



Uttar Pradesh Real Estate Regulatory Authority

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Notification

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

4th Amendment,

No. 43266/UP RERA/ 2024-25/Gen. Regulations 2019/ 4th Amendment

Dated 11 September, 2024

In exercise of the powers conferred upon 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, Uttar Pradesh Real Estate Regulatory Authority (General) Regulations, 2019 had been issued vide no. UP RERA- 8678/ 2019/Gen. Regulations/19 on 27th February, 2019.

Under Regulation 3 and 4 of these Regulations, 'Formats of Certificates of Architect, Engineer and Chartered Accountant' and 'Additional Disclosures by Promoters on the Website www.up-rera.in and Project site' respectively have been provided for.

On account of some additional requirement for details under various parameters enumerated in the concerned format and disclosures to be given by the promoter on the website of U.P. RERA, the Authority after due deliberations has decided to amend Regulation 3 and 4 as well as to revise the concerned formats and to prescribe an additional format in the following manner:

Sr.	Original Regulation	Revised Regulation
1.	<p>Formats of Certificates of Architect, Engineer and Chartered Accountant</p> <p>3. The certificates, issued by the project architect, project engineer, chartered accountant and submitted to the banks for getting release of money from the designated separate account of the project shall be in Forms REG-1, 2 and 3 respectively. The certificate issued by the project architect on completion of each of the building/wing of the real estate project shall be in Form REG-4.</p>	<p>Formats of Certificates of Architect, Engineer and Chartered Accountant</p> <p>3. (i) The certificates, issued by the project architect, project engineer, chartered accountant and submitted to the banks for getting release of money from the designated separate account of the project shall be in Forms REG-1, 2 and 3 respectively.</p> <p>(ii) The certificate(s) issued by the project architect on completion of each of the building/wing of the real estate project shall be in Form REG-4.</p>

		<p>(iii) Further, the certificate issued by the project architect on completion of entire real estate project as registered in U.P. RERA shall be in Form REG-4A.</p> <p>The revised formats for REG-1, REG-2, REG-3, REG-4 and REG-4A are enclosed with this amendment.</p>
	<p>Additional Disclosures by Promoters on the Website and Project site</p> <p>4. In addition to the details of the proposed Real Estate project to be uploaded by the promoter on his webpage on the website of the Authority as required under section 4 and 11 of the Act and Rule 3 of the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016, the promoter shall upload the following details on his webpage on the website of the Authority:—</p> <p>(a) The annual report on statement of accounts, in Form REG-5 [issued in accordance with the third proviso to section 4 (2) (1) of the Act] duly certified and signed by the chartered accountant who is the statutory auditor of the promoter's enterprise.</p> <p>Explanation 1:— The chartered accountant certifying the progress of the registered real estate project for the purpose of withdrawal of amounts from the separate account should be an entity different from the chartered accountant who is the statutory auditor of the promoter's enterprise.</p> <p>Explanation 2:— If the Form REG-5 issued by the statutory auditor reveals that any certificate issued by the project architect, engineer or the chartered accountant has false or incorrect information and the amounts collected for a particular project have not been utilized for the project and the withdrawal has not been commensurate with the proportion to the percentage of completion of the project, the Authority, in addition to taking penal actions as contemplated in the Act and the Rules, shall also take up the matter with the concerned</p>	<p>Additional Disclosures by Promoters on the Website and Project site</p> <p>4. In addition to the details of the proposed Real Estate project to be uploaded by the promoter on his webpage on the website of the Authority as required under section 4 and 11 of the Act and Rule 3 of the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016, the promoter shall upload the following details on its webpage on the website of the Authority:—</p> <p>(a) The annual report on statement of accounts, in Form REG-5 [issued in accordance with the third proviso to section 4 (2) (1) of the Act] duly certified and signed by the chartered accountant who is the statutory auditor of the promoter's enterprise.</p> <p>Explanation 1:— The chartered accountant certifying the progress of the registered real estate project for the purpose of withdrawal of amounts from the separate account should be an entity different from the chartered accountant who is the statutory auditor of the promoter's enterprise.</p> <p>Explanation 2:— If the Form REG-5 issued by the statutory auditor reveals that any certificate issued by the project architect, engineer or the chartered accountant has false or incorrect information and the amounts collected for a particular project have not been utilized for the project and the withdrawal has not been commensurate with the proportion to the percentage of completion of the project, the Authority, in addition to taking penal actions as contemplated in the Act and the Rules, shall also take up the matter with the concerned regulatory body of the said professionals i.e. architect, engineer or chartered accountant, for necessary</p>

