

Gujarat RERA (RAMPS & BI)

User Manual –Registration Management

External Users

(V. 0.2)



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1. Project Registration

1.1. Project Registration background

All commercial and residential real estate projects will have to register except in projects where

- Area of land proposed to be developed does not exceed five hundred square meters
- Number of apartments proposed to be developed does not exceed eight inclusive of all phases
- Promoter has received completion certificate for a real estate project prior to commencement of this Act
- For the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building under the real estate project

No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area within Gujarat, without registering the real estate project with the Gujarat Real Estate Regulatory Authority(GUJRERA). Promoter of ongoing real estate projects, in which all buildings as per sanctioned plan have not received Completion Certificate, shall also be required to be registered for such phase of the project which consists of buildings not having occupation or completion certificate.

If any promoter fails to register as per Act, he shall be liable to a penalty which may extend up to ten per cent of the estimated cost of the real estate project. On continued violation, he shall be punishable with imprisonment for a term which may extend up to three years or with fine which may extend up to a further ten per cent of the estimated cost of the real estate project, or with both.

Apart from Registration, the promoters shall be required to provide quarterly updates on the status of the project to the authority.

2. Project Registration Application Process

Step 1: The promoter User clicks on the Login link on the Home Page and then enters the Login ID and Password for accessing the Promoter Dashboard



Step 2: The promoter then clicks on the Apply Button (highlighted in yellow tabs) on the right side of the Dashboard screen for which Project application is to be initiated.

PROMOTER DASHBOARD

Summary of Application Status:

- 0 Pending with Promoter
- 2 Pending with Authority
- 10 Withdrawn & Rejected Project(s)
- 0 Transferred Project(s)
- 0 Section-13 (Stage-2)

PENDING WITH PROMOTER

Search: --Select-- Filter Reset

Export PDF Export Excel Send Email

Acknowledge Number	Project Name	Project Type	Start Date	End Date	Status	Updated On	Action
ABC	Residential/Group Housing	03-08-2021	03-08-2025	Saved As Draft	03-08-2021	Discard	

MY NOTIFICATIONS

- Form 2A Engineer Form for Q-1 of NAND APARTMENT is assigned
04-08-2021, 04:42 PM
- Form 3 CA Form for Q-1 of NAND APARTMENT is assigned
04-08-2021, 04:41 PM
- Form 2 Engineer Form for Q-1 of NAND APARTMENT is assigned
04-08-2021, 04:41 PM

PROMOTER DASHBOARD

Project, Agent, Promoter, Professional, Location

Summary:

- Pending with Promoter: 0
- Pending with Authority: 2
- Withdrawn & Rejected Project(s): 10
- Transferred Project(s): 0
- Other: 0

PENDING WITH PROMOTER

Search: --Select-- [Filter] [Reset]

Export PDF | Export Excel | Send Email

Acknowledge Number	Project Name	Project Type	Start Date	End Date	Status	Updated On	Action
ABC	ABC	Residential/Group Housing	03-08-2021	03-08-2025	Saved As Draft	03-08-2021	[Discard]

MY NOTIFICATIONS

- Form 2A Engineer Form for C assigned 04-08-2021, 06:42 PM
- Form 3 CA Form for Q-1 of N 04-08-2021, 06:41 PM
- Form 2 Engineer Form for Q-1 of N 04-08-2021, 06:41 PM

2.1. Promoter Detail

Step 3: The Project application form is open for registration. The First screen of the application form is the Promoter Detail page. Promoter must select the Radio button (YES/NO) for the external landowner and if Promoter selects “YES”, then he must enter the PAN No. of the landowner and click on search button. By clicking on Search Button, all the details associated with the Landowner will get prefetched. Details like Associated Directors and authorized signatory of the landowner and then Promoter can click on Next button to proceed to the next page of the application.

Note: The systemically pre-fetched fields from the Promoter Registration viz. Promoter Name, Mobile No., Email ID, Pincode, State, District, Taluka, Documents, Parent Entity Details, Associated Directors and Authorized Signatory are read only and non-editable which cannot be edited by the applicant.

GUJARAT REAL ESTATE
REGULATORY AUTHORITY
Gujarat, India

Project, Agent, Promoter, Professional, Location

SEARCH

REGISTER PROJECT

Promoter Detail

Previous Project

Project Detail

Development Detail

Add Professionals

Upload Document

Block Entry

Assign Professionals

Performance Certification

Declaration

Payment Page

PROMOTER DETAIL

(SEE SECTION 4.11, GENERAL RULE 3.4, AUTHORITY RULE 10, REGULATION AND ORDERS)

1.1 Promoter Type
COMPANY

1.2 Company PAN No.
AADCC0000C

1.3 Company Name
GINGER PROPERTIES PRIVATE LIMITED

1.4 Mobile / Telephone No
7998042669

1.5 Company Email Id
d471@gmail.com

1.6 Fax No
Not Available

1.7 Address Line 1
HINDA COLONY (BLOCK A) DERA PURI

1.8 Address Line 2
Not Available

1.9 Pincode
380015

1.10 State
GUJARAT

1.11 District
Ahmedabad

1.12 CIN Registration Certificate
[View File / 1](#)

1.13 Memorandum And Articles Of Association
[View File / 1](#)

1.14 PAN Color PDF
[View File](#)

1.15 Company LOGO

PARENT ENTITY DETAILS FORM

1.16 Total no. Of Years Of Work Experience Of Group Entity In Gujarat
Not Available

1.17 Total no. Of Years Of Work Experience Of Group Entity In Other States/UTs
Not Available

1.18 Total no. of years of Work Experience Of Group Entity
Not Available

1.19 Total Area Constructed Till Date By Group Entity For Completed Projects(Sq.Mtr)
Not Available

1.20 Total Area Constructed Till Date By Group Entity For Ongoing Projects(Sq.Mtr)
Not Available

1.21 Total Area Constructed By Group Entity Till Date
Not Available

1.22 Total no. Of Completed Projects By Group Entity
Not Available

1.23 Total no. of Ongoing Projects By Group Entity
Not Available

1.24 Total no. Of Completed Projects By Group Entity
Not Available

1.25 Developer Group Name
Not Available

1.26 Group Entity Office Address
Not Available

1.27 Group
Not Available

1.28 Twitter Handle
Not Available

1.29 Developer Group Document Certificate for RERA
File Not Available

1.30 Total no. Of Ongoing Projects By Group Entity
Not Available

1.31 Developer or Group website URL
Not Available

1.32 Pincode
Not Available

1.33 Taluka
Not Available

1.34 Youtube channel link
Not Available

1.35 Total Projects Carried Out By Group Entity Till Date
Not Available

1.36 Type Of Enterprise
Not Available

1.37 State
Not Available

1.38 Facebook page link
Not Available

1.39 Promoter Group History Details
Not Available

DIRECTORS

1.38 First Name
LISHABEN

1.39 PAN No
AABPC0289B

1.40 Mobile No
9975433432

1.41 District
Ahmedabad

1.42 Colored PAN Card
[View File](#)

1.43 Middle Name
ARVINDBHAI

1.44 Address Line 1
Pratiksha Nagar

1.45 Pincode
380006

1.46 Taluka
Ahmedabad City

1.47 Photograph

1.48 Last Name(Surname)
CHITRODA

1.49 Address Line 2
Not Available

1.50 State
GUJARAT

1.51 Email Id
lshaben@gmail.com

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY ASSIGNED TO THE PROJECT

Add

1.52 First Name
LISHABEN

1.53 PAN No
AABPC0289B

1.54 Address Line 1
Pratiksha Nagar

1.55 State
GUJARAT

1.56 Upload Colored PAN Card
[View File](#)

1.57 Middle Name
ARVINDBHAI

1.58 Address Line 2
Not Available

1.59 District
Ahmedabad

1.60 Upload Authorization Certificate
[View File / 1](#)

1.61 Last Name(Surname)
CHITRODA

1.62 Email Id
lshaben@gmail.com

1.63 Pincode
380006

1.64 Taluka
Ahmedabad City

1.65 Photograph

Add

1.52 First Name
BHOJHUBHAI

1.53 PAN No
AAJPA9954E

1.54 Address Line 1
Vastropur Road

1.55 State
GUJARAT

1.56 Upload Colored PAN Card
[View File](#)

1.57 Middle Name
RAAMJIBHAI

1.58 Address Line 2
Not Available

1.59 District
Ahmedabad

1.60 Upload Authorization Certificate
[View File / 1](#)

1.61 Last Name(Surname)
ASODARIYA

1.62 Email Id
bhai@gmail.com

1.63 Pincode
380015

1.64 Taluka
Ahmedabad City

1.65 Photograph

9

ADD

1.52 First Name

DEVINA

1.53 PAN No.

PJTFPR0227N

1.55 Address Line 1

83/Vihar

1.53 State

GUJARAT

1.54 Upload Colored PAN Card

View File / 5

1.53 Middle Name

ASUTOSH

1.56 Mobile No.

865433443

1.59 Address Line 2

Not Available

1.62 District

Ahmedabad

1.65 Upload Authorization Certificate

View File / 5

1.54 Last Name(Surname)

NAGAR

1.57 Email id

devynagar@gmail.com


1.60 Pincode

380015

1.63 Taluka

Ahmedabad City

1.66 Photograph



ADD

1.52 First Name

SUDIPTO

1.53 PAN No.

AQPMBS02C

1.55 Address Line 1

Vastapur

1.53 State

GUJARAT

1.54 Upload Colored PAN Card

View File / 5

1.53 Middle Name

ASUTOSH

1.56 Mobile No.

865433443

1.59 Address Line 2

Not Available

1.62 District

Ahmedabad

1.65 Upload Authorization Certificate

View File / 5

1.54 Last Name(Surname)

MUKERJEE

1.57 Email id

sudipt@gmail.com

1.60 Pincode

380015

1.63 Taluka

Ahmedabad City

1.66 Photograph



Is the Land Owner other than Promoter?

