021 and 161 in 2020, the UP RERA registered 235 projects in 2022. Due to the Covid-19 pandemic in 2020, there was a decline in registration of new projects and a 40 percent drop in the registrations in 2020 were in the NCR region (National Capital Region).

NEW CITIES EMERGE AMONG FAVOURITES
In 2022, out of total projects registered, around 66 percent were in non-NCR and 32 percent in NCR districts of the state. Thus, the well-known trend of developers flocking to the NCR was broken in 2022. As compared to the NCR, several new cities across the state have become the most preferred destinations for developers, says UP RERA. Outside the NCR, Lucknow, Agra, Varanasi, Kanpur Nagar, Prayagraj, Mathura, Bareilly, Jaunpur and Ghazipur.

(total projects and 66 percent) and 32 percent of districts of the state.

Rera comes to the rescue of another incomplete project in Greater Noida

Rehab Clause Invoked For 15th Project In State

Builder 'passing on' us: Buyers plan stir

Noida: The Real Estate Regulatory Authority (RERA) in UP has invoked the rehabilitation clause under the 2017 Real Estate (Regulation and Development) Act, 2017 for an incomplete project in Greater Noida. After the original developer, M/s. Emaar Properties Pvt. Ltd., failed to complete the project within the stipulated time, the authority has invoked the clause. The clause allows the authority to take over the project and complete it within a specified period. The authority has also directed the developer to complete the project within a specified period. The authority has also directed the developer to complete the project within a specified period. The authority has also directed the developer to complete the project within a specified period.



Noida: Buyers of Emaar Properties' Altheas 721 have expressed their concern over the developer's inaction on RERA's intervention. For a 100-acre plot, the developer has issued a 600-crore loan from the State Bank of India. The project has been stuck in limbo since the developer's inaction. The buyers are planning to stir up a movement. They are planning to stir up a movement. They are planning to stir up a movement. They are planning to stir up a movement. They are planning to stir up a movement.

क खाते फ्रीज करने की तैयारी

दोष डीयल करके फ्रीज करने की तैयारी... (Text continues with details of the legal process and the impact on the market.)

ला को 5 साल बाद रेरा लाया फ्लैट का पजेशन मुक्त करा दिलाया फ्लैट पर कब्जा

रेरा ने रखरखाव व होल्डिंग शुल्क मुक्त करा दिलाया फ्लैट पर कब्जा

मामूल: Real estate regulatory authorities across 27 states and eight union territories have resolved over 300,000 disputes between homebuyers and property developers since the implementation of the Real Estate (Regulation and Development) Act in May 2017. The act has helped in resolving a large number of disputes between homebuyers and developers. The act has helped in resolving a large number of disputes between homebuyers and developers.

जामरुण सहायदाता, ग्रेटर नोएडा: उत्तर प्रदेश... (Text continues with details of the RERA act's impact on the market and the number of disputes resolved.)

का कब्जा

यूपी रेरा ने 42 हजार फ्लैट खरीदारों को दिलाया न्याय

एक बिल्डर ने वापस की धनराशि तो दूसरे ने खरीदार को दिया कब्जा

दोनों खरीदारों ने यूपी रेरा की पीठ से की थी शिकायत

दोष डीयल के फ्लैटों में खरीदारों की शिकायतों के निवारण की

दोष	कुल शिकायतें	फ्लैट्स	बिलियन ₹
अपूर्ण काम	28919	25119	85.40
अपूर्ण काम	649	994	97
अपूर्ण काम	8494	6012	51.56
अपूर्ण काम	244	277	12.40
अपूर्ण काम	937	746	61.50
अपूर्ण काम	173	161	66.40
अपूर्ण काम	6000	424	66.99
अपूर्ण काम	171	118	62.81
अपूर्ण काम	148	117	28.95
अपूर्ण काम	148	144	21.52

एक बिल्डर ने वापस की धनराशि तो दूसरे ने खरीदार को दिया कब्जा... (Text continues with details of the legal cases and the role of RERA.)

2018 में हुआ था यूपी रेरा का गठन. तीन सितंबर को हुआ ग्रेनो कार्यालय का शुभ... (Text continues with details of RERA's establishment and its impact.)

एक बिल्डर ने वापस की धनराशि तो दूसरे ने खरीदार को दिया कब्जा... (Text continues with details of the legal cases and the role of RERA.)

