



Uttar Pradesh Real Estate Appellate Tribunal
(4th Floor, Indra Bhawan, Ashok Marg, Lucknow)

Dated : 29.03.2024

NOTICE

The office memorandum dated 18.03.2024 is attached along with this notice for information and implementation by the all concerned.

Shree Khan
29/03/24
Registrar

U.P. Real Estate Appellate Tribunal

Lucknow |

Registrar

U.P. Real Estate Appellate Tribunal
Lucknow, (India)

Enclosures: Office Memorandum dated 18.03.2024.



THE UTTAR PRADESH REAL ESTATE APPELLATE TRIBUNAL

(3rd AMENDMENT) REGULATIONS, 2024

OFFICE MEMORANDUM

Whereas it is expedient to amend Regulations regarding Electronic Filing (e-filing) of the orders of the U.P. Real Estate Appellate Tribunal, Lucknow, the U.P. Real Estate Appellate Tribunal, Lucknow in exercise of powers of Section 53 (2) of the Real Estate (Regulation and Development) Act, 2016 read with Sub-Rule (3) of Rule 25 of U.P. Real Estate (Regulation and Development) Rules, 2016, make the following amendments in the E-filing Regulations as well as in the main Regulations of 2019.

1. **Immediate Implementation of existing Regulation No. 9(2) of Uttar Pradesh Real Estate Appellate Tribunal (2nd Amendment) Regulations- 2021.** Existing Regulation No. 9(2) reproduced hereunder is to be implemented with immediate effect

Regulation	Column 1	Column 2 (Substituted Regulation)
9(2)		"The defects shall have to be rectified/removed within 7 days of intimation, where after the e-file will be locked and will have to be uploaded afresh, as refiling case, using the procedure provided under the Regulations of E-Filing [The Uttar Pradesh Real Appellate Tribunal Estate (15 ¹ Amendment) Regulations, 2021]. If the applicant/appellant is unable to remove the defects within 7 days, the applicant/appellant shall move an application before the Registrar within 7 days for grant of more time to remove the defects explaining the difficulties. The Registrar, after examining the application, may grant 7 days' more time to remove the defects. If the defects are not removed within 7 days or within extended period given by the Registrar, the file shall be blocked permanently and physical record, if any, shall be consigned to Record



Regulation	Column 1	Column 2 (Substituted Regulation)
		Room and applicant/appellant has to file fresh appeal and limitation period for the same shall apply as per provisions of Section 44 (2) of the Act".
9 (2)(A)		<p>(i) The fee for filing appeal is non-refundable once the file has been blocked permanently after the expiry of extended period, granted by the Registrar. At the time of filing appeal afresh, the applicant/appellant will have to deposit fresh filing fee of Rs. 1000/-.</p> <p>(ii) At the time of fresh filing, the applicant/appellant will again have to comply with the provisions of Section 43 (5) of the Act in pursuance to the order of the Regulatory Authority/ Adjudicating officer, as the case may be and will have to deposit the amount afresh.</p> <p>(iii) The erstwhile deposited amount under Section 43 (5) of the Act in defective appeal which will be blocked as per clause 9(2), will be refunded to the applicant/appellant on filing of an application requesting for refund of the amount before the Registrar mentioning the account details along with a cancelled cheque in which the applicant/appellant wants the refund of the deposited amount through RTGS.</p>



Regulation	Column 1	Column 2 (Substituted Regulation)
<u>Dress and Discipline.</u>		
Addendum to Chapter IV of UP REAT Regulation 2019		vi. The dress code for other female representatives, like Chartered Accountants, Company Secretaries and Cost Accountants, etc. shall be saree or salwar kameez or trousers and shirt. vii. Parties appearing in person before the Tribunal shall be properly dressed in case of male in any full sleeves' shirt or cream colour buttoned up (band gala) coat with trouser of any sober colour, or black or white Sherwani with churidar pajamas, or Dhoti Kurta with buttoned up (band gala) coat. In case of female the dress code shall be saree or salwar kameez or trousers and shirt.
Addendum to Chapter IX of UP REAT Regulation 2019		vii. No documents will be accepted on the bench e-mail addresses.



Sd/ - xxxxxxxxxx

Chairman

U.P. Real Estate Appellate Tribunal

Lucknow