



U.P. Real Estate Regulatory Authority

Press Release

18th November 2022

Under U.P. RERA's Project Rehabilitation Initiative, Jaypee Greens Kalypso Court becomes India's first project to reach completion

- Promoter obtained Occupancy Certificate for last 2 towers having 154 units on 16-11-2022
- The OC of the other 2 towers was obtained in August 2022.
- Together the 4 towers have 304 apartments
- First project in U.P and the country to reach completion under provisions of section 8 of RERA Act meant to facilitate completion of challenged projects
- Rehabilitation set in motion in July 2020 with consent of allottees to complete remaining construction work

Gautambudh Nagar/ Lucknow:

Government of Uttar Pradesh had issued, on 26-06-2020, policy guidelines for completion of projects subsequent on lapse/revocation of registration. U.P. RERA has established a Project Management Division (PMD) manned by experts in its NCR Regional Office Gautambudh Nagar for strategizing and facilitating completion of challenged projects.

The registration of the "JP Greens Kalypso Court (Phase II)" project had lapsed on 30-06-2018. The development of the project was stuck due to unwillingness of the allottees to pay the balance dues because of trust deficit between the allottees and the promoter which was compounded by inordinate delay in completion of the project. The homebuyers were filing complaints with the Authority and seeking refunds.

U.P. RERA, through its Project Monitoring and Advisory Committee, assisted by the PMD held intensive deliberations with both the parties to finalize strategies to complete the project by the promoter in collaboration with the Association of Allottees (AoA) under close supervision of the Authority. The biggest challenge was to bridge trust deficit and to sustain the trust and in-flow of finances by the promoter by way of company contribution and payment of balance installments by the allottees.

The project comprised of 08 Towers out of which 04 Towers were completed and handed over to homebuyers before lapse of registration whereas the development of remaining 04 Towers, namely 7, 8, 11 and 12 was stalled. U.P. RERA authorized the promoter vide its order of July 2020 under section 8 of RERA to complete the remaining 04 Towers and provide possession by January 2022 after the consent of more than 50 percent of 304 allottees through their association.

There were further dislocations in the work of the project because of the recurring waves of Covid-19 pandemic. However, the Authority with sustained monitoring by its Project Advisory and Monitoring Committee assisted by the PMD and a third-party Construction Consultant appointed for



the purpose, was able to address the bottlenecks and ensure almost smooth progress of the project. One of the hallmarks of this arrangement was upfront contribution of Rs. 12 crore by the promoter to start with and commitment to contribute Rs. 45 crore in total from its own sources towards development of the project.

Despite the force majeure challenges, towers 7 & 8 comprising 148 apartments were completed and application for O.C. filed in December 2021. U.P. RERA intervened to expedite the occupancy certificate which was finally issued in August 2022. Possession has been offered to 132 allottees of Towers 7 & 8 and over 20 sale deeds have been executed.

Towers 11 and 12 have also been completed since and O.C. obtained on 17th November 2022 and now 148 allottees of these towers can get possession.

Its noteworthy that this project was launched in the year 2010-11 and with the active intervention of UP RERA now the allottees of these towers get their dream houses after long wait of over a decade.

This novel experiment has given hope to the homebuyers and infused positive sentiments in the industry. Presently, UP RERA is facilitating completion of 14 such projects under section 8 of the RERA through joint endeavour of the promoter and the allottees. These projects are under various stages of completion and over 7000 allottees will be able to get possession in these challenged projects on completion.

On this occasion, **Sh. Rajive Kumar, Hon'ble Chairman, U.P. RERA** congratulated the Project Advisory & Monitoring Committee, the promoter and the association of allottees on successful completion of the project. He said, *“Today is a big day for the entire real estate sector because a stuck project has achieved completion with OC. The RERA Act was enacted on the backdrop of massive delays in completion of real estate projects and the need for safeguarding the interests of homebuyers. The effective use of provisions of RERA Act in enabling completion of stalled real estate projects is a game-changer. I am proud that U.P. RERA has been spearheading this movement and now has overseen the completion of the first project in the country using the provisions of Section 8 of the RERA Act. I am confident that more and more promoters and allottee associations shall utilize this platform for rehabilitating stalled / delayed real estate projects under the aegis of RERA.”*

The successful completion of this project marks a new beginning in the post RERA era where a project has been rehabilitated and nurtured towards completion by a regulatory authority. In fact, the project is the first in line among 14 other projects of the state that are being facilitated as per section 8 of the RERA under the orders and close monitoring of U.P. RERA.