निचो में सल्लो दूरी रेरा में रजिस्ट्रेशन के लिए बिल्डर को खूद के साथ ही प्रोजेक्ट में शामिल हो जाना पड़ेगी

होम बायर्स की जिम्मेदारी से बच नहीं पाएंगे बिल्डर

बिल्डर को खूद के साथ ही प्रोजेक्ट में शामिल हो जाना पड़ेगी... (Text continues with details of the RERA act's impact on the market and the role of homebuyers.)

वर्षों से ठप 18 निर्माण परियोजनाएं पूरी होंगी... 10,500 खरीदारों को मिलेगा घर

गौरवमय, गौरवमय और लखनऊ जिले में स्थित हैं परियोजनाएं... (Text continues with details of the RERA act's impact on the market and the role of homebuyers.)

47,671 शिकायतें अब तक मिलीं... (Text continues with details of the RERA act's impact on the market and the role of homebuyers.)

जैसी भी परियोजना के चार टायर का हुआ निर्माण... (Text continues with details of the RERA act's impact on the market and the role of homebuyers.)

यह कहना है धनराशि-15... (Text continues with details of the RERA act's impact on the market and the role of homebuyers.)

Buyers plan stir... (Text continues with details of the RERA act's impact on the market and the role of homebuyers.)

होम बायर्स की जिम्मेदारी से बच नहीं पाएंगे बिल्डर... (Text continues with details of the RERA act's impact on the market and the role of homebuyers.)

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जैसी भी परियोजना के चार टायर का हुआ निर्माण... (Text continues with details of the RERA act's impact on the market and the role of homebuyers.)

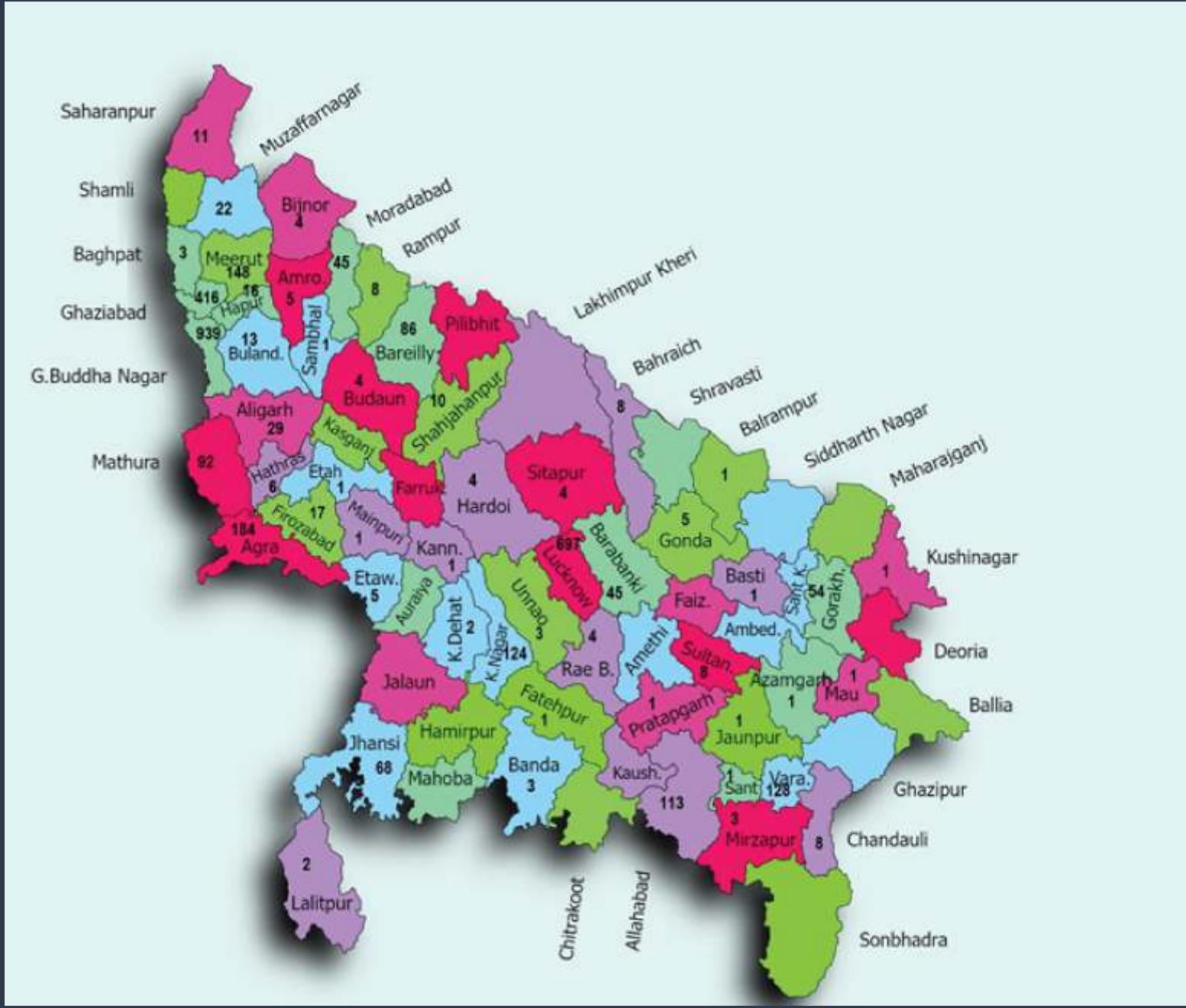
यह कहना है धनराशि-15... (Text continues with details of the RERA act's impact on the market and the role of homebuyers.)



