



## Rajasthan Real Estate Regulatory Authority

2nd & 3Rd Floor, RSIC Wing, Udhyog Bhawan,

Tilak Marg, C- Scheme, Jaipur-302005

Phone No.: 0141-2851900 E-mail: rera@rajasthan.gov.in

Website: http://rera.rajasthan.gov.in

Rajasthan RERA

No:F-1(167)RJ/RERA/QPR/2020/158

Date: 20/02/2026

Subject: Revision and strengthening of Quarterly Progress Report (QPR) filing mechanism.

In exercise of powers conferred under section 34 and 37 of the Real Estate (Regulation and Development) Act, 2016 read with rule 16(1)(D) and with a view to enhance transparency, ensuring smooth and error-free filing, facilitating faster processing, effective financial and physical progress monitoring and promote ease of doing business for promoters and professionals, the Authority hereby directs the following modifications and additional disclosures in the Quarterly Progress Report (QPR) framework.

### 1. Bulk Upload facility

To facilitate greater operational convenience, efficiency and smooth filing at promoter end, a bulk upload facility shall be provided for the "Number and Type of Apartments Booked" and "Allottee Details" sections by enabling submission through a standardized Excel template format.

### 2. Pre-defined format of Gantt Chart

A standardized Gantt Chart format shall be introduced wherein promoters will be required to furnish only the relevant dates against pre-defined milestones, in place of the existing system of self-defining project milestones, thereby ensuring uniformity across all registered projects. The original scheduled start date and end date of each activity, as declared at the time of project registration, shall be reflected in the format and the promoter shall report the actual start date and actual end date of such activities at the time of filing the Quarterly Progress Report (QPR).

### Format of Gantt chart

#### For Plotted Projects

| Sr No. | Milestone                               | Proposed Activity Start date<br>(at the time of registration) | Proposed Activity End date<br>(at the time of registration) | Actual Activity Start Date<br>(at the time of QPR) | Actual Activity End date<br>(at the time of QPR) |
|--------|-----------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------|--------------------------------------------------|
| 1.     | Internal road & footpath                |                                                               |                                                             |                                                    |                                                  |
| 2.     | Electrification and streetlight         |                                                               |                                                             |                                                    |                                                  |
| 3.     | Water supply (internal and storage)     |                                                               |                                                             |                                                    |                                                  |
| 4.     | Sewerage & drainage                     |                                                               |                                                             |                                                    |                                                  |
| 5.     | Rain water harvesting & water recycling |                                                               |                                                             |                                                    |                                                  |
| 6.     | Park & playground                       |                                                               |                                                             |                                                    |                                                  |
| 7.     | Community facilities                    |                                                               |                                                             |                                                    |                                                  |
| 8.     | All other provisions as                 |                                                               |                                                             |                                                    |                                                  |



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|     |                                      |  |  |  |  |
|-----|--------------------------------------|--|--|--|--|
|     | per applicable township policy       |  |  |  |  |
| 9.  | Date of possession                   |  |  |  |  |
| 10. | Handover to RWA/ Competent Authority |  |  |  |  |

## For Other than Plotted Projects

For building- Towerwise/ blockwise

| Sr No. | Milestone                                                            | Proposed Activity Start date<br>(at the time of registration) | Proposed Activity End date<br>(at the time of registration) | Actual Activity Start Date<br>(at the time of QPR) | Actual Activity End date<br>(at the time of QPR) |
|--------|----------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------|--------------------------------------------------|
| 1.     | Excavation                                                           |                                                               |                                                             |                                                    |                                                  |
| 2.     | Basement & plinth work                                               |                                                               |                                                             |                                                    |                                                  |
| 3.     | Lower ground floor                                                   |                                                               |                                                             |                                                    |                                                  |
| 4.     | Stilt floor/ ground floor                                            |                                                               |                                                             |                                                    |                                                  |
| 5.     | Casting of Slabs (First Floor + option to add more)                  |                                                               |                                                             |                                                    |                                                  |
| 6.     | Mumty                                                                |                                                               |                                                             |                                                    |                                                  |
| 7.     | Brick masonry, internal and external plastering work                 |                                                               |                                                             |                                                    |                                                  |
| 8.     | Plumbing & sanitary work                                             |                                                               |                                                             |                                                    |                                                  |
| 9.     | Electrical, fire fighting system & HVAC                              |                                                               |                                                             |                                                    |                                                  |
| 10.    | Finishing Work (Door, windows, structural glazing & paint work etc.) |                                                               |                                                             |                                                    |                                                  |
| 11.    | Installation of lift and escalators                                  |                                                               |                                                             |                                                    |                                                  |
| 12.    | Other works & common facilities within the tower                     |                                                               |                                                             |                                                    |                                                  |

## For Common amenities and areas

| Sr No. | Milestone                                                                               | Proposed Activity Start date<br>(at the time of registration) | Proposed Activity End date<br>(at the time of registration) | Actual Activity Start Date<br>(at the time of QPR) | Actual Activity End date<br>(at the time of QPR) |
|--------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------|--------------------------------------------------|
| 1.     | Compound wall, entry & exit gates/guard rooms, internal driveways & pathways and open & |                                                               |                                                             |                                                    |                                                  |



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|    |                                                                                                                                                                      |  |  |  |  |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
|    | covered parking areas                                                                                                                                                |  |  |  |  |
| 2. | Community building                                                                                                                                                   |  |  |  |  |
| 3. | Meter room / pump room, electrical work / light poles, installation of transformer / DG set / meters & solar panels / solar water heater etc.                        |  |  |  |  |
| 4. | Water supply lines/ug tank, storm water drains, construction of rain water harvesting structure & water supply connection / boring etc                               |  |  |  |  |
| 5. | Structure of waste water treatment / recycling plant, laying of sewerage line and construction of STP, installation of machinery of WTP/ solid waste management etc. |  |  |  |  |
| 6. | Development of green and landscape areas, tree plantation & any other work                                                                                           |  |  |  |  |
| 7. | Date of possession                                                                                                                                                   |  |  |  |  |
| 8. | Handover to RWA                                                                                                                                                      |  |  |  |  |

### 3. Disclosure of Amount Received from Allottees

To ensure compliance with section Section 4(2)(l)(D) and Section 13(1) the QPR shall comprise the total amount received by the promoter from allottees during the reporting period to enable effective monitoring of mandatory deposits in the designated RERA account (70%) and corresponding withdrawals. Allottee-wise details of total sale consideration, funds received and date of execution of AFS shall be submitted under the Allottee section of the QPR.

