



**ODISHA REAL ESTATE REGULATORY AUTHORITY
BLOCK-A1, 3rd Floor, Toshali Bhawan, Satya Nagar,
Bhubaneswar-751007**

No. 7674 /ORERA, Bhubaneswar Dated 26/10/26
ORERA-REGU-DOA-13/2024

Direction u/s 37 of Real Estate (R&D) Act, 2016

(Statutory obligations of promoter for submission of QPR of real estate projects under Section 11 (1)(d) & (e) of the R.E. (R & D) Act, 2016)

Whereas, the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "Act") has been enacted, inter alia, to regulate and promote the real estate sector and to protect the interests of allottees;

Whereas certain promoters of registered real estate projects have failed to submit the Quarterly Progress Reports (QPRs) within the prescribed time, in violation of their statutory obligations under Section 11 (1)(d) & (e) of the Real Estate (Regulation and Development) Act, 2016 (herein after referred to as "the Act, 2016") and Rule 15 of the Odisha Real Estate (Regulation read with Development) Rule, 2017; and

Whereas, Section 11(1)(d) & (e) of the Act, 2016, read with Rule 15 of the Odisha Real Estate (Regulation & Development) Rules, 2017 mandates every promoter of a registered real estate project to upload and submit QPR containing updated information relating to the project for verification by the Authority including the progress of the project and the commensurate utilisation of funds; and

Whereas, directions of the Authority U/s 37 of the Act, 2016 were issued by this Authority vide Order No.3699/ORERA dated 05.11.2021, Order No.3482/ORERA dated 15.05.2024 followed by subsequent Order No.5842/ORERA dated 01.08.2026 directing the promoters to submit QPRs of their registered projects within 15 days from the expiry of each quarter through the online portal as required under law for public viewing; and

Whereas, Section 4 (2)(I)(D) of the Act, 2016 requires the promoter to maintain a separate bank account for the project and to utilise the funds strictly in accordance with the provisions of the Act, 2016; and

Whereas, Rule 4 (2)(C) of the Rules, 2017 requires the promoters to furnish the status of the project including the extent of development completed and pending, the original time period disclosed to the allottees for completion of the project at the time of sale and in case of delay, the time period within which the promoter undertakes to complete the pending project, commensurate with the extent of development already completed. Such information shall be certified by an Engineer, an Architect and a Chartered Accountant in practice and in the absence of periodic disclosures through QPRs, the Authority is unable to verify compliance with the statutory requirements relating to progress of project and commensurate utilisation of funds.

Now, therefore, in view of the interest of home-buyers and to ensure adherence to the provisions of the Act, 2016 and Rules, this Authority in exercise of power conferred U/s 37 of the Act, 2016 hereby issues the following directions:

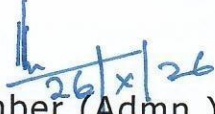
In case of persistent failure to submit the QPRs, action shall be taken to:

- (i) freeze/ restrict the project bank account-maintained u/s 4 (2)(I)(D) of the Act in accordance with the applicable provisions of law;*
- (ii) impose restriction on the registration of the agreement for sale and/or Conveyance Deed;*
- (iii) impose penalty or any other action as may be warranted under the provisions of the Act and Rules made thereunder.*

The aforesaid actions/ restrictions shall be withdrawn upon deposit of penalty amount and submission of QPR in the website portal of ORERA, subject to verification & satisfaction of the Authority.

This Order supersedes the earlier order issued to this effect vide Order No. 5842/ORERA dtd. 01.08.2026 and shall come into force with immediate effect.


Member (Judicial)


Member (Admn.)


26.10.26
Chairperson