Status of project registration in Uttar Pradesh

(District-wise Data)

More than 3400 real estate projects are being registered in UP RERA





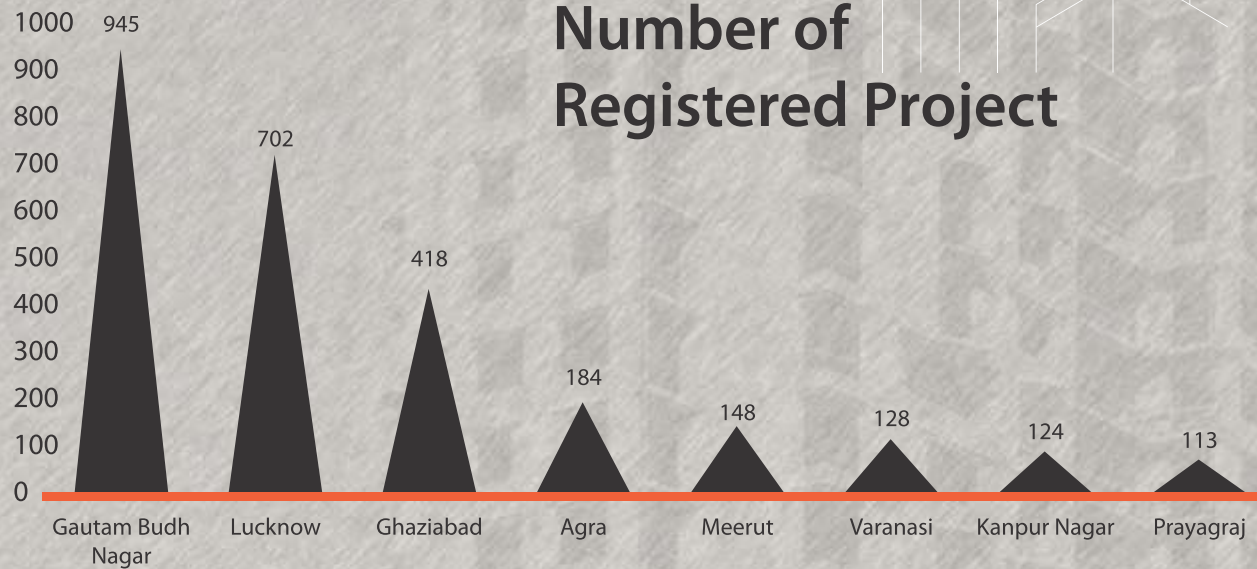
Complaints Registered V/S Complaints Disposed

Disposal of 88% complaints filed with UP RERA, the highest among all RERA nationwide. Here is a glimpse from 2018-2023.