☒ Yes
 ☐ No

OTHER PROMOTER DETAILS

If the promoter's name does not match with revenue record (in 7.6.2, property card etc), the promoter has to provide REGISTERED DEVELOPMENT AGREEMENT as per GUJERA Circular. See here click here. If the promoter fails to declare joint Development Agreement (JDA) at this stage, the application will become eligible for rejection and promoter has to apply afresh as Application.

Promoter Type	Type of Entity	PAN No.	Download Agreement	Land Owner	Action
PARTNERSHIP FIRM	NO GROUP FINANCIAL SERVICES	AAMPN1375K	View File / 5	Yes	Update

PARTNERS

1.67 First Name

ZARANA

1.68 Middle Name

SHARATSHAI

1.69 Last Name(Surname)

PATEL

1.70 PAN No.

ACPPF9005F

1.71 Address Line 1

Pratish Nagar

1.72 Address Line 2

Not Available

1.73 Mobile No.

965433443

1.76 Pincode

380002

1.78 State

GUJARAT

1.75 District

Ahmedabad

1.77 Taluka

Ahmedabad City

1.79 Email id

zanana@gmail.com

1.79 Colored PAN Card

View File

1.80 Photograph



1.67 First Name

BAJURAJ

1.68 Middle Name

SHARATSHAI

1.69 Last Name(Surname)

PADEHYAR

1.70 PAN No.

ALBPP9227N

1.71 Address Line 1

Iskon Temple

1.72 Address Line 2

Not Available

1.73 Mobile No.

965433443

1.76 Pincode

380004

1.78 State

GUJARAT

1.75 District

Ahmedabad

1.77 Taluka

Ahmedabad City

1.79 Email id

baajra@gmail.com

1.79 Colored PAN Card

View File

1.80 Photograph



AUTHORIZED SIGNATORY

1.81 First Name

ZARANA

1.82 Middle Name

SHARATSHAI

1.83 Last Name(Surname)

PADEL

1.84 PAN No.

ACPPF9005F

1.85 Mobile No.

965433443

1.86 Address Line 1

Pratish Nagar

1.87 Address Line 2

Not Available

1.88 Pincode

380002

1.89 State

GUJARAT

1.90 District

Ahmedabad

1.91 Taluka

Ahmedabad City

1.92 Email id

zanana@gmail.com

1.92 Colored PAN Card

View File

1.94 Authorization Certificate

View File / 5

1.95 Photograph



1.81 First Name

BAJURAJ

1.82 Middle Name

SHARATSHAI

1.83 Last Name(Surname)

PADEHYAR

1.84 PAN No.

ALBPP9227N

1.85 Mobile No.

965433443

1.86 Address Line 1

Iskon Temple

1.87 Address Line 2

Not Available

1.88 Pincode


380004

1.89 State

GUJARAT

2.3. Project Detail






Step 5: The Third screen of the application form is the Project details page. Fill all the Mandatory fields related to the Project like Project Details, Project Related Revenue Details, Proximity Details, Water Level and Bank Details & then click on Next button to proceed to the next page of the application.


**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT


Project, Agent, Promoter, Professional, Location


Dashboard Misc


GINGER PRO...





**Promoter Detail**


Previous Project


**Project Detail**


Development Detail


Add Professionals


Upload Document


Block Entry

Map

Assign Professionals

Perform Certification

Declaration

Payment Page

PROJECT REGISTRATION

PROJECT DETAIL
(SEE SECTION 4, 11, GENERAL RULE 3, 4, AUTHORITY RULE 10, REGULATION AND ORDERS)

3.1 Project Name *

Ronda

3.2 Project Type *

Residential

3.3 Project Status *

New

3.4 Project Description *

abcxyzbac

3.5 Project Start Date *

04/05/2021

3.6 Project End Date *

06/05/2024

3.7 Total Land Area of Approved Layout * (Sq Mtrs)

5443

3.8 Total Covered Land Area (Sq Mtrs) * (ground coverage of all buildings)

4561

3.9 Total Open Land Area (Sq Mtrs) *

902

3.10 Land Area for Project Under Registration * (Sq Mtrs)

4532

3.11 Total carpet area under approved layout * (Sq Mtrs)

4500

3.12 Total Carpet Area for Project Under Registration * (Sq Mtrs)

4500

3.13 No. of Garages *

4

3.14 Area of Garage (Sq Mtrs) *

546

3.15 No. of Open Parking *

4

3.16 No. of Covered Parking *

5

3.17 Area of Open Parking (Sq Mtrs) *

643

3.18 Area of Covered Parking (Sq Mtrs) *

544

3.19 Is the Project in TP Area? *

☐ Yes (TP Area including Gamtal Area) ☒ No (Non TP Area)

PROJECT RELATED LAND REVENUE DETAILS

3.20 TP No. *

3.21 TP Name *

3.22 Final Plot No. *

3.23 Sub Plot No. *

3.24 Plot No. *

3.25 Moje (Add Multiple Moje separated by comma) *

moje/abc

3.26 Revenue Survey No./Block No. (Add multiple Revenue Survey Nos. separated by comma) *

na

3.27 City Survey No. *

na

3.28 Address Line 1 *

vastrapur road

3.29 Address Line 2 *

3.30 Pincode *

380015

3.31 State/UT *

Gujarat

3.32 District *

Ahmedabad

3.33 Plan approving Authority *

Ahmedabad Urban Development Authority

3.34 Taluka *

Ahmedabad City

PROXIMITY

3.35 Fire Station Distance from the Projects(Km) *

2

3.36 Multi-Speciality Hospital Distance from Projects(Km) *

2

3.37 Main Railway Station Distance from the Projects(Km) *

2

3.38 Police Station Distance from the Projects(Km) *

2

3.39 Public Garden Distance from the Projects(Km) *

2

3.40 Public Transit Distance from the Projects(Km) *

2

3.41 ULB Service delivery point Distance from the Projects(Km) *

2

3.42 Airport Distance from the Projects(Km) *

2

GROUND WATER LEVEL
(FOR TALUKA WHICH FALLS UNDER (CRITICAL/SALINE/OVER EXPLOITED BLOCK))

3.43 Soil testing report *

Not Applicable

BANK DETAIL

Expected name of Project RERA Bank Account as per RERA banking Directions

Promoter Name

GINGER PROPERTIES PRIVATE LIMITED

RERA A/C for

Ronda

3.44 A/c Holder Name as per Bank Statement/ Passbook *

Ritvik

3.45 Account Number *

6564553353

3.46 IFSC Code *

ICIC0003244

3.47 Bank Name *

ICICI BANK LIMITED

3.48 Branch Name *

ISKON CROSS ROAD

3.49 Pincode *

380016

3.50 State/UT *

Gujarat


3.51 District *

Ahmedabad

3.52 Taluka *

Ahmedabad City

3.53 RERA Bank Account Statement or First Page of Passbook *



Previous

Save & Next

2.4. Development details

Step 6: The fourth screen of the application form is the Development details page.

Select type of inventory and fill no. of inventory, Carpet area, Area of Exclusive balcony, Area of exclusive open terrace (if any) and no. of inventory booked for the selected type.

Add the entered details by clicking on Add Inventory Details button.

Please ensure that all above field values are in sync with Form 3 Annexure values.

For Internal development work section click on “Click here to Agree & Add” before proceeding.

Enter all the remaining mandatory fields and Click on Save & Next button to proceed to the next page of the application.

Note: If at any point during the application, the Previous page is clicked or browser is closed before clicking the save and next button, the entered details of this page shall not be saved and will have to be re-entered.

PROJECT REGISTRATION

INVENTORY DETAILS
(SEE SECTION 4, 11, GENERAL RULE 3, 4, AUTHORITY RULE 10, REGULATION AND ORDERS)
(Please make sure that the Total Carpet area of the different types of inventories entered here, match with the Total Carpet area (4500 Sq. Mtr) which is entered in Project Details Section (Field no. 3.12) on previous page.)

4.1 Type of Inventory² 4.2 No of Inventory² 4.3 Carpet Area (Sq Mtr)²

4.4 Area of exclusive balcony/verandah (Sq Mtr)² 4.5 Area of exclusive open terrace If any (Sq Mtr)² 4.6 No Of Inventory Booked²

INTERNAL DEVELOPMENT WORK

4.7 Road System² 4.8 Water Supply² 4.9 Sewage and Drainage System²

4.10 Electricity Supply Transformer And Sub Station² 4.11 Solid Waste Management And Disposal²

OTHER INTERNAL DEVELOPMENT WORK

WATER SUPPLY

4.14 Whether Drinking Water is to be obtained from Municipal/Local Authority Pipe Line²

(a) Total quantity of drinking water required for the project as per NBC²

Residential (m3/day)	Commercial (m3/day)	Total (m3/day)
10	9	19

(b) Total quantity of drinking water proposed to be provided for the project²

Residential (m3/day)	Commercial (m3/day)	Total (m3/day)
10	9	19

(c) Total water proposed to be provided as % of (a)²

(d) Water to be supplied from:² ☐ Borewell at Project Site ☐ Tankers ☒ Other abcoyz

SEWERAGE DISPOSAL

4.15 Whether sewerage pipe line of Municipal/Local authority is available near by the project site to which sewerage line of project can be connected?

