

Uttar Pradesh RERA issued registration certificates to 37 new projects in the month of September, the highest ever.

Out of the 37 new projects, 27 are residential, 07 are commercial and 03 are mixed category projects which are divided into different categories. These are of development authorities and U.P. Housing Development Council and private promoters.

Out of these, maximum 07-07 projects each are in Ghaziabad and Lucknow districts, 06 in Gautam Buddha Nagar, 04 in Mathura, 03-03 projects are from Jhansi and Prayagraj, 02-02 each from Meerut and Agra and 01-01 project each from Bijnor, Gorakhpur and Moradabad.

While issuing Form C, the promoters were directed to prominently mention the registration number of the project, its unique QR code, RERA website and project collection account details in all types of advertisements and promotional material.

The Authority also directed the promoters to put up A3 size copy of Form C at their respective offices, site offices and construction sites so that home buyers and the general public can easily see it.

Lucknow / Gautam Buddha Nagar: UP RERA issued registration certificates/Form C to 37 new projects in the month of September, the highest ever. Through these projects, the promoters will construct and develop 11,281 residential and commercial units on approximately 5, 93,041 square meter land by investing an amount of approximately Rs 7,198 crore. Out of these, the maximum 07 projects each are located in Ghaziabad and Lucknow districts, 06 in Gautam Buddha Nagar, 04 in Mathura, 03-03 in Jhansi and Prayagraj, 02-02 in Meerut and Agra and 01 project each in Bijnor, Gorakhpur and Moradabad.

While issuing registration certificates to new projects, the Authority especially instructed about the precautions to be taken in advertising and promotion. Promoters were instructed to prominently and mandatorily mention the project's registration number, its unique QR code, RERA website and project collection account number in large and readable font size in all types of advertisements and promotions related to the project (print, electronic, digital, radio, agents, etc.). It was also instructed that the promoters should put up a full size copy of Form C at their offices, site offices and construction sites, complete the construction work of their projects on time and regularly fill quarterly progress reports / QPRs on the RERA portal which is made public, Available for viewing.

Till now more than 3745 real estate projects have been registered by the promoters in UP RERA.

The objective of the above directions is to enable the prospective homebuyers to easily access and verify project related information and records such as land records, approved maps and layouts, number of phases or towers, number of floors and units per tower, common and special facilities to be developed in non-tower area, entry and exit gates, basement, type of Electricity Supply System (ESS) (single or multipoint) and its location, proposed completion date, status of OC/CC, details of promoter, status of construction/Quarterly Progress Reports (QPRs) and number of complaints lodged against the project and the promoter, etc.

RERA has made it mandatory for promoters to fill quarterly progress reports - QPRs - of their projects. Filling QPRs helps RERA, homebuyers and other project stakeholders get information about the actual progress of the project's construction and development. On this basis, it can be known how much the promoter has constructed compared to the set targets or whether the promoter is ahead or behind in achieving his set targets! The information obtained from QPR can prove to be decisive for homebuyers.

To facilitate the home buyers and to make their availability even easier, UP RERA has mentioned instructions in the Registration Certificate / Form C issued to the promoters for the new project, which includes prominently and mandatorily displaying the unique QR code issued to the project, the project's registration number, project collection account and RERA portal in all types of advertising and promotional material and putting up an A3 size copy of the registration certificate at their office, site office and construction site for the prospective home buyer or general public to see.

Prospective home buyers or general public can scan the QR code issued to the project from their mobile phones and directly reach the project page on the RERA portal where the above-mentioned details and documents are available from the project details page. UP RERA advises all buyers in the real estate sector to deposit all types of unit-related payments only in the 'Project Collection Account' and also mandatorily verify the bank account provided in the advertisement for the project or by the promoter with the details of the 'Project Collection Account Number' given on the RERA portal.

Shri Sanjay Bhusreddy, Chairman, UP RERA said that it is very important to bring transparency in the process to increase the confidence of stakeholders in the real estate sector. He congratulated the promoters of all 37 projects and also instructed them to provide project related information to home buyers with transparency for which important instructions are given and mentioned while issuing Form C. Its long term benefits will be seen in the form of regulation and development of the real estate sector. Promoters should sell the units only on the basis of facts and approved map and layout, complete the work on time and provide possession without deviating from the terms of the Agreement for Sale