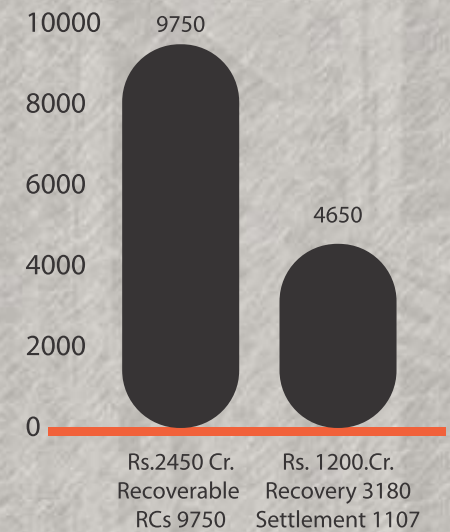


Number of Registered Project



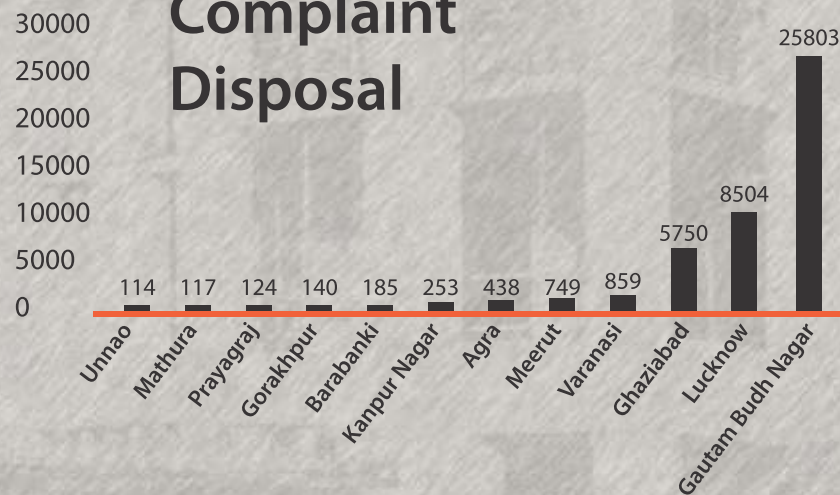
Source : UP RERA

Recovery & Settlement



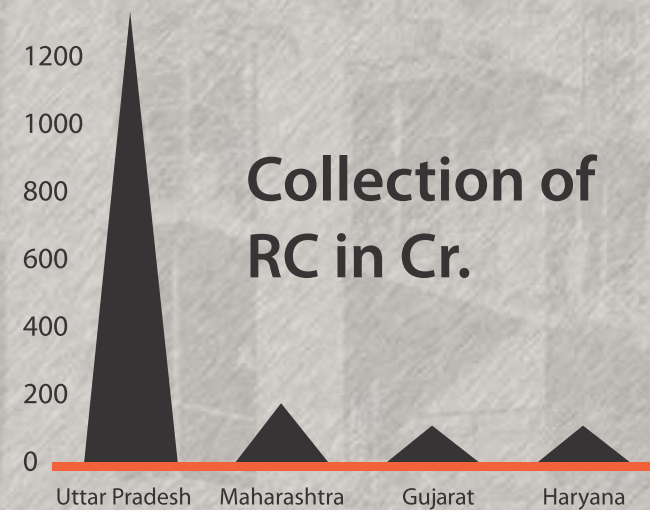
Source : UP RERA

Complaint Disposal



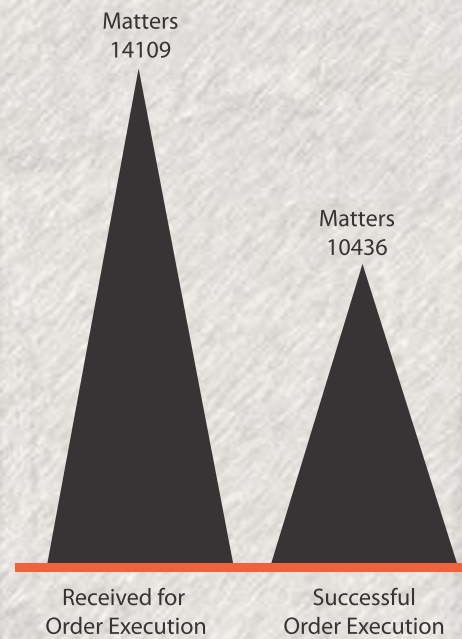
Source : UP RERA

Collection of RC in Cr.



