



# ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ನಂ. 1/14, 2ನೇ ಮಹಡಿ, ಸಿಲ್ವರ್ ಜ್ಯೂಬಿಲಿ ಬ್ಯಾಂಕ್, ಯುನಿಟಿ ಬಿಲ್ಡಿಂಗ್, ಸಿ.ಎಸ್.ಐ

ಕಾಂಪೌಂಡ್, 3ನೇ ಕ್ರಾಸ್, ಮಿಷನ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು-560027



No-RERA/Accounts/CR/127599/2025-26

Date: 07-02-2026

## CIRCULAR

**Subject :** Imposing penalty for delay in submission/ non-submission of Quarterly Updates for financial years from the financial year 2017-18 till completion of Quarter-4 of the financial year 2024-25.

**Reference :** 1. Circular dtd:03-09-2020 vide No: RERA/Finance-Section/83/2020-21  
2. Order passed by the Hon'ble High Court of Karnataka dt: 19-09-2025 in Writ Petition No: 3379 of 2024 and other connected matters.

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As per Section 11 (1) of the Real Estate (Regulation and Development) Act, 2016 ("Act") r/w Rule 15(1)(D) of the Karnataka Real Estate (Regulation and Development) Rules, 2017 ("Rules"), it is the duty of the promoter to perform certain functions/ obligations as required under the Act or the Rules and the Regulations made thereunder. One of the mandatory requirements is to submit the respective Quarterly Updates through K-RERA web portal.

Accordingly, the promoter shall submit the Quarterly Updates of their real estate project/s through K-RERA web portal within Fifteen days from the expiry of each Quarter i.e., on or before 15<sup>th</sup> of July for the 1<sup>st</sup> Quarter (Q1), on or before 15<sup>th</sup> of October for the 2<sup>nd</sup> Quarter (Q2), on or before 15<sup>th</sup> of January for 3<sup>rd</sup> Quarter (Q3) and on or before 15<sup>th</sup> of April for 4<sup>th</sup> Quarter (Q4).

Under Section 35 and Section 37 of the Act, the Karnataka Real Estate Regulatory Authority is vested with the power to issue directions for the purpose of discharging its functions under the provisions of the Act or the Rules and the Regulations made thereunder.

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The Karnataka Real Estate Regulatory Authority had enabled the facility on its website for promoters to file quarterly updates for Quarter 2, Quarter 3 and Quarter 4 of 2017-18 and Quarter 1 of 2018-19 consolidated along with Quarter 2 of 2018-19, which was the quarter on which the web portal was made available to the promoters.

Accordingly, Karnataka Real Estate Regulatory Authority has enabled the facility on its website for online filing of the respective Quarterly Updates for the registered projects since Quarter-2 of 2018-19.

As per Section 38(1) of the Act, the Karnataka Real Estate Regulatory Authority is vested with the power to impose penalty or interest in regards to any contravention of obligations cast upon the promoters under the Act or the Rules and the Regulations made thereunder.

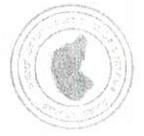
The Authority hereby brought to the attention of the promoters that as per the power vested u/s Section 38(1), if any promoters contravenes any other provisions of the Act, other than that provided under Section 3 or Section 4, or the Rules or Regulations made thereunder, they shall be liable to a penalty which may extend upto five percent (5%) of the total estimated cost of the real estate project as determined by the Authority, by invoking Section 61 of the Act.

As per the observation made by this Authority, few of the promoters have defaulted in filing their Quarterly Updates on the website of the Authority, within the prescribed time in accordance with section 11(1) of the Act r/w Rule 15(1)(D) of the Rules.

In order to impose a penalty for contravention of the Section 11(1) of the Act r/w Rule 15(1)(D) of the Rules, the Authority had issued a Circular on 03-09-2020 vide No: RERA/Finance-Section/83/2020-21, wherein the Authority had imposed a delay fees as follows;



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Sl. No	Due date as per K-RERA Rule	Delay	Delay Fees per project
1	15 <sup>th</sup> day from the end of the Quarter	Upto 1 month from the due date	10,000
		Beyond 1 month	Rs.20,000/- per month of delay

In the said circular, it was mentioned that the delay fees shall be effective commencing from the date of the circular i.e., from 03-09-2020 and also directed to remit the fees through RERA E-payment at the time of filing of the Quarterly Updates as enabled by the Authority on the website.