Format of Allottee details

| Sr. No. | Unit/Flat Detail | Booking Status | Name of Allottee | Total sale Consideration* | Amount Received* | Date of AFS* |
|---------|------------------|----------------|------------------|---------------------------|------------------|--------------|
|         |                  |                |                  |                           |                  |              |

\*Not for public View

### 4. Sources of Funds

The current QPR system captures details pertaining only to the application of funds for the project, while the sources of funds are not being reported. In order to ensure financial viability and strengthen regulatory oversight, it is necessary to capture details of the sources of funds as well.



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Accordingly, at the time of project registration, the promoter shall provide the estimated sources of funds for the project. Further, at the time of submission of each Quarterly Progress Report (QPR), the promoter shall disclose the actual sources of funds mobilized during the reporting period.

Such details are being collected strictly for regulatory and monitoring purposes and shall not be published on the public portal. The information shall be submitted in the format attached herewith.

### Sources of Funds

| Particulars                     | Estimated amount at the time of Registration | Actual (As on date of this QPR) |
|---------------------------------|----------------------------------------------|---------------------------------|
| Own Funds                       | xx                                           | xx                              |
| Total Borrowed Fund (Secured)   | xx                                           | xx                              |
| Total Borrowed Fund (Unsecured) | xx                                           | xx                              |
| Customer Receipts               | xx                                           | xx                              |
| Total Funds for the Project     | Automatically calculated                     | Automatically calculated        |

### 5. Geo-tagged Project Photographs

At present, the QPR does not capture geo-tagged photographs of the project. To enhance transparency and provide a clear visual representation of construction progress, geo-tagged photographs of both internal and external works shall be included in the Quarterly Progress Report (QPR). This will enable stakeholders to better appreciate the stage-wise development of the project.

This requirement shall be facilitated through the RAJRERA mobile application, which will allow geo-tagged photographs to be uploaded at the time of submission of the QPR.

### 6. Overall Percentage of Work Completed

In current reporting framework, physical progress is reported by architect in table A for building and in table B for internal and external work details in certificate R-1. The architect reports activity wise progress in percentage, which does not provide the understanding of overall percentage of project completion to allottees and other stakeholders. Hence, the architect shall include, in its certificate, the overall percentage of project completion in addition to the stage-wise progress.

### 7. Details of RERA Retention Bank Account

Hitherto, details of the RERA retention bank account were not included in reporting requirement in the QPR. The Authority shall now require the promoter to report the account details in format provided below, including opening balance, deposits, withdrawals and closing balance till end of QPR period, along with RERA retention bank account statement. This measure will facilitate monitoring of proper fund



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utilization, ensure compliance with the mandatory 70% deposit requirement and enhance transparency in the financial management of the project.

### Details of RERA Bank Account

|                                        |                                      |
|----------------------------------------|--------------------------------------|
| Bank Name                              | Auto fetch from registration details |
| Branch Name                            | Auto fetch from registration details |
| Name Of Account Holder                 | Auto fetch from registration details |
| Account No.                            | Auto fetch from registration details |
| Opening Balance Date*                  |                                      |
| Opening Balance*                       |                                      |
| Deposit till end of Quarter Period*    |                                      |
| Withdrawal till end of Quarter Period* |                                      |
| Closing Balance Date*                  |                                      |
| Closing Balance*                       | Automatically calculated             |

\*Not for public View

### 8. Excel Utility and E-Signing of Certificates

At present, Certificates R-1, R-2 and R-3 in the QPR are submitted by preparing the certificate on paper, uploading a scanned PDF and separately entering the data on the portal by the promoter. This process requires dual effort, can result in discrepancies between the uploaded data and the portal entries and at times, certificate formats are modified along with signatures and stamps pasted as images, raising concerns regarding authenticity of certificates. To address these issues and reduce the compliance burden on promoters, a new system has been implemented where professionals shall submit these certificates electronically through their professional dashboards with digital signatures. This approach will reduce data entry errors, improve data quality and expedite the verification and approval processes.

### 9. Clarification on “principal sum and interest payable”

In Certificate R-3, point 1(B)(c) under “Development Cost,” the reference to “Principal Sum and Interest Payable” is clarified as follows: only the interest payable to Financial Institutions, Scheduled Banks, Non-Banking Financial Institution (NBFC) Or Money Lenders on Construction Funding or Money Borrowed for Construction and Project shall be included as part of the development cost. The principal repayment shall not be considered a development cost, as it does not represent an expenditure incurred by the promoter.

### 10. Booked and Unbooked status of units

In the Allottee Details section, the Booking Status dropdown has been updated to include two new options: “Booked” and “Unbooked”, in addition to the existing options, to facilitate transparency in status of units which are booked but where the Agreement for Sale has not yet been executed.



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*Detailed user manual for technical guidelines shall be issued separately.*

These directions shall come into effect from quarter January to march 2026 and shall be applicable to all upcoming QPR applications.

This issues with the approval of the competent Authority.

  
Rajiv Jain  
(Registrar)