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regulatory body of the said professionals i.e. architect, engineer or chartered accountant, for necessary penal action against them, including dismemberment.	penal action against them, including dismemberment. The revised format for REG-5 is enclosed with this amendment.
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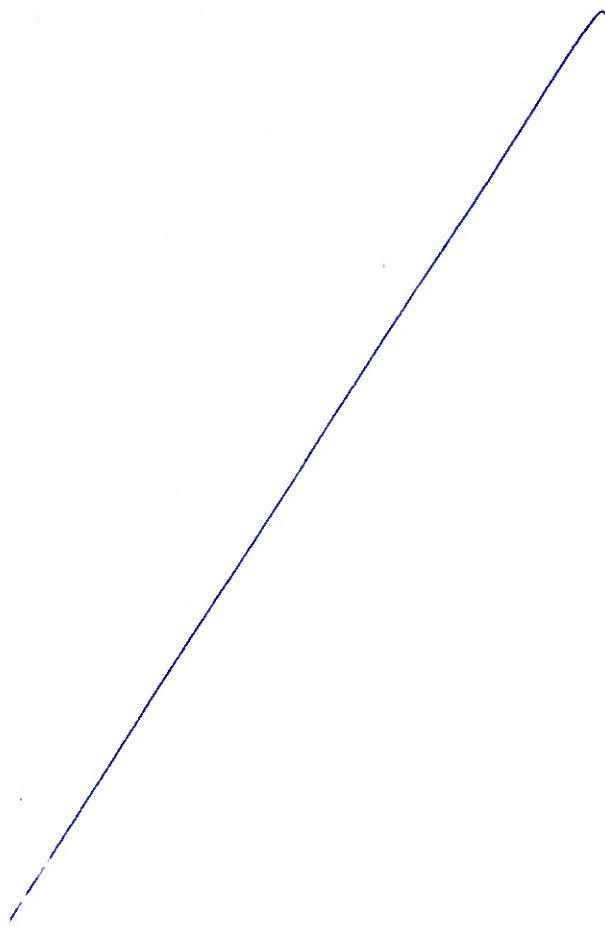
These amendments are being issued in accordance with the approval of the Authority granted in its 152nd Meeting dated 30.07.2024 and shall be effective from the quarter beginning 1st October, 2024.

**Enclosure: Revised formats of REG-1, REG-2,
REG-3, REG-4, REG-4A and REG-5**



(Pramod Kumar Upadhyay)
Secretary

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ARCHITECT'S CERTIFICATE (On Letter Head)

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

No.....

Date:

Information as on _____

Subject: Certificate of Percentage of work done for the Project <Project Name>
 <Project Registration No> situate in Village / Sector _____ Tehsil _____
 Competent / Development Authority _____ District _____
 PIN _____ admeasuring _____ sq.mts. area being developed by
 [Promoter's Name][Promoter Id]

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

1. Following technical professionals are appointed by Promoter: -

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

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

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

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

Table - A

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

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

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

Table - B

Internal and external development works (common facilities) in respect of the entire registered project

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

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect
(License no)

Mobile No.

Email ID

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ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

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

No.

Date:

Information as on _____

Subject: Certificate of Amount Incurred for Construction and Development of the Project <Project Name> <Project Registration No> situate in Village / Sector _____ Tehsil _____ Competent / Development Authority _____ District _____ PIN _____ admeasuring sq.mts. area being developed by [Promoter's Name, Promoter ID]

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

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

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

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

(in Rs Lac)

Table - A

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

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

Table - B
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

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

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

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

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

- 5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2.....
- 5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Signature & Name (IN BLOCK LETTERS) of Engineer
 Mobile No.
 Email ID



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CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

No.-----

Date:-

Information as on

Subject: Certificate of amount incurred on [Project Name and RERA Registration No.] for Acquisition and [development of land and/or Construction of Tower/Block/Building(s)] situate on Khasra no./Plot No. demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village _____, Tehsil _____, Competent Authority/Development Authority _____, District _____, PIN _____, admeasuring _____ sq. meter area, being developed by [Promoter Name] and [Promoter Id], having Separate A/c No. _____

Bank Name _____

PART-A

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

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3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)				
3C	Total Construction and Development Cost (Lower of 3A and 3B.)				
3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised for construction of this project: a) paid to Financial Institution, Scheduled Banks, NBFC and b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)"				
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)				
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)				
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)				
5	Percentage completion of Construction Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2) x100				
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col 6 of S No. 4B / Col.3 of S No. 4B)				
7	Total amount received from allottees till date since Inception of the Project				
8	70% Amount to be deposited in Separate Account (70%*S No. 7)				
9	Loan sanctioned for the project till date (secured and unsecured both)				
10	Loan disbursed for the project till date (secured and unsecured both)				
11	Interest on deposits (flexi facility) credited to the Separate account				
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)				
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)				
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier) (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)				
15	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))				
16	Computed Balance in Separate A/c as on date (S No. 12 - S No. 15)				
17	Actual Balance available in Separate A/c as on date				
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil				
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))				
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this certificate				
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)				

This certificate is being issued on specific request of M/s (Name of the Promoter) for IIP & RA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

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

OR

Note: I/We report that the land parcel for this project has been mortgaged in other projects/ for loans/borrowings for other purpose also.