(a) Quantity of sewerage which is expected to generate from the project as per NBC²

Residential (m3/day)	Commercial (m3/day)	Total (m3/day)
20	20	40

(b) How sewerage of the project proposed to be treated?² ☐ STP at Project Site ☐ Septic Tank with Soak Well ☒ Other Site abcoyz

(c) Whether recycling of treated effluent is proposed:

SOLID WASTE DISPOSAL

4.16 Solid waste disposal from the project² ☒ Local Authority ☐ Other

SWIMMING POOL

4.17 Swimming Pool Capacity (For Project Cost > Rs 100 crore)²

Length(Mtrs)	Breadth(Mtrs)	Average Water Depth(Mtrs)	Capacity(Litres)
20	20	20	8000000.00

Previous Save & Next

GUJARAT REAL ESTATE
REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

GINGER PRO...

DASHBOARD

MISC

PROJECT REGISTRATION

Promoter Detail

Previous Project

Project Detail

Development Detail

Add Professionals

Upload Document

Block Entry

Map

Assign Professionals

Perform Certification

Declaration

Payment Page

INVENTORY DETAILS

(SEE SECTION 4, 11, GENERAL RULE 3, 4, AUTHORITY RULE 10, REGULATION AND ORDERS)

Sr. No	Type of Inventory	No of Inventory	Carpet Area (Sq Mtr)	Area of exclusive balcony	Area of exclusive open terrace	No Of Inventory Booked	Action
1	Flat	250	4500	250	0	0	<div>Edit</div> <div>Delete</div>

4.1 Type of Inventory

--Select--

4.2 No of Inventory

4.3 Carpet Area (Sq Mtr)

4.4 Area of exclusive balcony/verandah (Sq Mtr)

4.5 Area of exclusive open terrace If any (Sq Mtr)

4.6 No Of Inventory Booked

Add Inventory Details

INTERNAL DEVELOPMENT WORK

Sr No.	Road System	Water Supply	Sewage and Drainage System	Electricity Supply Transformer and Sub Station	Solid Waste Management and Disposal
1	Self Development	Self Development	Self Development	Self Development	Self Development

4.7 Road System

--Select--

4.8 Water Supply

--Select--

4.9 Sewage and Drainage System

--Select--

4.10 Electricity Supply Transformer And Sub Station

--Select--

4.11 Solid Waste Management And Disposal

--Select--

OTHER INTERNAL DEVELOPMENT WORK

Sr No.	Work Description	Developed By	Action
1	abc	Self Development	<div>Edit</div> <div>Delete</div>

4.12 Work Description

4.13 Developed By

--Select--

Add Other Internal Development Work

WATER SUPPLY

4.14 Whether Drinking Water is to be obtained from Municipal/Local Authority Pipe Line

Yes

SEWERAGE DISPOSAL

4.15 Whether sewerage pipe line of Municipal/Local authority is available near by the project site to which sewerage line of project can be connected?

Yes

Description

abcxyz

SOLID WASTE DISPOSAL

4.16 Solid waste disposal from the project

☒ Local Authority
 ☐ Other

SWIMMING POOL

4.17 Swimming Pool Capacity (For Project Cost > Rs 100 crore)

No

Previous

Save & Next

2.5. Add Professionals

Step 7: The Fifth screen of the application form is the Add professionals page.

Enter the valid PAN No. of the RERA registered Professionals Associated with the given project viz. Agent, Architect, Structural Engineer and Contractor (Company/Individual) in the Search box provided for each professional and click on Search.

If the PAN no. entered is that of a RERA registered professional the relevant KYC details shall be auto-fetched as provided at the time of Professional Registration.

Click on Add to associate the said professional with the project and view the detail summary for each before proceeding to the Next page by clicking on Save & Next.

**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
Governance for Gujarat

Project, Agent, Promoter, Professional, Location

DAIR BOARD

MISC

GINGER PRO...

PROJECT REGISTRATION

Promoter Detail

Previous Project

Project Detail

Development Detail

Add Professionals

Upload Document

Block Entry

Map

Assign Professionals

Perform Certification

Declaration

Payment Page

AGENT (ONLY REGISTERED WITH GUJRERA)

(SEE SECTION 4.11, GENERAL RULE 3, 4, AUTHORITY RULE 10, REGULATION AND ORDERS)

5.1 PAN No

5.2 Agent Registration No of RERA

5.3 Name

5.4 PAN No

5.5 Email Id

5.6 Mobile No

5.7 Address

Add

ARCHITECT (ONLY REGISTERED WITH GUJRERA)

Sr No.	Name	Email Id	Mobile No.	Address	Professional Experience In Yrs.	No. of key Projects completed	Reg. No. With COA, Certificate	Action
1	SAURABH ANILKUMAR JAIN	tect123@gmail.com	8764534534	6, Shredhyay society, opp	23	43	CA/2019/112403	Delete

5.8 CoA Number

5.9 Reg. No. With COA, Certificate

5.10 Name

5.11 Email Id

5.12 Mobile No

5.13 Address

5.14 No of Key Project Completed

5.15 Professional Experience In Yrs.

Add

STRUCTURAL ENGINEER (ONLY REGISTERED WITH GUJRERA)

Sr No.	Name	Email Id	Mobile No.	PAN No	Address	Professional Experience In Yrs	No. of key Projects completed	Local Authority License No., Certificate	Action
1	KENNETH PETER DCUNHA	eng1@yahoo.com	7856456456	AEWPD8802P	Vastrapur Road	34	45	kenn123	Delete

5.16 PAN No

5.17 Local Authority License No., Certificate

5.18 Name

5.19 Email Id

5.20 Mobile No

5.21 PAN No

5.22 Address

5.23 No of Key Project Completed

5.24 Professional Experience In Yrs.

Add

CONTRACTOR (ONLY REGISTERED WITH GUJRERA)

Sr No.	Name	Email ID	Mobile No.	PAN No	Address	No of Key Project Completed	Prof. Experience in Year	Action
1	ASHNA SIDHA	con1@gmail.com	7856353535	FLGPS2801P	R.k vihar	34	24	Delete

5.25 PAN No

5.26 Email Id

5.27 Name

5.28 Mobile No

5.29 PAN No

5.30 Address

5.31 No of Key Project Completed

5.32 Professional Years of experience

Please enter valid No of Key Project Completed

Previous

Next

Add

2.6. Upload Documents

The sixth Screen of the Page is Upload document Page.

Upload all the mandatory documents indicated by asterisk * by clicking on File Upload button and selecting the document to be uploaded.

Click on all the declaration checkboxes.

Once all the mandatory documents have been uploaded and all the checkboxes selected, the “Next” button will be enabled. Click “Next” to continue.

GUJARAT REAL ESTATE
REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

Project Registration

Project, Agent, Promoter, Professional, Location

Project Registration

Projector Detail

Previous Project

Project Detail

Development Detail

Add Professionals

Upload Document

Block Entry

Map

Assign Professionals

Perform Certification

Declaration

Payment Page

DOCUMENTS

SEE SECTION 3.1, GENERAL RULE 3.4, AUTHORITY RULE 10, REGULATION AND ORDERS

FINANCIAL DOCUMENTS

6.1 Balance Sheet (For 2 yrs)

6.2 Balance Sheet (2018-19)*

6.3 Balance Sheet (2019-20)*

6.4 Profit & Loss Statement (For 2 yrs)

6.5 Profit & Loss Statement (2018-19)*

6.6 Profit & Loss Statement (2019-20)*

6.7 Cash Flow Statement (For 2 yrs)

6.8 Cash Flow Statement (2018-19)*

6.9 Cash Flow Statement (2019-20)*

6.10 Directors Report (For 2 yrs)

6.11 Directors Report (2018-19)*

6.12 Directors Report (2019-20)*

6.13 Auditor Report (For 2 yrs)

6.14 Auditor Report (2018-19)*

6.15 Auditor Report (2019-20)*

6.16 Income Tax Return Acknowledgement (For 2 yrs)

6.17 Income Tax Return Acknowledgement (2018-19)*

6.18 Income Tax Return Acknowledgement (2019-20)*

TECHNICAL DOCUMENTS

6.19 Approved Building Plan/Plotting Plan*

6.20 Approved Layout Plan*

6.21 Approved Section Plan/ Infrastructure Plan*

6.22 Area Development Plan*

6.23 Draft Brochure*

6.24 Non-Agriculture (NA) Order and Fire Opinion from Authority*

6.25 Project Photo (UFG only)*

6.26 Project Specification*

6.27 Any other Document

LEGAL DOCUMENTS

Land Documents/Ownership Documents/Conveyance Deed*

6.28 Date of Issuance of Document*

6.29 Land Owner Name

6.30 Contact Details

6.31 Document*

6.32 Revenue Records (Form No. 7/32 /Property card/Gram namuna no. 3) Yes*

6.33 Original 7/32 Document*

6.34 Issuing Advocate Name

6.35 Contact Details

6.36 Lawyer issued certificate*

6.37 Date of Issuance of Document*

6.38 Issuing Advocate Name

6.39 Contact Details

6.40 Lawyer issued certificate*

6.41 Date of Issuance of Document*

6.42 Issuing Advocate Name

6.43 Contact Details

6.44 Lawyer issued certificate*

6.45 Date of Issuance of Document*

6.46 Authorized Signatory of Project who has signed Form B

6.47 Contact Details

6.48 Declaration (Form B)*

6.49 Drainage Affidavit*

6.50 Date of Issuance of Document*

6.51 Authorized Signatory of Project who has signed Form B1

6.52 Contact Details

6.53 Declaration (Form B-1)*

6.54 Land owners Name

6.55 Contact Details

6.56 Declaration (Form B-2)*

6.57 Performance For Sale Agreement*

6.58 Draft Allotment Letter*

6.59 Draft Sale deed*

6.61 Declaration

We, as promoter, hereby confirm below aspects covered in our application. Application is eligible for Rejection in case below aspects are not adhered to:

- ☒ Provision of Drainage and/or Availability of STP (mentioned in Layout Plan) is available/planned in this project.
- ☒ We as Promoter hold no rights on FSI or Terrace post BU as per clause in Sale Deed.
- ☒ The Carpet Area and Drainage Line is clearly mentioned as per the Approved Plans/ In case, Carpet Area and Drainage Line is not mentioned in Approved Plans, the affidavit for Carpet Area and Drainage is attached along with Form B Declaration field.
- ☒ "The Uploaded Affidavits (Form B and B1,B2 (in case of Joint Development Agreement - if applicable) is duly notarized)"
- ☒ The Fire Officer opinion is to be obtained for the building , if applicable as per the regulations of the prevailing GDCR. For more details , [click here](#)
- ☒ The Form-G (RoF) is attached for Partnership Firm
- ☒ Only the Approved plans are uploaded
- ☒ I/ We, adhere to all provisions described in Order - 50 DIRECTION FOR SUBMISSION OF PROPER DOCUMENTS AT THE TIME OF PROJECT REGISTRATION APPLICATION., [Know More](#)

Previous

Next

2.7. Block Entry

Step 8: The Seventh screen of the application form is the Block Entry page.

