

Uttar Pradesh Real Estate Regulatory Authority

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

No. ¹⁰³⁹³ /U.P. RERA/2026-27

Date: 30/9 /2026

Office Memorandum

Subject: Digital submission of Architect (REG-1), Engineer (REG-2) and Chartered Accountant (REG-3) Certificates along with Quarterly Progress Report (QPR) of the real estate projects with effect from the quarter ending 30th September 2026.

Whereas, under the provisions of the Real Estate (Regulation and Development) Act, 2016, the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 and the regulations made thereunder, promoters of registered real estate projects are required to submit Quarterly Progress Reports in respect of their projects along with the certificates of the Architect, Engineer and Chartered Accountant in the format provided in Form- REG-1, REG-2 and REG-3 respectively under regulation-3 of the Uttar Pradesh Real Estate Regulatory Authority (General) Regulations, 2019.

Regulation-3(b) of the Uttar Pradesh Real Estate Regulatory Authority (General) Regulations, 2019, as inserted vide the 7th Amendment, lays down that the promoter shall provide the details of the Architect, Engineer and Chartered Accountant to the Authority and shall file Quarterly Progress Reports through these professionals, who shall issue digitally signed certificates using the facility available on the promoter's dashboard;

The aforesaid certificates were so far being uploaded as scanned PDF copies along with the QPRs of the projects, but since the Authority is now implementing their structured digital submission through the UP-RERA Web Portal in order to facilitate more systematic, consistent, verifiable and auditable certification and project progress reporting;

Therefore, in order to ensure the compliance of the aforesaid regulatory requirement and for its effective implementation, all the promoters of registered real estate projects are required to ensure the compliance of the following instructions at the time of filing of quarterly progress reports of the projects with effect from the quarter ending 30th September 2026:

1. The due date for submission of the Quarterly Progress Report along with the requisite digitally signed REG-1, REG-2 and REG-3 certificates shall

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continue to be the 15th day from the end of the respective quarter. Accordingly, the due date for submission of the QPR and the aforesaid certificates for the quarter ending 30th September 2026 shall also be 15th October 2026.

2. The certificates of the Architect in Form REG-1, Engineer in Form REG-2 and Chartered Accountant in Form REG-3 shall be submitted only through the structured digital filing facility provided on the UP-RERA Web Portal. The existing facility for uploading scanned PDF copies of these certificates shall stand discontinued starting from the quarter ending on 30th September, 2026. The concerned professionals shall issue and submit their respective certificates through the digital facility, duly digitally signed in accordance with regulation 3(b) of the Uttar Pradesh Real Estate Regulatory Authority (General) Regulations, 2019.
3. The information furnished through the digital certificates shall form part of the regulatory compliance record of the project. The concerned professionals shall ensure that the particulars reported for the current quarter are consistent with those submitted for the immediately preceding quarter, wherever applicable.
4. In case the QPRs for one or more earlier quarters of any project have not being filed on the web portal of the Authority, the promoter shall first complete the required physical and financial achievement details for each such pending quarter. The facility for submission of REG-1, REG-2 and REG-3 certificates for such pending quarters shall remain disabled. The concerned professionals shall, however, submit their respective digitally signed certificates for the latest quarter for which the QPR is being filed, in accordance with the procedure provided herein.

The detailed procedure and user instructions for submission of REG-1, REG-2 and REG-3 certificates through the digital platform are being made available on the UP-RERA Web Portal for guidance of the promoter and the professionals. The Authority may issue such further directions or clarifications as may be necessary for effective implementation of the digital filing process of the quarterly progress report.

This order comes into force with immediate effect and shall be uploaded on the official website of UP-RERA and circulated to all promoters of registered real estate projects for information and strict compliance.

This issues with the approval of Hon'ble Chairman, Uttar Pradesh Real Estate Regulatory Authority.


(Mahendra Verma)
Secretary

No. and date as above:

Copy: For information and necessary action: -

1. Hon'ble Chairman, Uttar Pradesh Real Estate Regulatory Authority.
2. Hon'ble Members, Uttar Pradesh Real Estate Regulatory Authority.
3. CEOs, All Industrial Development Authorities.
4. Vice Chairman, All Development Authorities.
5. All other Competent Authorities.
6. Technical Advisor, Uttar Pradesh Real Estate Regulatory Authority.
7. Assistant Director (Systems)/System Analyst, Uttar Pradesh Real Estate Regulatory Authority.
8. All promoters of the real estate projects registered with U.P. RERA through their dashboards and e-mails.
9. Media Consultant, Uttar Pradesh Real Estate Regulatory Authority for dissemination through print, electronic and social media.


(Mahendra Verma)
Secretary