



Rajasthan RERA

Rajasthan Real Estate Regulatory Authority

2nd & 3rd Floor, RSIC Wing, Udyog Bhawan,
Tilak Marg, C-Scheme, Jaipur-302005
Phone No.: 0141-2851900 Website: <http://rera.rajasthan.gov.in>

Minutes of 22nd Meeting of the Authority – 04.11.2025

The 22nd meeting of the Rajasthan Real Estate Regulatory Authority was held on 04.11.2025 at 3.30 PM under the Chairmanship of Smt. Veenu Gupta, Hon'ble Chairperson of the Authority, in the conference Room of the Authority at Udhog Bhawan, Jaipur.

Present:

1. Smt. Veenu Gupta, Chairperson, RAJ-RERA
2. Sh. Sudhir Kumar Sharma, Member-1, RAJ-RERA
3. Smt. Rashmi Gupta, Member-2, RAJ-RERA
- Rajiv Jain, Registrar, RAJ-RERA

In attendance:

1. Sh. Richhpal Singh Kulhari, Adjudicating Officer, RAJ-RERA.
2. Sh. Pradeep Kumar, Assistant Accounts Officer-I.
3. Smt. Ravina Nunia, Consultant, RAJ-RERA.

Agenda wise discussion held and decision taken:

Agenda-1. Confirmation of the minutes of 21st meeting of the authority held on dated 15 May 2025.

Decision: -

22.1 The minutes of 21st meeting of authority were confirmed.

Agenda-2. Discussion on Annual Statement of accounts for the year 2024-25

Decision: -

22.2 Sh. Pradeep Kumar, AAO of the authority submitted that annual accounts of the Authority for the year 2024-25 have been prepared in Form P prescribed under the Rajasthan Real estate Rules 2017, with the assistance of the chartered accountant firm M/s H J & Associates, who were engaged for the purpose. He then presented the annual accounts so prepared.

The Authority, after due consideration, passes the following resolution:-



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“The compiled and audited annual accounts of the authority i.e. Receipt and Payment accounts for the year 2024-25, Income and Expenditure accounts for the year 2024-25 and Balance Sheet as on 31.03.2025 be and hereby received, considered and approved by the authority”.

“It was further resolved that the annual accounts so approved and signed in the meeting by the Chairperson of the Authority will be forwarded by the Registrar to the Principal Accountant General Rajasthan for CAG’s audit report thereon”.

Agenda-3. Ratification of office order dated 15.07.2025 which was issued in clarification of Regulation 3(4) of Regulation, 2024, that provisions of Regulation 3(4) are applicable on Partnership Deed or Limited Liability Partnership deed executed on or after 14.03.2024 i.e., the date of publication in the official gazette.

Decision: -
22.3

Rajasthan RERA, Regulation 3(4) of 2024 provides for mandatory registration of partnership deed/LLP deed from date of publication in the official gazette i.e. on 14.03.2024.

For interpretation of above provision, an official order no. 1078 dated 15.07.2025 was issued to clarify that the mandatory requirement of registration of partnership deed or LLP deed or any modification in these deeds are applicable to such documents which have been executed on or after 14.03.2024. The said provision shall not be applicable on the documents executed prior to 14.03.2024.

The Authority after due deliberation ratified the order no. 1078 issued on 15.07.2025.

Agenda-4. Discussion on the representation from TODAR and CREDAI dated 17.07.2025 and TODAR & RAHADA dated 11.09.2025.

Decision: -
22.4

The Authority took note of the representations.



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Agenda-5. Ratification of order no. 1165 dated 30.07.2025 which was issued to modify directions of earlier order no. 647 dated 22.05.2025 regarding mandatory display of QR Code, RERA website, QR Code in social media and regarding minimum font size etc.

Decision: -
22.5

Considering suggestions of stakeholders following modification were made in earlier order no. 647 dated 22.05.2025, vide order no. 1165 dated 30.07.2025:-

- (i) In all type of outdoor hoardings, it will not be mandatory to mention the QR Code.
- (ii) No need to mention words "RERA Website"; instead Promoter/Agent may directly mention. <https://rera.rajasthan.gov.in>
- (iii) Mentioning QR Code on social media publication dispensed with and font Size of minimum '3pt' was prescribed for advertisements.
- (iv) In Radio advertisements Promoters/Agents have to disclose RERA Registration Number.

The Authority after due deliberation ratified the order no. 1165 dated 31.07.2025.

Agenda-6. Ratification of order no. 1166 dated 31.07.2025 w.r.t. making provisions by imposing delay processing/penal charges on late submission of QPRs and also one time relaxation by imposing maximum cap of amount in certain cases.

Decision: -
22.6

Vide order no. 162 dated 24.02.2025 directions for impositions of delay processing additional charges on defaulter promoter for each successive quarter were issued.

Having considered the suggestion of stakeholders, the order no. 1166 dated 31.07.2025 was issued in suppression of earlier order dated 24.02.2025 and in continuation of order dated 01.01.21 by imposing maximum cap on cumulative delay processing charges on submission of late QPR's.



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After considering suggestions received from stakeholder vide order no. 1166 dated 31.07.2025 following provisions were made:-

1. Delay processing charges for each quarter shall be levied after one month grace period @ Rs. 5000/-, for each successive quarter until the latest due QPR submitted, but shall be subject to maximum cap of Rs. 3,00,000/-.
2. Maximum cap of Rs. 2.00,000/- as delay charges was fixed if the promoter submits all pending/latest QPR/CC/OC/Mortgage free letter upto 31.10.2025 as a one time relaxation.
3. Projects where CC or Mortgage free letter has been approved by Authority till 31.07.2025 and if last due QPR is submitted than maximum cap of Rs. 1,00,000/- shall be leviable.