Enter the Block Name, Development Start Date, Development End Date, Block-wise Commencement certificate details, Height of the Block, FSI and Built-up area fields and click on Add. All the blocks as per the approved Plan (in sync with Form-3 annexure) must be added in this section before proceeding to the next section, by clicking Next button.

Note: Development Start date and End date must be between Project Start Date and End Date. Commencement Date must be <= Current Date.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

GINGER PRO...

PROJECT REGISTRATION

AS UNIQUE NAMES OF BLOCK/TYPES/BUNGALOWS/CATEGORY OF THE PROJECT AS PER APPROVED LAYOUT PLAN

Sr No.	Block Name	Development Start Date	Development End Date	All Commencement Certificates of this block	Date of Latest Commencement Certificate	Commencement certificate No.	Height (in Meter) as per Section Plan of this Block	FSI (in Sq Meter)	Built-Up (in Sq Meter)	Action
1	A	04-05-2021	05-04-2023	View File / 1	05-06-2020	AB/76564556/7646456	500	100	300	Edit Delete

ADD BLOCK DETAILS

7.1 Block Name*

7.2 Development Start Date*

7.3 Development End Date*

7.4 Date of Latest Commencement Certificate*

7.5 Commencement certificate No*

7.6 Height (in Meter) as per Section Plan of this Block*

7.7 FSI of Block (in Sq Meter)*

7.8 Built-up Area of Block (in Sq Meter)*

7.9 All Commencement Certificates of this block*

[File Upload](#)

[Previous](#) [Next](#) [Add Block](#)

2.8. Map

Step 8: The Eighth screen of the application form is the Map page. Fill the latitude and longitude of the project location and then click on search button. By clicking on search button, project location will get directly visible onto the map and then promoter user can mark the boundary on the location.

1. Zoom the map and navigate the project site on the map.
2. Promoter User should double click on one co-ordinate and then double click on nearby boundary point co-ordinate. This will draw a straight line
3. Promoter User can also draw entire Project Boundary (Polygon) as per Gujarat RERA approval granted for the project

2.9. Assign Professional

Step 9: The Ninth screen of the application form is the Assign Professional page. The Certifying professionals viz. Architect, Engineer & CA for the given Projects must be added and assigned Form-1,2,3 and MoF respectively on this page.

Enter the valid PAN number of the RERA enrolled Engineer certifying Form-2 and Form 2A, enter the valid CoA number of the RERA enrolled Architect certifying Form-1, enter the valid Membership number of the RERA enrolled Chartered Accountant certifying Form-3 and MoF (if applicable*), in the search box provided for each professional and click on “Search”.

If the above entered numbers are that of a RERA enrolled professional, the relevant KYC details shall be auto-fetched as provided at the time of Professional Registration.

Click on Add to associate the said professional with the project and view the detail summary for each. Click on Assign for each professional to assign Form-1,2,3 & MoF.

The Promoter may Re-assign to the same/other professional by clicking on Re-Assign.

Note: Only the RERA registered professionals can be assigned Form-1,2 ,3 and MoF for the given Project.

**MoF (Means of Finance) may be assigned to the same CA certifying Form-3 or some other CA. System shall prompt the user to assign MoF only if the total estimated cost of the real estate project as entered in Form 3 is greater than or equal to INR 25 Cr*

FORM 1

COA No	Architect Name	Email ID	Mobile No	Status	Action
CA/2019/112403	SAURABH JAIN	tect123@gmail.com	8764534534	ASSIGNED	Re-Assign

FORM 2

Engineer License Number	Engineer Name	Email ID	Mobile No	Status	Action
kenn123	KENNETH PETER DCUNHA	eng1@yahoo.com	7856456456	ASSIGNED	Re-Assign

FORM 2A

Engineer License Number	Engineer Name	Email ID	Mobile No	Status	Action
kenn123	KENNETH PETER DCUNHA	eng1@yahoo.com	7856456456	ASSIGNED	Re-Assign

FORM 3

CA Membership Number	CA Name	Email ID	Mobile No	Status	Action
260189	PRATIKSINH PARMAR	gear@gmail.com	8780938476	ASSIGNED	Re-Assign

Forms can be assigned to professionals from this page. You are requested to wait until forms are submitted by professionals. Please note that you are required to accept or decline the first filled forms chronologically before professional starts filling next form (i.e. once architect submits Form 1, Promoter has to accept it first so that Engineer can fill up Form 2. Because Form 1, 2, 2A, 3, MoF are interdependent forms)

2.10. Perform Certification

The Respective professionals to whom the Form-1,2,3 and MoF have been assigned by the promoter shall receive a notification regarding the assignment request and shall in turn login to their respective accounts and Accept/Reject the request from their task-list under the section: Pending on Me by clicking on the Accept/Reject Button against the request.

Architect user has to login the system. The below example shows the Architect dashboard. Click on “Accept” for Form-1 assignment request. Click on Download Excel template for Form-1A and fill in the excel template

Click on Download Excel template for Form-1A and fill in the excel template. Below are the excel templates for Form 1:

ARCHITECT DASHBOARD (FORM-1)

Architect User has to log in the system. The below example shows the Architect dashboard. Click on “Accept” for Form-1 assignment request.

ARCHITECT DASHBOARD

PENDING ON ME

Project/Quarter Name	Promoter Name	Start Date	End Date	Form Name	Process Type	Status	Assigned On	Accept / Reject
GEETA BHAWAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 1(A & B)	Quarter Q-1	Assigned	04-08-2021	Accept Reject
NAND APARTMENT	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 1(A & B)	Quarter Q-1	Assigned	04-08-2021	Accept Reject
ABC	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	03-08-2025	Form 1(A & B)	Project Registration	Save As Draft	03-08-2021	Open Reject
Greater Kalash	RIVSWASTIK BUILDCON LLP	23-03-2021	30-07-2021	Form 1(A & B)	Quarter Q-1	Assigned	30-07-2021	Accept Reject
Bela Residency	RIVSWASTIK BUILDCON LLP	04-07-2021	07-01-2022	Form 1(A & B)	Quarter Q-1	Assigned	30-07-2021	Accept Reject
AMALTAZ ENCLAVE	URASANA INFRAPROJECT PRIVATE LIMITED	26-07-2021	07-01-2022	Form 1(A & B)	Quarter Q-1	Save As Draft	29-07-2021	Open Reject

TOTAL RESULT - 10/28

MY NOTIFICATIONS

- Form 1 Architect Form for Q-1 of GEETA BHAWAN is assigned
04-08-2021, 07:04 PM
- Form 1 Architect Form for Q-1 of NAND APARTMENT is assigned
04-08-2021, 04:41 PM
- Form 1 Architect Form for Q-1 of GEETA BHAWAN is assigned
04-08-2021, 04:29 PM
- Form 1 Architect Form for Ronda is accepted
04-08-2021, 01:59 PM
- Form 1 Architect Form for Ronda is uploaded
04-08-2021, 01:38 PM
- Form 1 Architect Form for Ronda is in-progress
04-08-2021, 01:34 PM
- Form 1 Architect Form for Ronda is assigned
04-08-2021, 12:35 PM

Click on Download Excel template for Form-1A and fill in the excel template. Below are the excel templates for Form 1:

1. In Form one(Annexure)- Fill the highlighted fields like Total number of basement(s) and plinth, Total number of Podiums, Total number of Slabs of Super Structure, work done, Activity Start Date and Activity End Date.

