



Uttar Pradesh Real Estate Regulatory Authority

Press Release

14 April 2020

Extension of Validity period for registration of real estate projects in the state by 3 months

Ever since the nationwide lockdown, like most of the offices of the Government, the Authority and its officers have been working from their homes. However, with a view to keep the work going in the desirable manner, the Authority has decided to meet everyday through video-conferencing to take stock of the pending matters that's require the attention of the Authority and to suitably guide its officers.

The Authority had its first meeting through video conferencing at 4 PM on 13th April and second meeting at 11 AM on 14th April 2020. The meeting was chaired by Shri Rajive Kumar and attended by all the members, senior officers and the consultants. The Authority will continue to meet every day through video conferencing.

The Authority deliberated on the following agenda points:

1. The grant of extension to the registration of the projects in view of the nationwide lockdown in fight against COVID-19 pandemic.
2. To rescheduling the hearing of the complaints and arrangements of virtual hearing after the easing of the lockdown.

3. Management of Public Grievances.
4. Disposable of the Applications for registration and extension of the projects.

After due deliberations, the Authority took the following important decisions:

1. In view of the dislocation of the construction activity under the real estate projects, the CREDAI and NAREDCO have requested the Authority to extend the completion date of the projects as done by some other state RERAs. The Authority appreciated that there has been, firstly slow dislocation in the construction work because of the need for social distancing and movement restrictions and secondly absolute stoppage of the work with national lockdown towards the end of the month of March and therefore the Authority decided to extend by three months the date of completion of the projects with the date of completion between 15 March 2020 and 31st December 2020. The revised registration certificate of such projects will be issued separately and send to the concern promoters.
2. The Authority decided to defer the hearings of all the complaints listed till 3rd May 2020 to suitably dates to be communicated to the parties later on. The Authority also decided to conduct the hearings of the complaints through video conferencing after 3rd May 2020 or when the lockdown conditions are relaxed. Under this arrangement the Authority will be scheduling 10-15 complaints before each of the benches at Lucknow and Gautam Buddh Nagar after intimating the parties about the revised schedule. Needless to say that only those parties will be able to participate in virtual hearing which download the suggested Apps on their mobile phones/laptops/desktops supported by audio-visual system. None of the parties or the representatives will be allowed to appear before the bench. Detailed guidelines will be uploaded on the website of the Authority within 7-10 days.

3. Presently, the Authority manages the complaints through online complaint management system/e-courts system. However, the Authority gets large number of grievances/references through emails/posts/personal audiences. The Authority decided to create an online form to facilitate the submission of such grievances or references by stakeholders like homebuyers, real estate agents and promoters and to manage all public grievances whether coming through online facility or through mail or through personal audience through an integrated electronic grievance management system in a time bound manner. Detailed guidelines in this regard will be uploaded on the website of the Authority within two weeks and necessary facilities created in the meantime.
4. Presently the applications of the registrations of the project and extension of the registration are decided at different levels in the Authority. In view of the prevalent lockdown in face of COVID-19 pandemic, the Authority resolved to delegate the Authority to decide the matters of registration and extension including the registration of the projects outside the planning area, to the Secretary. The Secretary may take the consent of the Chairman through email depending on the circumstances and appraise the Authority once the normal working resumes.
5. Statutory compliances including QPR: The Authority decided to allow the Promoters to update the QPR of the first quarter of the year 2020 by 31st May 2020. The date of any other statutory compliances pending at the level of the Promoter has also been extended till 31st May 2020.

The Authority further directed that a copy of the Press Note should be uploaded on Media Gallery for the information of all the stakeholders.

(Abrar Ahmed)
Secretary

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