



ODISHA REAL ESTATE REGULATORY AUTHORITY

Block-A-1, 3rd Floor, Toshali Bhawan, Satya Nagar, Bhubaneswar-751007

E-mail: reraodisha@gmail.com

No. 2667 /ORERA

Dated: 22/04/26

ORERA-REGU-DOA-13/2024

**DIRECTION UNDER SECTION 37 OF THE REAL ESTATE
(REGULATION AND DEVELOPMENT) ACT, 2016**

(Regarding Modification of QPR Proforma for Real Estate Projects)

Whereas, the Authority had earlier issued a direction u/s 37 of the Real Estate (Regulation and Development) Act, 2016 vide Order/Letter No. 9023/ORERA dated 20.12.2024, prescribing proforma of Quarterly Progress Reports (QPR) in the formats of Proforma-I, Proforma-II(A) and Proforma-II(B);

And whereas, a digital module was subsequently developed on the ORERA web portal for submission of QPRs in accordance with the prescribed proformas;

And whereas, it has been observed that promoters are encountering practical difficulties in submitting QPRs through the digital system within the stipulated timelines;

And whereas, such issues have also affected effective monitoring of submitted QPRs;

Now, therefore, with a view to addressing the aforesaid difficulties and streamlining the process, the Authority hereby revises and modifies the existing QPR Proformas, namely Proforma-I, Proforma-II(A) and Proforma-II(B), as enclosed herewith. A corresponding updated QPR module is also being developed under ORERA 2.0 to facilitate ease of submission.

Accordingly:

Promoters of offline registered projects shall submit QPRs in the revised proforma in hard copy; and

Promoters of online registered projects shall submit QPRs through the ORERA online portal.

This revised system shall come into effect from the quarter ending June, 2026 onwards and compliance shall be ensured strictly.


22/4/26
Member (Judicial)


22.04.26
Chairperson

QPR FORMAT {Sec 11(1)(e)}

Financial Year: _____, For the quarter _____

PROFORMA-I

1. Name of the Builder/Promoter:
2. Project Name:
3. Registration No. & Validity:
4. Project Type (Residential/Commercial/Mixed/Plotted Scheme):
5. Status of Unit Bookings:

Units	Total Approved Unit	Total no. of Units booked up to previous quarter	Total no. of Units booked during the quarter	Total (3 + 4)
1	2	3	4	5
Residential				
Commercial				
Plots				

6. Status of Agreement for Sale (AFS) & Conveyance Deed:

Sl. No.	Description	Total no. of deeds executed up to previous quarter	Total no. of deed executed during the quarter	Total (3+4)
1	2	3	4	5
1.	Agreement for Sale executed			
2.	Conveyance Deed Executed			

7. Status of facilities:

Sl. No.	Item of facilities as per approval of the project.	Present Status (Not Started/Under Progress/Completed)	Remarks (if any)
1			
2			
3			

8. Documents and Certificates to be uploaded:

Sl. No.	Description	Certificate obtained (Yes/No)	Upload copy, if obtained.
1.	Completion Certificate		
2.	NOC from CGWA		
3.	Fire Safety certificate		

9. Formation of Association of allottees: (Yes/No) (If yes, upload authenticated documents. If no, submit present status).

10. Status of Occupancy Certificate (OC):

Sl. No.	Description	Certificate obtained (Yes/No)	Upload copy, if obtained.
1	Part Occupancy Certificate		
2	Final Occupancy Certificate		

11. Execution of Conveyance Deed of common areas in favour of Association of allottees: (Yes/No) (If yes, submit authenticated copy thereof)

12. Upload copy of Agreement for Sale (Max. 5 Nos.)

Signature of the promoter
(In case of offline registered project)

This is system-generated, no signature is required in case of online project

PROFORMA-II(A)

Construction Status

(By Construction Engineer and Architect of the Project)

1. Name of the Builder/Promoter:
2. Project Name:
3. Registration No. & Validity:
4. Project Type (Residential/Commercial/Mixed/Plotted Scheme)

Sl. No	Item of Work (As per milestone)	Completion date as per milestone	% of progress	Reason of non-completion	Upload geo-tagging photo taken through ORERA mobile Apps-
1	Land Demarcation				
2	Soil Excavation				
3					
4					
5					

5. Overall project completion percentage:

- ✓ We certify that the physical progress of the project as furnished above are correct to the best of our knowledge.

Signature of Construction Engineer
(In case offline registered project)

Name:

Regn. No.

Signature of Architect
(In case of offline registered project)

Name:

Regn. No.

This is system-generated, no signature is required in case of online project

PROFORMA-II(B)

Financial Status

(By Chartered Accountant (CA) of the Project)

1. Name of the Builder/Promoter:
2. Project Name:
3. Registration No. & Validity:
4. Project Type (Residential/Commercial/Mixed/Plotted Scheme)

Items	Up to previous Quarter (Rs. in lakhs)	During the Quarter (Rs. in lakhs)	Total (2+3)
1	2	3	4
a. Funds collected from allottees (100% collection account)			
b. Funds transferred to RERA (70%) account			
c. Fund Withdrawn from RERA (70%) account			
d. Expenditure incurred from RERA (70%) account			
e. Expenditure from own source			
f. Expenditure from financial institution, if any			
g. Total Expenditure incurred (d+e+f)			
e. Funds available in RERA (70%) account (c - d)			

NB: Figures in column 2 & 3 be entered manually

5. Total Estimated Cost of the Real Estate Project: (Rs. in Lakhs) _____

6. Percentage of expenditure of estimated cost (Total Expenditure incurred / Total Estimated Cost) * 100:

We certify that the financial progress of the project as furnished above are correct to the best of our knowledge.

Signature of Chartered Accountant
(In case of offline registered project)

Name of Chartered Accountant:
Membership Number:
UDIN No.:

This is system-generated, no signature is required in case of online project