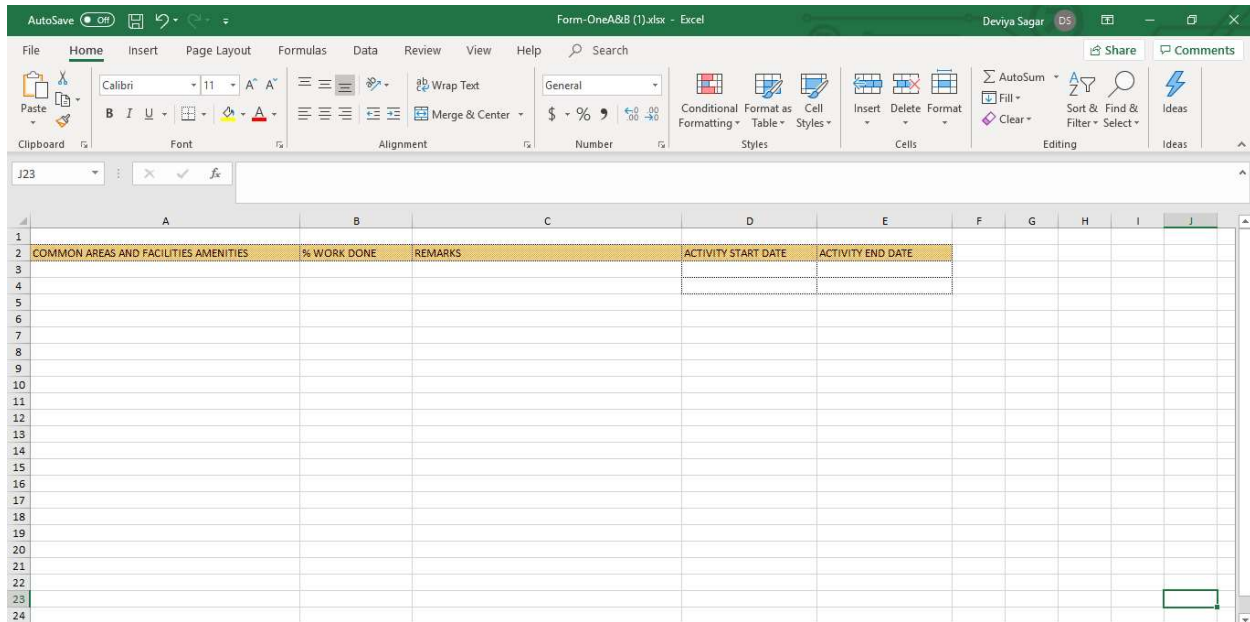
TASKS	NUMBER	%WORK DONE	ACTIVITY START DATE	ACTIVITY END DATE
Excavation				
Total number of basement(s) and plinth				
Total number of Podiums				
Total number of Slabs of Super Structure				
Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and				
Sanitary Fittings within the Flat/Premises				
Staircases, Lifts				
Wells and Lobbies at each Floor level connecting Staircases and				
The external plumbing and external plaster, elevation, completion of terraces				
with waterproofing of the Building/Wing				
Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical				
equipment, compliance to conditions of environment/CRZ				

2. In Form one(B)- Fill the highlighted fields like Proposed(YES/NO), Work done, Remarks if any, Activity Start Date and Activity End Date

COMMON AREAS AND FACILITIES AMENITIES	PROPOSED(YES/NO)	% WORK DONE	REMARKS	ACTIVITY START DATE	ACTIVITY END DATE
Internal Roads & Footpaths					
Water Supply					
Sewerage (chamber, lines, Septic Tank, STP)					
Storm Water Drains					
Landscaping & Tree Planting					
Street Lighting					
Community Buildings					
Treatment and disposal of sewage and sullage water /STP					
Solid Waste Management & Disposal					
Water Conservation ,Rain Water Harvesting ,Percolating Well/Pit.					
Energy Management					
Fire Protection and Fire Safety Requirements					
Electrical Meter Room , Sub-station , Receiving Station .					

3. In Form one C- Fill the Other Common areas and Facilities Amenities Details if any

Note: Activity Start Date and Activity End Date should be in between Project Start Date and Project End Date.



Click on Upload your Form One A&B excel file button to upload the filled Excel template and preview.

If all details have been filled correctly, fill the Firm Name and Remark fields and click Next. Else, make changes in the downloaded file and upload again to proceed.

Upload block-wise NOC documents and Site photographs through Mobile App (refer SOP for Mobile App photo upload) and click Next to upload NOC for entire project and Click on Confirm and Submit Form 1.

FORM 1(B) DOCUMENTS DETAILS

NOC DETAILS

Airport-NOC

File Upload

Environment-NOC

File Upload

Gas Line-NOC

File Upload

Highway-NOC

File Upload

Irrigation Department-NOC

File Upload

ONGC-NOC

File Upload

Costal Regulation Zone-NOC

File Upload

Forest-NOC

File Upload

Other NOC Documents

File Upload

Railway-NOC

File Upload

High Tension Line-NOC

File Upload

Non Agriculture-NOC

File Upload

Metro-NOC

File Upload

Ashtant Dharno-NOC

File Upload

Jail-NOC

File Upload

ASI-NOC

File Upload

Previous

Confirm & Submit Form 1

FORM 1 VIEW

Once the Promoter Previews the submission, he may Accept /Reject the submission made by the Professional. Upon clicking Accept the Promoter proceeds to the form-2 submission.

ENGINEER DASHBOARD(FORM-2)

The **Engineer user** has to Log in the system. The below example shows the Engineer dashboard. Click on “Accept” for Form-2 assignment request.

The screenshot displays the 'ENGINEER DASHBOARD' interface. At the top, there's a navigation bar with the title 'ENGINEER DASHBOARD'. Below it, a sidebar on the left shows '209 Pending on Me'. The main content area is titled 'PENDING ON ME' and includes a search bar, a dropdown menu, and buttons for 'Filter', 'Reset', 'Export PDF', 'Export Excel', and 'Send Email'. A table lists pending requests with columns: Project/Quarter Name, Promoter Name, Start Date, End Date, Form Name, Process Type, Status, Assigned On, and Accept / Reject. The table contains 10 rows of data. To the right, a 'MY NOTIFICATIONS' sidebar lists recent events, each with an 'Apply' button.

Project/Quarter Name	Promoter Name	Start Date	End Date	Form Name	Process Type	Status	Assigned On	Accept / Reject
1 GEETA BHAWAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	Accept Reject
1 GEETA BHAWAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2	Quarter Q-1	Assigned	04-08-2021	Accept Reject
1 NAND APARTMENT	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	Accept Reject
1 NAND APARTMENT	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2	Quarter Q-1	Assigned	04-08-2021	Accept Reject
ABC	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	03-08-2025	Form 2A	Project Registration	Assigned	03-08-2021	Accept Reject
ABC	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	03-08-2025	Form 2	Project Registration	Assigned	03-08-2021	Accept Reject
PerfProject197	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 2A	Project Registration	Assigned	03-08-2021	Accept Reject
PerfProject190	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 2A	Project Registration	Assigned	02-08-2021	Accept Reject
PerfProject190	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 2	Project Registration	Uploaded	02-08-2021	Show

Click on Download Excel template for Form-2 and fill in the excel template. Below are the excel templates for Form 2:

1. In Form 2(A&B)- Fill the fields highlighted in Blue like: Total Estimated Cost, Cost Incurred, Cost Incurred as on Date and Cost Incurred on Additional/Extra.

Note: Cost Incurred as on Date should be equal to or less than Current Date.

Also, the fields highlighted in Red should be auto calculated and non-editable fields for user.

2. In Form 2(C)- Fill the Other Details if any like: Block Name/ Item Description and Cost Incurred

Click on Upload your Form Two AB&C excel file button to upload the filled Excel template and preview.

If all details have been filled correctly, fill the Date of Physical visit, Firm Name and Remark fields and click Next. Else, make changes in the downloaded file and upload again to proceed.

The Engineer can view the Form-2 system generated Certificate by clicking on the Download as PDF link on the preview page and Submit for Promoter Preview

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ENGINEER DASHBOARD(FORM-2Annexure)

The **Engineer user** has to Log in the system. The below example shows the Engineer dashboard. Click on “Accept” for Form-2A assignment request.

The screenshot shows the 'ENGINEER DASHBOARD' with a header bar. Below the header, there's a 'PENDING ON ME' section with a search bar and a table of assignments. The table has columns for Project/Quarter Name, Promoter Name, Start Date, End Date, Form Name, Process Type, Status, Assigned On, and Accept/Reject buttons. The 'MY NOTIFICATIONS' section on the right lists recent updates and assignments.

Project/Quarter Name	Promoter Name	Start Date	End Date	Form Name	Process Type	Status	Assigned On	Accept / Reject
GEETA BHAWAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	<button>Accept</button> <button>Reject</button>
GEETA BHAWAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2	Quarter Q-1	Assigned	04-08-2021	<button>Accept</button> <button>Reject</button>
NAND APARTMENT	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	<button>Accept</button> <button>Reject</button>
NAND APARTMENT	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2	Quarter Q-1	Assigned	04-08-2021	<button>Accept</button> <button>Reject</button>
ABC	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	03-08-2025	Form 2A	Project Registration	Assigned	03-08-2021	<button>Accept</button> <button>Reject</button>
ABC	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	03-08-2025	Form 2	Project Registration	Assigned	03-08-2021	<button>Accept</button> <button>Reject</button>
PerProject197	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 2A	Project Registration	Assigned	03-08-2021	<button>Accept</button> <button>Reject</button>
PerProject190	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 2A	Project Registration	Assigned	02-08-2021	<button>Accept</button> <button>Reject</button>
PerProject190	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 2	Project Registration	Uploaded	02-08-2021	<button>Show</button>

The following Details like Date of Physical visit, Firm name and remarks needs to be filled in the QA form and then after filling the details click on Confirm & Submit button.

The screenshot shows the 'FORM 2 A ENGINEER'S FOR QUALITY ASSURANCE' form. It includes sections for Material Testing, Workmanship, Electrical Materials and Workmanship, Details of Structural Engineer, and Preservation of Records. The form is filled out with specific details for the project 'GEETA BHAWAN' and the engineer 'KENNETH PETER DCUNHA'.

1. MATERIAL TESTING:

I / We have applied the following tests in prescribed number and frequency on the basic materials used in the construction.

I. Cement -

It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 3555:1986 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.

II. Coarse Aggregate -

It has been tested for deleterious materials, clay lumps, crushing value, impact value as per IS 2430:1986 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

III. Bricks / Blocks -

They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

IV. Concrete / Ready-mix Concrete -

It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

V. Reinforcement -

It has been tested as per IS 2062:2011 or as per other relevant IS/BS/NBC code or as per industry standards for tensile strength, elongation and gauge length etc. and its results are within permissible limits.

VI. Testing of Other Materials -

Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.

VII. Codes of foreign country

Other material used in the project for which IS code or standard is not available, the same is tested using relevant code of other countries or as per standards laid down by the industry.

