



**ODISHA REAL ESTATE REGULATORY AUTHORITY**

Block-A1, 3rd Floor, Toshali Bhawan, Satya Nagar, Bhubaneswar-751007

No. 9023 /ORERA  
(ORERA-REGU-MISC-40/2022)

Date : 20/12/24

**DIRECTION U/S 37 OF REAL ESTATE (R&D) ACT, 2016**

**(QPR & AAC submission for fraction period &  
Modified format for submitting QPR)**

Whereas, the Authority in its Direction passed u/s 37 vide No.641 dtd.03.02.2023 laid the format for submission of Quarterly Progress Report (QPR) as per section 11(1)(e) of the RE(R&D) Act, 2016. The said format comprised Proforma-I & Proforma-II;

Whereas, it came to the notice of the Authority that a few promoters who were allowed registration of their projects a few days before completion of the quarter, did not submit QPR presumably due to non-completion of the whole quarter. Similarly, the Annual Audit Certificates(AAC) are not being furnished by some of the promoters if registration has been granted to their projects in the middle of the financial year or just a few days to go before completion of the year;

Now, therefore, the Authority would like to make it clear that all the promoters who have been granted registration for their projects in the middle of the quarter (for QPR) or the financial year (for AAC) are duty bound under the statute to submit both reports for however limited period it qualifies for completion of the quarter or financial year. If no transaction or construction is made during the said quarter or year, as the case may be, a NIL report has to be submitted online in the prescribed format.

Further, the promoters are also directed to furnish QPR in the revised format annexed hereto. This format supersedes the format earlier communicated in Direction u/s 37 vide No. 641 dtd.03.02.2023 issued by the Authority.

  
Member (Judl.)

  
Member (Admn.)

**QPR FORMAT {Sec 11(1)(e)}**  
(for the quarter ending \_\_\_\_\_)

**PROFORMA-I**

Quarter Progress Report for the quarter: \_\_\_\_\_

1. Name of the Builder/Promoter:
2. Project Name:
3. Project Type (Residential/Commercial/Mixed/Plotted Scheme)
4. Building Type (Simplex/Duplex/S+3/S+4/S+5) etc.:
5. Status of Bookings:

Units	No. to be developed	Booked till previous quarter	Booked during the quarter
Residential			
Commercial			
Plots			

6. Status of facilities:

Sl. No.	Description of facilities	Being provided (Yes/No)	Present Status
1	Community Hall		
2	Lift		
3	STP		
4	Transformer		
5	Interior Road		
6	Connected Road		
7	Installation of DG Set		
8	Fire Fighting Equipment		
9	Drinking Water Supply		
10	Fire Safety Certificate		

(Add more rows, if required)

7. Financial Status:

Sl. No.	Description	Up-to end of previous quarter	During this quarter	Total
1.	Funds collected from allottees			
2.	Funds deposited in the project account			
3.	Funds withdrawn from project account*			
4.	Funds invested in the project			

8. Agreement for Sale & Sale Deed:

Sl. No.	Description	Up-to previous quarter	During this quarter	Remarks
1.	No. of Agreement for Sale executed**			
2.	Agreement for sale through Agents			
3.	No. of Sale Deed Executed			

8(A). Agreements for Sale through Agents (Details thereof):

Sl. No.	Name of the Agent	Registration No.	No. of Units Booked	Commission paid (optional)
1				
2				
3				
4				

9. Documents and Certificates to be attached:

Sl. No.	Description	Certificate obtained (Yes/No)	Copy submitted to Authority (Yes/No)
1.	Completion Certificate		
2.	NOC from CGWA		
3.	Fire Safety certificate		
4.	(i)Occupancy certificate		
	(ii) If not obtained, proof of applying for the certificate to be submitted		

10. Formation of Association of allottees: (Yes/No)

(If Yes submit authenticated documents.

If No submit present status).

11. Registration of Association of allottees: (Yes/No)

(If Yes submit authenticated documents.

If No submit present status).

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

(Signature of the Promoter)

Date:

- \*. Attach copies of certificate submitted to the bank along with acknowledgement from Bank in token of receipt. Also attach authenticated bank statement for the quarter.
- \*\* . Submit a copy of Agreement for Sale for offline registered projects/upload in Web portal along with QPR for online registered projects.

**PROFORMA-II(A)**

(Certificate on Construction Status for withdrawal of Funds)

1. Project Name:		
2. Promoter's Name:		
3. Type of Project:	(Residential/Commercial/Mixed/Plotted Scheme)	
4. Construction Status		
<b>Item of Work</b>	<b>(Completed/Under progress)</b>	<b>Percentage of construction</b>
a. Site development		
b. Roof Casting		
c. Brick work & plastering		
d. Electrical Work		
e. P.H. Works		
5. Development Status (Plotted Scheme):		
a. Site Development		
b. Internal Road development		
c. Power Supply/Water supply		

We certify that the physical progress of the project as furnished above are correct to the best of our knowledge & assessment and \_\_\_\_\_(%) percentage of project work has been completed till date.

(Construction Engineer)

Name:

Regn. No.

(Architect)

Name:

Regn. No.

Place:

Date:

**PROFORMA-II(B)**

(Certificate on Financial Status for withdrawal of Funds)

1.

Financial progress:	Up to previous Quarter	During the Quarter	Total Expenditure
a. Funds collected from allottees			
b. Funds invested from own source till date			
c. Funds invested from financial institution if any, till date			
d. Expenditure incurred			
e. Funds available in the account as on date			
f. Funds now proposed to be withdrawn			

2. Total Estimated Cost of the Real Estate Project: Rs. \_\_\_\_\_

3. Total Cost Incurred and Paid for the Real Estate Project {as per clause 1(d)}: Rs. \_\_\_\_\_

4. Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost (Sl. No. 3/2 x 100): (\_\_\_\_\_ %)

5. Amount which can be withdrawn from the designated account;  
Total Estimated Cost x Proportion of cost incurred and paid (Sl. No.2 x Sl. No.4): Rs. \_\_\_\_\_

6. Less: Amount withdrawn till date as per the Books of Accounts and Bank Statement: Rs. \_\_\_\_\_

7. Net Amount admissible for withdrawal from the Designated Bank Account under this certificate (Sl. No.5 - Sl. No.6): Rs. \_\_\_\_\_

This certificate is being issued for RERA compliance for the Company (Promoter's Name \_\_\_\_\_ and Project Name \_\_\_\_\_) and is based on the records and

documents produced before me and explanations provided to me by the management of the company; based on the verification of Books of Account till (date) \_\_\_\_\_.

Name and Signature of Chartered Accountant

With Stamp For (Name of CA Firm)

Partner/Proprietor

(Membership Number) \_\_\_\_\_

UDIN No. \_\_\_\_\_

Place:

Date: