

Dear All,

Apr 15, 2020

Greetings from RERA Advisors!

With reference to the trailing email, PFA the latest press release by the UPRERA for your kind perusal. The date for QPR updating has been extended to 31 May 2020, besides other announcements relating to the lockdown impact.

Best Regards,

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From: Sudhir Mathur <smathur.vfac@gmail.com>
Sent: 07 April 2020 11:20
To: Undisclosed Recipients <smathur.vfac@gmail.com>
Subject: RERA quarterly project report (QPR)

Dear All,

Greetings from RERA Advisors!

I am acutely aware that I am writing this in very unusual times of pandemic and hope that you are in good health and spirits.

You may have very recently received the message from UPRERA that QPR has to be filled but they will keep their system open due to COVID-19, implicitly meaning that there would be no penalty beyond the normal last date of 15th April till the revised last date is announced . For your reference their notice is reproduced below:

“Facilities for updating QPR of real estate projects are open for quarter Jan-Mar 2020. Due to COVID 19, these facilities will remain open till further orders. The promoters may update the QPR during this period.”

Many, but not all, of the QPR activities can be done in ‘work from home’ mode if you have access to the data but we strongly recommend that you or your staff do not attempt to visit the project site for taking the mandatory pictures and videos of the project. Thus we have two options:

1. To commence the QPR work only when the Lockdown is lifted and movement to project site and office is permitted.
2. To do what is possible now and the balance work to be done after the Lockdown is lifted and movement to project site and office is permitted.

If you are interested in the latter, our team is ready to work from home and interact with you via email, phone, WA & video-conferencing, which please let us know.

In this connection I am recapping the QPR process below for your convenience:

As per the UP RERA Rules all Promoters/ Projects are required to update quarterly progress within seven days of the end of the quarter. However, UP-RERA has been allowing the updation till 15th of the month i.e. 15th April 2020 in this case which now stands extended to undefined end date, and after that they are imposing online fine of Rs. 10,000 for each quarter + additional fines of Rs. 1 or 2 Lakhs have been imposed on large number of projects for non-compliance. For reference, I am giving below the relevant extract from the RERA Rules:

“The promoter shall upload the following updates on the webpage for the project, within seven days from the expiry of each quarter:

- (i) List of number and types of apartments or plots, as the case may be booked;*
- (ii) List of number of garages booked;*
- (iii) Status of the project:
 - (A) Status of construction of each building with photographs;*
 - (B) Status of construction of each floor with photographs;*
 - (C) Status of construction of internal infrastructure and common areas with photographs.**
- (iv) Status of approvals:
 - (A) Approval received;*
 - (B) Approvals applied and expected date of receipt;*
 - (C) Approvals to be applied and date planned for application;*
 - (D) Modifications, amendment or revisions, if any, issued by the competent authority with regard to any license, permit or approval for the project.”**

In view of COVID-19 it is not mandatory that the updation of the QPR in the UP-RERA portal is completed by 15th April 2020.

It is recommended that the Promoters collect the following information for physical and financial progress for the quarterly updating:

1. Expenditure on Project cost in the quarter.
2. Status of construction as on 31st March for each building and Development works. For ease of data entry, the construction schedule (for all buildings & development works) for quarter can be downloaded from the UP-RERA portal and manual entries may be done on it's printout before doing online entries.
3. Photos and videos of each construction activity scheduled in the quarter ending 31.03.2020 shall be required and may please be taken after access to site is possible.
4. Status of booking sales data etc. as per attached format.

Please let me know if you have any queries.

Kind Regards,

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