Aggrieved by the said circular, few promoters have challenged the same before the Hon'ble High Court of Karnataka under various writ petitions vide Writ Petition No: 3379 of 2024 and connected matters.

Whereas, the Hon'ble High Court of Karnataka, vide its order dated 19-09-2025 passed in Writ Petition No: 3379 of 2024 and connected matters, has quashed the circular dt:03-09-2020, however, observing that the quashment will not come in the way of legislation or imposition of subject fee in a manner known to law.

Therefore, in light of the above, this Authority hereby prescribes the following towards imposing penalty for delay in submission/non submission of Quarterly Updates for the aforesaid financial years as per Sec. 11(1) of Act r/w Rule 15(1)(D) of the Rules, by invoking Section 61 of the Act.

And Whereas, Section 38(2) of the Act mandates that the Authority shall be guided by the principles of natural justice and subject to the other provisions of the Act and/or the Rules and Regulations made thereunder, the Authority has the power to regulate its own procedure.

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Hence, it is decided by the Authority to levy penalty of Rs.25,000/- (Twenty Five Thousand Only) for every Quarterly Update for non-submission/delay in submission for the following financial years

Sl. No	Duration for Quarterly Updates	Penalty Amount in Rupees for every Quarter of delay in submission/ Non-submission of Quarterly Updates.	Total Penalty Amount in Rupees.
1	From Quarter-2 of the financial year 2017-18 to Quarter-2 of the financial year 2018-19, which is considered as one Quarter. <i>(as web-portal was made available to the promoters from the Quarter-2 of the financial year 2018-19 for submitting Quarterly Updates)</i>	Rs:25,000/- x 1	Rs:25,000/-
2	Quarter-3 and Quarter-4 for the financial year 2018-19	Rs:25,000/- x 2	Rs.50,000/-
3	Quarter-1 to 4 for the financial year 2019-20	Rs:25,000/- x 4	Rs.1,00,000/-
4	Quarter-1 to 4 for the financial year 2020-21	Rs:25,000/- x 4	Rs.1,00,000/-
5	Quarter-1 to 4 for the financial year 2021-22	Rs:25,000/- x 4	Rs.1,00,000/-
6	Quarter-1 to 4 for the financial year 2022-23	Rs:25,000/- x 4	Rs.1,00,000/-
7	Quarter-1 to 4 for the financial year 2023-24	Rs:25,000/- x 4	Rs.1,00,000/-
8	Quarter-1 to 4 for the financial year 2024-25	Rs:25,000/- x 4	Rs.1,00,000/-



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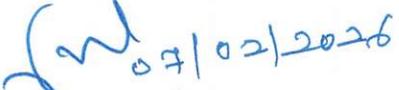
The penalty for delay in submission/non-submission of respective Quarterly Updates shall be enforceable and all such promoters shall file/submit the respective Quarterly Updates from the period as aforesaid and shall pay the applicable penalty through K-RERA e-Payment. The provision for penalty payment will be made available under K-RERA web portal through promoter's respective Project Login for Quarterly Updates submission.

A final opportunity is hereby extended up to 31-03-2026 to such promoters of real estate projects, who have failed to submit the Quarterly Updates for the above said period, including the petitioners in Writ Petition No: 3379 of 2024 and connected matters, without payment of penalty. In the event of failure on the part of the promoter/s to submit the Quarterly Updates for the aforesaid period, on or before 31.03.2026, the promoter shall be liable to pay a penalty as stated in the table above, simultaneous with submission of such Quarterly Updates.

The Authority will initiate action from 01-04-2026 for recovery of penalty amount for delayed submission/non-submission of Quarterly Updates in accordance with the provisions of the Act, or the Rules and Regulations made thereunder.

The aforesaid Circular will come into effect from 07<sup>th</sup> February, 2026

(Approved by the Hon'ble Authority)



Secretary

Karnataka Real Estate Regulatory Authority