VIII. Fire Resistance

The materials/composites used in construction complied to the required fire resistance.

2. WORKMANSHIP:

I / We hereby certify that work has been carried out under my / our supervision, I / We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.

3. ELECTRICAL MATERIALS AND WORKMANSHIP:

Works of all the electrical wiring / connections / lift installation / other electrical installations have been carried out under authorized / registered electrical engineer and its records has been maintained. The materials used conform to the relevant IS / BS / National Building Codes or as per industry standards.

4. DETAILS OF STRUCTURAL ENGINEER:

Promotor has engaged Mr./Mrs. **KENNETH PETER DCUNHA** having Licenses no. **kenn123** having office no. or cell no. **785645456**. The structural design of buildings in this project has been done under his supervision. I have checked the soil report before laying PCC for foundation in consultation with soil consultant. The formwork and concrete mix design have been done as per relevant codes as applicable. His/her periodic checks and certificates for STABILITY and SAFETY have been kept on record.

5. PRESERVATION OF RECORDS:

Record of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law. If substandard material found used in the project and it is not tested, I/We/Promotor will be responsible for that.

DECLARATION

I further declare that above information is correct as per best knowledge of me.

FORM 2 A ENGINEER

Engineer Name*

Engineer Licenses No.*

Engineer Mobile No.*

Date of Physical Visit*

Firm Name*

Remark*

☒ I declare, all the tests mentioned above may be required as per NBC and relevant IS codes as may be applicable for this project as per the approved plan has been carried out and necessary records are preserved.

☒ Execution is carried out as per structural design prepared by the Structural Engineer.

Previous Confirm & Submit

The Engineer can view the Form-2A system generated Certificate by clicking on the Download as PDF link on the preview page and Submit for Promoter Preview.

GUJARAT REAL ESTATE
REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

KENNETH PE.

ENGINEER DASHBOARD

Project Detail Form 1 Form 2 Form 2A

FORM 2 A ENGINEER'S FOR QUALITY ASSURANCE

1. MATERIAL TESTING:

I / We have applied the following tests in prescribed number and frequency on the basic materials used in the construction.

i. Cement -
It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 5555:1986 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.

ii. Coarse Aggregate -
It has been tested for deleterious materials, clay lumps, crushing value, impact value as per IS 2430:1986 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

iii. Bricks / Blocks -
They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

iv. Concrete / Ready-mix Concrete -
It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

v. Reinforcement -
It has been tested as per IS 2002:2011 or as per other relevant IS/BS/NBC code or as per industry standards for tensile strength, elongation and gauge length etc. and its results are within permissible limits.

vi. Testing of Other Materials -
Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the Industry for a particular material.

vii. Codes of foreign country
Other material used in the project for which IS code or standard is not available, the same is tested using relevant code of other countries or as per standards laid down by the industry.

viii. Fire Resistance
The materials/composites used in construction complied to the required fire resistance.

2. WORKMANSHIP:

I / We hereby certify that work has been carried out under my / our supervision. I / We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations.

3. ELECTRICAL MATERIALS AND WORKMANSHIP:

Works of all the electrical wiring / connections / lift installation / other electrical installations have been carried out under authorized / registered electrical engineer and its records has been maintained. The materials used conform to the relevant IS codes.

4. STRUCTURAL ENGINEER:

Promoter has engaged structural engineer Mr. KENNETH PETER DCUNHA having Licenses no. kenn123 having office no. or cell no. 7856456456. The structural design of buildings in this project has been done under his supervision. I have checked the consultant. The formwork and concrete mix design have been done as per relevant codes as applicable. His/her periodic checks and certificates for STABILITY and SAFETY have been kept on record.

5. PRESERVATION OF RECORDS:

Record of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law. If substandard material found used in the project and it is not tested, I/We/Promoter will be responsible for that.

DECLARATION

I declare, all the tests mentioned above may be required as per NBC and relevant IS codes as may be applicable for this project as per the approved plan has been carried out and necessary records are preserved.

Execution is carried out as per structural design prepared by the Structural Engineer.

FORM 2 A ENGINEER

Engineer Name	KENNETH PETER DCUNHA
Engineer Licenses No.	kenn123
Engineer Mobile No.	7856456456
Date of Physical Visit	04-08-2021
Firm Name	sdf
Remark:	dfssdfdf fdfdsfdf

Previous

ENGINEER

FORM - 2 (Annexure)
ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

Project Registration No. _____ Submitted On: 16-08-2021

(I/We declare for the quality of the _____)

No. _____

I/We, the ENGINEER (PROMOTER) have undertaken an engagement of supervision of this real estate project.

Our Responsibility
I/We and the work is in accordance with the development permission and as per the approved plan and submit certificate of supervision of work and quality and ensure quality of work and maintainability as per prescribed specifications as per NBC and relevant codes of practice. The records used in the project are conforming to the standards mentioned in IS 9001:2005.

1. Material Testing
I/We have used the following materials in the construction and its results are within the permissible limits.

i. Cement
It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 5555:1986 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

ii. Coarse Aggregate
It has been tested for deleterious materials, clay lumps, crushing value, impact value as per IS 2430:1986 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

iii. Bricks / Blocks
They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

iv. Concrete / Ready-mix Concrete
It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

v. Reinforcement
It has been tested as per IS 2002:2011 or as per other relevant IS/BS/NBC code or as per industry standards for tensile strength, elongation and gauge length etc. and its results are within permissible limits.

vi. Testing of Other Materials
Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the Industry for a particular material.

vii. Codes of foreign country
Other material used in the project for which IS code or standard is not available, the same is tested using relevant code of other countries or as per standards laid down by the industry.

viii. Fire Resistance
The materials/composites used in construction complied to the required fire resistance.

2. Workmanship
I/We hereby certify that work has been carried out under my / our supervision. I/We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations.

3. Electrical Materials and Workmanship
Works of all the electrical wiring / connections / lift installation / other electrical installations have been carried out under authorized / registered electrical engineer and its records has been maintained. The materials used conform to the relevant IS codes.

4. Structural Engineer
Promoter has engaged structural engineer Mr. KENNETH PETER DCUNHA having Licenses no. kenn123 having office no. or cell no. 7856456456. The structural design of buildings in this project has been done under his supervision. I have checked the consultant. The formwork and concrete mix design have been done as per relevant codes as applicable. His/her periodic checks and certificates for STABILITY and SAFETY have been kept on record.

5. Preservation of Records
Record of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law. If substandard material found used in the project and it is not tested, I/We/Promoter will be responsible for that.

DECLARATION
I declare, all the tests mentioned above may be required as per NBC and relevant IS codes as may be applicable for this project as per the approved plan has been carried out and necessary records are preserved.

Execution is carried out as per structural design prepared by the Structural Engineer.

FORM 2 A ENGINEER

Engineer Name	KENNETH PETER DCUNHA
Engineer Licenses No.	kenn123
Engineer Mobile No.	7856456456
Date of Physical Visit	04-08-2021
Firm Name	sdf
Remark:	dfssdfdf fdfdsfdf

Previous

Once the Promoter Previews the submission, he may Accept /Reject the submission made by the Professional. Upon clicking Accept the Promoter proceeds to the form-3 submission.

CA DASHBOARD(FORM-3 & MOF)

The CA user has to log in the system. The below example shows the CA dashboard. Click on “Accept” for Form-3 assignment request.

SERVICES									
Alkshar Heights	NG GROUP FINANCIAL SERVICES	01-04-2020	31-03-2021	Form 5	Form 5	Accepted	19-07-2021	Open	Accept
Grand Stad Apartments	NG GROUP FINANCIAL SERVICES	01-04-2020	31-03-2021	Form 5	Form 5	Accepted		Open	Accept
Legacy Villa	NG GROUP FINANCIAL SERVICES	01-04-2020	31-03-2021	Form 5	Form 5	Accepted		Open	Accept
ShukanSky123	SUKAN PLY INDUSTRIES	01-04-2019	31-03-2019	Form 5	Form 5	Accepted		Open	Accept
AMALTAZ ENCLAVE	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 3 A & C	Quarter Q-1	Assigned	04-08-2021	Accept	Reject
Ronda	GINGER PROPERTIES PRIVATE LIMITED	04-08-2021	07-01-2022	Form 3 A & C	Quarter Q-1	Assigned	04-08-2021	Accept	Reject
GEETA BHAWAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 3 A & C	Quarter Q-1	Assigned	04-08-2021	Accept	Reject
PerfProject203	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 3 A & C	Project Registration	Uploaded	04-08-2021	Show	

Form 3 CA Form for Q-1 of GEETA BHAWAN is assigned
04-08-2021, 08:12 PM

Form 3 CA Form for PerfProject204 is accepted
04-08-2021, 07:17 PM

Form 3 CA Form for PerfProject204 is uploaded
04-08-2021, 07:15 PM

Form 3 CA Form for PerfProject204 is in-progress
04-08-2021, 07:14 PM

Form 3 CA Form for PerfProject204 is assigned
04-08-2021, 07:05 PM

[View All](#)

Click on Download Excel template for Form-3 and fill in the excel template. Below are the excel templates for Form 3:

1. In Form 3A- Fill the fields like: Block Name, Flat/Bungalow/Office, Usage, Carpet Area, Area of Balcony, Status, Unit Amount, Received Amount, Date of Agreement of Sale, Encumbrance Status, Allottee Name, Type of KYC, KYC ID, Mobile No. and Redevelopment

Note:

1. Date of Agreement of Sale executed in DD/MM/YYYY format
2. Status of Encumbrance at the time of submitting Form 3 as follows:
No Encumbrance/ Created/ Released (Case Sensitive)
3. Name of Allottee to be entered only in case of BOOKED unit (Alphabetic name with space is allowed)
4. Standard KYC Document ID to be entered in case of BOOKED unit. Fixed names like PAN to be entered
5. KYC unique ID in standard format to be entered in case of BOOKED Unit as per the standard syntax [PAN Format (<5Alpha><4Digit><1Alpha>)]
6. Mobile number of Allottee to be entered in case of BOOKED Unit (10 digit mobile no.)
7. Any Unit under Redevelopment would always have Booking status as “BOOKED” and Redevelopment status as “YES”. No other combination would be allowed in case of Redevelopment.

