

ODISHA REAL ESTATE REGULATORY AUTHORITY

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

Email: raodisha@gmail.com

Order No. 4945 /ORERA
ORERA-REGU-DOA-13/2024

td. 01/07/2026

DIRECTION U/S 37 OF REAL ESTATE (R&D) ACT, 2016
(Rectification of QPR Proforma of RE Projects)

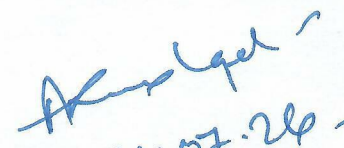
Whereas, a direction u/s 37 of Real Estate (Regulation and Development) Act, 2016 was issued by Authority vide Order/Letter No.2667/ORERA dtd.22.04.2026 for filing of Quarterly Progress Report (QPR) by the promoters in the prescribed Proforma-I, Proforma-II(A) & Proforma-II(B).

Whereas, it has come to the notice of the Authority that certain inadvertent errors have occurred in Proforma-II(B), necessitating rectification of the said proforma.

Now, therefore, the Authority hereby rectifies the existing QPR Proforma -II(B) and directs for necessary modification / development of the corresponding module in ORERA 2.0 version accordingly.

Accordingly, after such partial rectification, the revised QPR proforma i.e Proforma-I, Proforma-II(A) & Proforma-II(B) as enclosed herewith shall continue to remain in force for submission of QPR in respect of Offline Registered Projects in hard copy and in respect of Online Registered Projects through ORERA portal with effect from the quarter ending June-2026 onwards. The promoter shall submit the QPR strictly in the revised proforma.


Member (Judicial)


01.07.26
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				

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)

Sl. No.	Items	Up to previous quarter. (Rs. in Lakh)	During the quarter. (Rs. in Lakh)	Total
1	2	3	4	5
1	Funds collected from Allottees. (100% Collection Accounts)			
2	Funds transferred to RERA (70%) Account			
3	i) Funds withdrawn from RERA (70%) Account.			
	ii) Brought forward balance available in hand i.e Figure of Sl. 9 of previous quarter.			
	iii) Total Funds (i+ii)			
4	Expenditure incurred out of 3 (iii)			
5	Expenditure from own source.			
6	Expenditure from Financial Institutions (Loan), if any			
7	Total Expenditure (4+5+6)			
8	Funds available in RERA (70%) Account [2-3 (i)]			
9	Funds available in hand out of withdrawal funds (Total of Sl. 3 (iii) - Total of Sl. 4)			

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