FUTURISTIC NOIDA

How to check a project on UP RERA

A step-by-step check before you pay a booking amount

Free home-buyer guide · Edition Oct 2026

For buyers in Noida, Greater Noida & the Yamuna Expressway
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Why check

Under the RERA Act, 2016, a promoter cannot advertise or sell flats in a project that is not registered with UP RERA (unless exempt). The registration page also shows the promised completion date, the approved plan and the builder's quarterly progress. Ten minutes on up-rera.in can save a very expensive mistake.

Step by step on up-rera.in

1. Open **up-rera.in** (the official site – type it yourself, do not use a link from an ad).
2. Go to the projects section and search the **registration number** (format like UPRERAPRJ123456). Ask the builder for it; it must be printed on every ad and brochure.
3. If you only have a name, search by project or promoter name and district **Gautam Buddh Nagar**. Several phases may have different numbers – match the tower you are buying.
4. Open the project details. Note the **promoter name** (must match your agreement), **proposed completion date**, and any extension granted.
5. Download the **approved building plan / sanction** and the land documents uploaded by the promoter.
6. Check the **quarterly progress reports (QPR)**: is construction progressing, and how many units are booked?
7. Look for **complaints** and orders against the project or promoter, and check the promoter's other projects for delays.
8. Note the **designated RERA bank account**: RERA requires 70% of collections to go to a separate account for that project. Pay only to the account named in your allotment documents.

Red flags

- No registration number, or a number belonging to another phase.
- Payment asked into a personal or unrelated account.
- Completion date on RERA much later than the date the salesperson tells you.
- QPRs not filed for several quarters.
- Carpet area missing from the agreement or different from the RERA page.
- "Pre-launch" or "EOI" money taken for an unregistered project.

Check the agent too

Real estate agents must also be registered with UP RERA. Ask for the agent's registration number and verify it on up-rera.in.

Write down what you found

Item	Your note
RERA registration no.	
Promoter name	
Completion date (RERA)	
Extension granted?	
Last QPR quarter	
Complaints / orders	
RERA bank account (from allotment)	

Menu names on up-rera.in change from time to time; the items to look for stay the same. Our own RERA check page: futuristicnoida.com/rera-check/

Sources (checked 29 Oct 2026)

- Real Estate (Regulation and Development) Act, 2016; UP RERA portal up-rera.in, checked 29 Oct 2026

> **Not legal or financial advice.** General information only, not legal, tax or financial advice. Rules and rates change; confirm with a lawyer, a CA, your bank and the official portal before you pay anything.

> **Disclosure.** Futuristic Noida is a RERA-registered channel partner for Godrej, Sobha, Stellar and Prestige projects and may earn brokerage from the developer on bookings made through us. This does not change your price. No returns are promised.

Questions on your own case?
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