Successful Order Execution

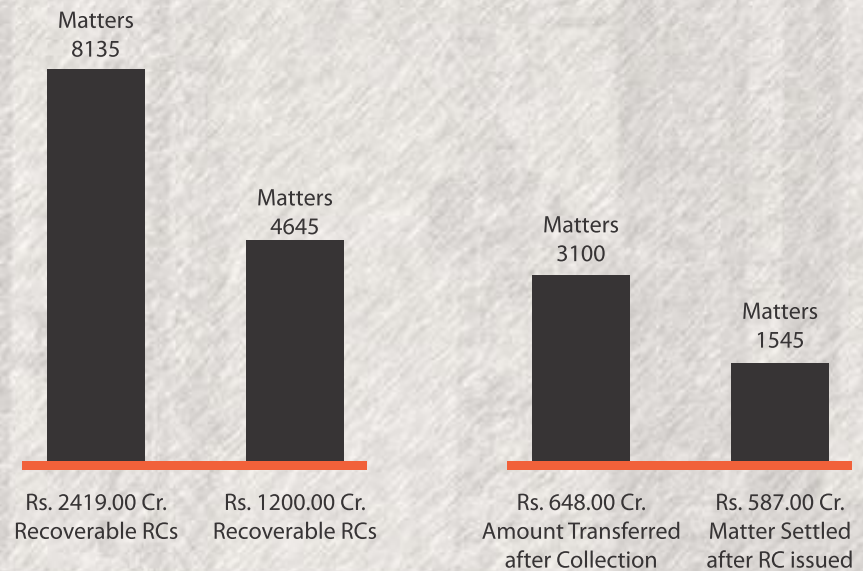
The Authority has ensured compliance of about 74% of its orders through enforcement proceedings against execution request received vis-à-vis orders due for compliance.



Source : UP RERA

Recovery Certificate

Demand of approx Rs. 1200 Cr. fulfilled through recovery by Collectors of districts in 4645 matters that include recovery of RCs worth Rs. 648.00 Cr. in 3100 matters and settlement of between allottees and promoters in 1545 matters worth Rs. 587.00 Cr. after issuing Recovery Certificates.



Source : UP RERA



A woman with long dark hair, wearing a teal sweater and blue jeans, is smiling and dancing with two children in a bright room. The children, a girl in a white shirt and dark pants and a boy in a white shirt and dark pants, are also smiling and holding hands. They are in a room with large windows and a light-colored wall. The floor is tiled. The scene is captured in a warm, golden light, suggesting late afternoon or early morning. The overall mood is joyful and energetic.

Way Forward



Grading Framework

UP RERA has got a Grading Framework in place for the Projects and Promoters prepared through CRISIL with a view to promote healthy competition in the sector and to guide the allottees in making secure investments. The actual grading will commence after approval of the Grading Framework by the State Government.

Approach Paper for Stuck Projects.

Noida and Gr. Noida have many stalled projects in which lakhs of homebuyers have invested their life's savings and even after a period of 10-12 years, they are still waiting for their home. To rehabilitate those stalled projects, UP RERA has taken an initiative and appointed a Consultant for preparation of Strategy Document. This Approach Paper, Strategy Document, will have identification of the bottlenecks, impact of NCLT proceedings, reviews of policies adopted by other State Governments to provide relief to such projects and promoters and suggesting the remedial actions to be taken. The suggestions have been tabled to U.P. Government for consideration, under provisions of Section-32 of RERA Act.



AI powered Version 2.0 of portal-



UP RERA wishes to leverage emerging technologies such as artificial intelligence (AI), machine learning (ML) and natural language processing (NLP) for designing, developing, and implementing an 'Intelligent Quasi-Judicial System - Smart Court', that would enable the Authority in achieving an efficient, fair, explainable, and speedy processing of complaints filled. Capabilities of AI and ML technology will promisingly contribute to building three major categories of systems namely, supportive systems (inform-support-advise) for the users of Quasi-Judicial systems, function-based automation systems (replace humans who perform routine jobs and activities) and autonomous systems (support Presiding Officers in decision making).



RERA Bhawan



The foundation stone of RERA Bhawan, the new headquarter of UP RERA, was laid on 9th November 2022 at Gomti Nagar, Lucknow. The building will have offices of Regulatory Authority and Tribunal both offering services to the stakeholder. The building is expected to be ready by September 2024.





We deeply appreciate
the cooperation of Association
of Homebuyers & Promoters

**This is just a beginning
and UP RERA will
continue its journey on
the path of
steadfastness and
justice to its
stakeholders.**

**Meanwhile, the world
of real estate in Uttar
Pradesh is undergoing
a complete
transformation with
projects getting
completed and new
ones being launched
with new vigour.**







UP
RERA



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