Signature of Chartered Accountant (with seal)
 (Name of the Chartered Accountant)
 (Membership Number)
 Name of Firm
 Firm Registration Number (FRN)
 UDIN:
 Email:
 Mobile No.

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

No.----- Date:-
 Information as on
 Subject: Certificate of amount incurred on [Project Name and RERA Registration No] for Acquisition and Development of land or and Construction of Tower/Block/Building(s) situate on Khasta no. Plot No. demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village, Tehsil, Competent Authority Development Authority, Dist., PIN, admeasuring sq. meter area, being developed by [Promoter Name] and [Promoter Id], having Separate A/c No. Bank Name

PART-B

I. We also certify that
 Out of the amount reported in Column 6 of S No. 4B above
 (a) Rs. Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(d) and is, therefore, admissible for withdrawal from the Separate Account
 (b) Rs. Lacs is the amount for which bills/ invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land construction and development work of this project and being due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below
 (c) Rs. Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement For Sale entered into with that allottee

(in Rs)

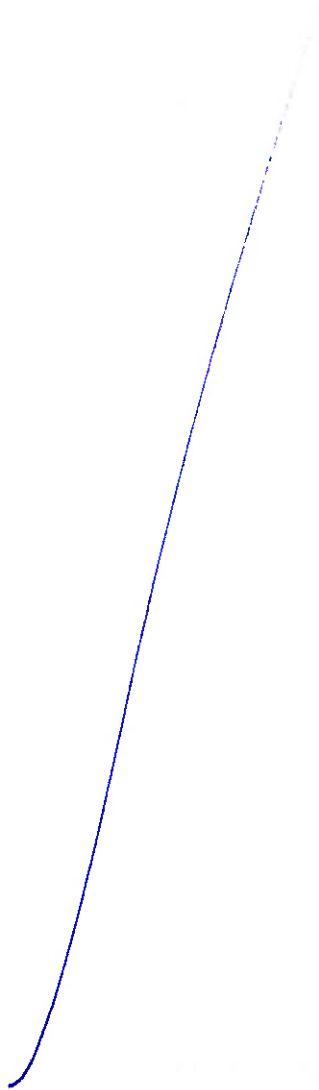
S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21	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

This certificate is being issued on specific request of M/s [Promoter's Name, Promoter's Id] for U.P. RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our my knowledge and belief.

Signature of Chartered Accountant (with seal)
 (Name of the Chartered Accountant)
 (Membership Number)
 Name of Firm
 Firm Registration Number (FRN)
 U/DIN:
 Email:
 Mobile No.

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ARCHITECT'S CERTIFICATE(On Letter Head)

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

Date:

To,

The _____(Name & Address of Promoter),

Information as on _____

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

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

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

Competent / Development Authority _____ District _____ PIN_____

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

I/We _____ have undertaken assignment as Architect for certifying completion of part/block (if any) of plotted development and/or Construction work of _____ building(s)/wing(s)/tower(s)/

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

Tehsil_____ Competent / Development Authority _____ District _____ PIN_____

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

2. Following technical professionals are appointed by Promoter: -

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

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

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

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

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

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

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

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

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

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

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

☞

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

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

Or

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

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect

(License No.....)

Mobile No.

Email ID



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ARCHITECT'S CERTIFICATE(On Letter Head)

(To be issued on completion of the entire project)

Date:

To,

The _____(Name & Address of Promoter),

Information as on _____

Subject: Certificate of Completion of Construction and Development work of

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

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

Village / Sector _____ Tehsil_____ Competent / Development Authority _____

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

<Promoter's Name><Promoter Id>

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

2. Following technical professionals are appointed by Promoter: -

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

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

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

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

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

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

Or

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

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect

(License No.....)

Mobile No.

Email ID

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FORM – REG - 5
[see Regulation 4]

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

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

To [NAME AND ADDRESS OF PROMOTER]

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

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

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

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

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

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

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

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

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

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

OR



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

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

OR

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

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

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

OR

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

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

OR

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

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

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

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

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

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

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

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



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_____ units are still unsold.

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

ix) Other observations if any:

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

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

Place :

Date :

(Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory:

Full Address:

Membership No.:

Mobile No.:

E-mail ID:

UDIN:

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



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