The Authority after due deliberation ratified the order no. 1166 dated 31.07.2025.

Agenda-7. Ratification of order no. 1197 dated 06.08.2025 by which committee was reconstituted which was earlier formed by order no. 658 dated 23.05.2025 (for suggesting modification in Form-G and other amendments in RERA Rules, 2017).

Decision: -
22.7

Vide order no. 658 dated 23.05.2025 a committee was constituted to suggest modification in Form-G and also other amendments in RERA Rules, 2017. Thereafter, vide order no. 1197 dated 06.08.2025, this committee was reconstituted by appointing Adjudicating Officer as Chairman.

After due deliberation the Authority ratified both orders i.e. order no. 658 dated 23.05.2025 and order no. 1197 dated 06.08.2025 respectively.

Agenda-8. Ratification of order no. 1339 dated 11.09.2025 issued under section-81, by delegating some works to Adjudicating Officer

Decision: -



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22.8

Authority, pursuant to section 81, delegated following works to Adjudicating Officer;

A) Scrutinizing, process and proposing necessary action w.r.t. projects which have been approved by competent authority but not registered in RERA while it is mandatory.

B) Monitoring and oversee the function of MSTC and to ensure the compliance of RTPP rules with regard to e-auction of properties with the support of Nodal officer, Joint Registrar (Law), Prosecution officer and AAO.

The Authority after due deliberation ratified the order no. 1339 dated 11.09.2025.

Agenda-9.

Ratification of office order no. 1351 dated 18.09.2025 issued to extend the date of relaxation from 30.06.2025 to 31.12.2025 (modification of earlier order no. 168 dated 24.02.2025).

Decision: -

22.9

Vide order no. 168 dated 24.02.2025 Authority resolved as one time measure registration of projects for plotted development, which had already been completed and mortgage free letter from Competent Authority had been issued, but the validity period of layout plan had already expired at the time of filing registration of projects, were allowed without insisting upon the extension of validity of layout plan upto 30.06.2025.

However, considering the representation of stakeholders the date of relaxation was extended upto **31.12.2025** vide order no. 1351 dated 18.09.2025.

The Authority after due deliberation ratified the both orders, order no. 168 dated 24.02.2025 and order no. 1351 dated 18.09.2025.



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Agenda-10. Ratification of order no. 1414 dated 14.10.2025 issued to extend the date of relaxation given by earlier order no. 1166 dated 31.07.2025 from 31.10.2025 to 31.12.2025

Decision: -
22.10

As per the Authority order no. 1166 dated 31.07.2025, as a one time measure, relaxation was given to such promoters who have failed to submit QPRs in due time and were liable to pay delay charges for each quarter cumulatively by fixing maximum cap of Rs. 2,00,000/- as a delay charges if the promoter submits all pending latest QPR/CC/OC/Mortgage free letter upto 31.10.2025.

Authority in the same order gave relaxation to the projects where the CC or Mortgage free letter has been approved by the Authority till 31.07.2025. The delay processing charges shall be calculated with a maximum cap of Rs. 1,00,000/-.

However, due to technical glitch in the portal, the relaxation period was extended upto 31.12.2025 vide order no. 1414 dated 14.10.2025

The Authority after due deliberation ratified both orders no. 1166 dated 31.07.2025 and order no. 1414 dated 14.10.2025 respectively.

Agenda-11. Ratification of order no. 1436 dated 24.10.2025 issued w.r.t. relaxation on submission of pending QPR of current quarter (July-September) due on 31.10.2025 by extending the date to 30.11.2025.

Decision: -
22.11

In view of technical glitch in RERA portal and considering the representation from stakeholders, Authority vide order no. 1434 dated 24.10.2025 extended, the last date of online submission of QPR for current quarter (i.e., July to September, 2025 due on 31.10.2025) to 30.11.2025.

The Authority after due deliberation ratified the order no. 1436 dated 24.10.2025.



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Agenda-12

Decision:-

22.12

Any other issue with the permission of Hon'ble Chairperson.

The following orders no. 1436 dated 07.10.2025 and thereafter another order no. 1462 dated 04.11.2025 respectively issued to relax the date of submission of (i) Extension application and (ii) Completion Certificates whose end date of submission of required documents lie between 01.09.2025-10.10.2025 was extended to 31.10.2025.

Thereafter, considering the continued technical glitch another order no. 1462 dated 04.11.2025 was issued to **extend** such date of submission of extension application and CC whose end date lie between 01.09.2025 to 15.11.2025 to 30.11.2025

The Authority after due deliberation ratified both orders i.e., order no. 1436 dated 07.10.2025 and order no. 1462 dated 04.11.2025.

Meeting ended with a vote of thanks to the chair.


(Rajiv Jain)

Registrar

No. F1 (31) RJ/RERA/Authority Meeting/2019/1477 Dated: 12.11.2025

Copy to the following for information and necessary action:

1. PS to Chairperson
2. PS to Member-1
3. PS to Member-2
4. PS to Adjudicating Officer
5. PS to Registrar
6. Joint Registrar (Law)
7. Assistant Account Officer
8. DRP/AR P-1/AR P-2/ AR P-3/ AR P-4
9. Guard File
10. Website of RERA


Registrar