2. Fill Booked Status Details like No. of Garages, No. of Covered Parking and No. of Open Parking

DETAILS	PROPOSED	BOOKED
No. of Garages	0	0
No. of Covered Parking	0	0
No. of Open Parking	0	0

3. After filling Form 3A and Booked Status successfully, CA will be filling the Form 3 (Certificate).

As per the requirement, CA has to fill in all details of CA Certificate in the Form-3 certificate section.

File Home Insert Page Layout Formulas Data Review View Help Search

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D13

FORM 3: CHARTERED ACCOUNTANTS CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)			D	E	F	G	H	I	J	K	L	M
Sr. No	Particulars	Estimated Amount (in Rs.)	Incurring & Paid Amount (in Rs.)									
1	Land Cost:											
2	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost											
3	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority											
4	Acquisition cost of TDR (if any)											
5	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.											
6	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.											
7	Under Re-development/Rehabilitation Scheme:	Applicable (YES/NO):										
8	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)											
9	Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)											
10	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.											
11	Cost on non transfer premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.											
12	Sub-Total of Land Cost	0	0									
13	ii Development Cost/Cost of Construction:											
14	a (i) Estimated Cost of Construction as certified by Engineer (Column - A)	18000000										
15	Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)											
16	a (ii) On-site expenditure for development or entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.											
17	a (iii) Authority:											
18	b Authority: (for the purpose of this certificate, the authority may be a government, a local authority, a public institution (NBFC) or money lenders on construction funding or money borrowed for construction:											
19	c											
20	Sub-Total of Development Cost	18000000	0									

FORM3 BOOKED-STATUS FORM3C FORM3LOAN SOP-Help

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Share Comment

C39

	A	B	C	D	E	F	G	H	I	J	K	L	M
23													
24	2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A	18000000									
25	3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B	0									
26	4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)										
27	5		Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	0									
28	6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurredand paid(Sr. number 2 *Sr. number 5)	0									
29	7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.										
30	8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	0									
31													
32													
33													
34													
35													
36													
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42													
43													

FORM3 BOOKED-STATUS FORM3C FORM3LOAN SOP-Help

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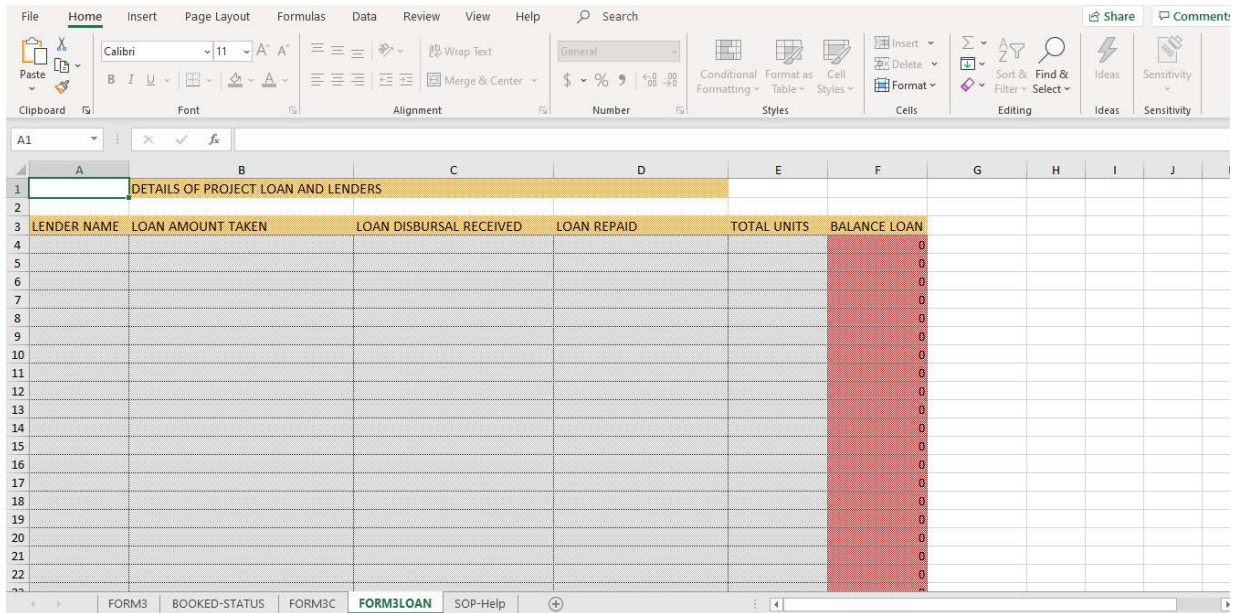
C39

	A	B	C	D	E	F	G	H	I	J	K	L	M
44			Details of Separate RERA Account:										
45			Bank Name	ICICI BANK LIMITED									
46			Branch Name	ICICI BANK LIMITED									
47			Account Number	77555553345									
48			Account Name	Geeta									
49			IFSC Code	ICIC0003244									
50			Opening Balance	6000									
51			Opening Balance Date (DD-MM-YYYY)	17/07/2021									
52			Deposit during the period	0									
53			Withdrawal during the period	0									
54			Closing Balance	6000									
55			Closing Balance Date (DD-MM-YYYY)	20-07-2021									
56			State	GUJARAT									
57			District	Gandhinagar									
58													
59			(ADDITIONAL INFORMATION FOR PROJECTS)										
60	1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Costincurred)	18000000									
61	2		Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified byChartered Accountant as verified from the records And books of Accounts)	0									
62	3	i	Balance Unbooked area to be certified by Management and to be verified by CA from the records and books ofaccounts)	0									
63		ii	Estimated Recievables in respect of unbooked apartments as per Annexure-A to this certificate.	0									
64	4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	0									
65	5		Percentage to be deposited in Designated Account – 70% or 100%if 4 is greater than 1, then 70% of the balancereceivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of thebalance receivables of Ongoing project will be deposited in designated Account.	100									

FORM3 BOOKED-STATUS FORM3C FORM3LOAN SOP-Help

4. After Filling Form 3Certificate successfully, CA will be filling the Loan and Lender Details.

Note: If there is an Encumbrance reported as “Created” against a unit in Form-3 Annexure, the Details of Project loan and lenders is mandatory to be filled without which system shall not allow the submission



Click on Upload your Form Three Annexure excel file button to upload the filled Excel template and preview.

If all details have been filled correctly, fill the Books of accounts verified till date and click on Submit Button. Else, make changes in the downloaded file and upload again to proceed.

BOOK SUMMARY

Type of Inventory	Number	Booked	Unbooked	Unit Consideration	Received Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked
Office	2500	2500	0	7,50,00,00,000	3,03,02,500	7,46,96,97,500	7,50,00,00,000	0
Shop	2500	2500	0	7,50,00,00,000	3,03,02,500	7,46,96,97,500	7,50,00,00,000	0
Total	5000	5000	0	15,00,00,00,000	6,06,05,000	14,93,93,95,000	15,00,00,00,000	0

BOOKED STATUS

Details	Proposed	Booked
No. of Garages	54	12
No. of Covered Parking	4	1
No. of Open Parking	45	

Books of account verified till

Previous Submit

- Then Upload the Loan Agreement Document and Mortgaged Document and click on Next Button

Apps Managed bookmarks Gujarat Real Estate... Gujarat Real Estate... Gujarat Real Estate... Reading

2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A)	2,11,309
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B)	24,875
4	"Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)"	98
5	Proportion of the Cost Incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	0.12
6	Amount which can be withdrawn from the Designated Account.Total Estimated Cost *Proportion of cost incurred and paid (Sr.number 2 *Sr.number 5)	24,875
7	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	56
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	24,819

DETAILS OF PROJECT LOAN AND LENDERS:

Name of Lender: Amount of Loan taken for Project as per Agreement (INR): Loan Agreement Document:

Loan Disbursal Received (INR): Loan Repaid (INR): Balance of Loan (Outstanding) (INR):

Total Number of Project Units Mortgaged: Mortgaged Document:

[Previous](#) [Next](#)

6. Chartered Accountants are issuing Form 3 considering Form 1 and 2, that is Architect Certificate and Engineers certificate, as working papers for their certification. They do assess the reliability of other experts' work. The prima facie or material difference in certification by these experts would prompt Chartered Accountants to submit disclosure of the fact that the Certificates he is relying on are not in coherence. This facility is made available to Chartered Accountant to report his observations and to enable him to seek and report necessary clarifications from the promoter.

CA can respond "Yes/ No" to this clause and in case of "No", CA shall have to enter the reason/s for the variation. CA may enter one or more reasons in this section as provided by the promoter.

Note: Fields for Entering UDI Number pre-populated with <2 digit Current year in YY Format><6 digit CA Number>. A user enterable 10 digit Alpha numeric number as generated in ICAI website needs to be entered. Due care needs to be taken to avoid typo error as the same can result into error for other CA.

Fill the CA FRN No. in correct format

CA Designation must be entered (Select from Dropdown)

Notes to Certificate (free text) must be entered by the user prior to Form-3 Certificate submission.

After filling all the details in Form 3, click on Confirm and submit button

GUJARAT REAL ESTATE REGULATORY AUTHORITY

GUJARAT RERA

Project_Agent, Promoter, Professional, Location

DAIRBOARD

HOME

PRATIKSINH

FORM 3A

Project Detail

Form 1

Form 2

Form 2A

Form 3

Form 3C

FORM-3 (CA CERTIFICATE) OF PROJECT REGISTRATION APPLICATION - 2.0 TESTING

Sr. No	Particulars	Amount (in Rs.)	
		Estimated (Column - A)	Incurred & Paid (Column - B)
1	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost. <input type="checkbox"/>	9,999	9,999
	Method of land valuation <input type="checkbox"/>	ASR Value	
	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority. <input type="checkbox"/>	999	8,999
	Acquisition cost of TDS (if any). <input type="checkbox"/>	999	99
	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, branch charges, registration fees etc. <input type="checkbox"/>	999	999
	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities. <input type="checkbox"/>	999	99
	Under Re-development/Rehabilitation Scheme. <input type="checkbox"/>	Applicable	NO
	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A). <input type="checkbox"/>	0	
	*Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered). <input type="checkbox"/>		0
	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost. <input type="checkbox"/>	0	0
	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in respect of rehabilitation. <input type="checkbox"/>	0	0
	Sub-Total of Land Cost. <input type="checkbox"/>	13,783	13,783
	Development Cost/Cost of Construction: <input type="checkbox"/>		
	a. (i) Estimated Cost of Construction as certified by Engineer (Column - A). <input type="checkbox"/>	1,88,101	
	ii) Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered). <input type="checkbox"/>		999
	iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machinery and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered. <input type="checkbox"/>	999	56
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority. <input type="checkbox"/>	589	9,989
	c. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction. <input type="checkbox"/>	7,867	88
	Sub-Total of Development Cost. <input type="checkbox"/>	1,97,346	11,112
2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A). <input type="checkbox"/>		2,11,309
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B). <input type="checkbox"/>		24,875
4	*Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project). <input type="checkbox"/>		99
5	Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost (3 (i)). <input type="checkbox"/>		0.12
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred and paid (Sr. number 2 * Sr. number 5). <input type="checkbox"/>		24,875
7	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. <input type="checkbox"/>		56
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. <input type="checkbox"/>		24,819

DETAILS OF SEPARATE RERA BANK ACCOUNT:

Bank Name <input type="checkbox"/>	Branch Name <input type="checkbox"/>	Account No. <input type="checkbox"/>
STATE BANK OF INDIA	STATE BANK OF INDIA	6767676777
Account Name <input type="checkbox"/>	IFSC Code <input type="checkbox"/>	
455	SBIN0002977	
Opening Balance <input type="checkbox"/>	Opening Balance Date <input type="checkbox"/>	Deposit during the period <input type="checkbox"/>
	12-12-2020	
Withdrawal during the period <input type="checkbox"/>	Closing Balance <input type="checkbox"/>	Closing Balance Date <input type="checkbox"/>
8,78,885	8,38,48,65,06,607	12-12-2020
State <input type="checkbox"/>		
GUJARAT		

(ADDITIONAL INFORMATION FOR PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred). <input type="checkbox"/>	1,86,434
2	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts). <input type="checkbox"/>	14,93,93,95,000
3	(i) Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts). <input type="checkbox"/>	0
	(ii) Estimated Receivables in respect of unbooked apartments as per Annexure-A to this certificate. <input type="checkbox"/>	0
4	Estimated receivables of project. Sum of 2 + 3 (ii). <input type="checkbox"/>	14,93,93,95,000
5	Percentage to be deposited in Designated Account = 70% or 100RIF 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account, if 4 is lesser than 1, then 100% of Imbalance receivables of Ongoing project will be deposited in designated Account. <input type="checkbox"/>	70

(ADDITIONAL INFORMATION FOR PROJECTS)

This certificate is being issued for RERA compliance for the Company and is based on the records and documents produced before me and explanations provided to me by the management of the Company, based on verification of books of accounts till: 21-04-2021

Promoter's Name <input type="checkbox"/>	Project's Name <input type="checkbox"/>
Aastha group of business	2.0 testing

PHYSICAL PROGRESS OF THE PROJECT AS CERTIFIED BY THE ARCHITECT (FORM-1) AND ENGINEER (FORM-2) SEEMS IN COHERENCE WITH ACTUAL EXPENDITURE INCURRED & PAID CONSIDERING PROJECT SPECIFICATIONS*

☒ YES
☐ NO

Name of Chartered Accountant (For Name of CA Firm) <input type="checkbox"/>	Membership Number <input type="checkbox"/>	COP Date <input type="checkbox"/>
PRATIKSINH BARMAR	260189	01-01-2021
UDIN Number <input type="checkbox"/>	CA FEN No <input type="checkbox"/>	CA Firm Name <input type="checkbox"/>
212601892601892601	260189G	Associate S.Co.
CA Designation <input type="checkbox"/>	CA Place <input type="checkbox"/>	Additional Notes to the Certificate (if any) <input type="checkbox"/>
Proprietor	Gandhinagar	na

Project RERA Bank Account Passbook ☐

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FORM 3 VIEW

Project Detail Form 1 Form 2 Form 2 A **Form 3**

FORM 3 OF REGISTRATION DETAIL

BLOCK DETAILS

SR.No.	BLOCK NAME	FLAT/BUNGALOW/ OFFICE NO/ PLOT NO.	USAGE	CARPET AREA (in Sq. Mts.)	AREA OF EXCLUSIVE BALCONY/VERANDA (in Sq. Mts.)	STATUS	UNIT AMOUNT	RECEIVED AMOUNT	BALANCE AMOUNT	DATE OF AGREEMENT	ENCUMBRANCE STATUS
1	A	A-101	Flat	18	1	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance
2	A	A-102	Flat	18	1	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance
3	A	A-103	Flat	18	1	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance
4	A	A-104	Flat	18	1	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance
5	A	A-105	Flat	18	1	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance
6	A	A-106	Flat	18	1	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance
7	A	A-107	Flat	18	1	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance
8	A	A-108	Flat	18	1	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance
9	A	A-109	Flat	18	1	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance
10	A	A-110	Flat	18	1	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance

Once the Promoter Previews the submission, he may Accept /Reject the submission made by the Professional. Upon clicking Accept the Promoter proceeds to the MOF submission.

The below example shows the CA dashboard. Click on “Accept” for MOF assignment request.

Project/Quarter Name	Promoter Name	Start Date	End Date	Form Name	Process Type	Status	Assigned On	Accept / Reject
Crossfire	SHREEJI DEVELOPERS	05-05-2020	22-04-2026	Form 3 A & C	Project Extension	Save As Draft	09-05-2020	<button>Open</button> <button>Reject</button>
Haldiram Products	Sushrut Enterprises Private Limited	19-03-2020		MOF	Project Alteration Section 14 Enquiry	Assigned	09-05-2020	<button>Accept</button> <button>Reject</button>
project_Wel	Partnership	13-04-2020	08-02-2022	Form 3 A & C	Project Registration	Save As Draft	09-05-2020	<button>Open</button> <button>Reject</button>
alias	SHREEJI DEVELOPERS	01-05-2020	31-12-2020	MOF	Project Registration	Assigned	07-05-2020	<button>Accept</button> <button>Reject</button>
alias	SHREEJI DEVELOPERS	01-05-2020	31-12-2020	Form 3 A & C	Project Registration	Assigned	07-05-2020	<button>Accept</button> <button>Reject</button>
RUSH	SHREEJI DEVELOPERS	05-05-2020	24-01-2026	Form 3 A & C	Project Extension	Rejected	05-05-2020	
SWARA PARK SQUARE	AARON DEVELOPERS	03-01-2020	03-03-2023	Form 3 A & C	Project Registration	Assigned	04-05-2020	<button>Accept</button> <button>Reject</button>

Form 3 CA Form for Q-1 of Ronda is assigned
04-08-2021, 08:30 PM

Form 3 CA Form for Q-1 of Ronda is assigned
04-08-2021, 08:23 PM

Form 3 CA Form for Q-1 of GEETA BHAWAN is assigned
04-08-2021, 08:12 PM

Form 3 CA Form for PerfProject204 is accepted
04-08-2021, 07:17 PM

Form 3 CA Form for PerfProject204 is uploaded
04-08-2021, 07:13 PM

Form 3 CA Form for PerfProject204 is in-progress

CA User has to click on Download MOF Excel template and fill in the excel template. Below are the excel templates for MOF:

Fill all the details as mentioned in the MOF excel template

The image displays two screenshots of an Excel spreadsheet titled "Pre RERA Registration Cash Flow".

Top Screenshot: Shows the initial data entry. The spreadsheet has columns A through O. The data is organized into sections for "Pre RERA Registration Cash Flow" and a timeline from 2021 to 2025. The "Total" row shows values for various metrics, including Land Cost, Estimated construction cost, On site expenditure, Payments to Statutory Authority, Interest payable, Other Costs, Total Project Cost, Repayment of Project Loan, Repayment of CC/OD, Repayment of Other Borrowed Funds, Repayment Total, Total Cash Outflow, and Promoter's Capital.

Bottom Screenshot: Shows the same spreadsheet with calculated values and additional columns (P through AE). The "Total" row shows values for various metrics, including Project Loan Disbursement, CC/OD taken, Other Borrowed Funds, Receipts from Allottees, Total Cash Inflow, Net Cashflow, Opening of Cash/Bank Balance, Closing of Cash/Bank Balance, Projected Booking, and Projected Receipts from Allottees.

Click on Upload MoF excel file button to upload the filled Excel template and preview. If all details have been filled correctly, fill the UDIN No., CA FRN No., CA Designation and Notes to Certificate and click on Submit Button. Else, make changes in the downloaded file and upload again to proceed

Note: Fields for Entering UDI Number pre-populated with <2 digit Current year in YY Format><6 digit CA Number>. A user enterable 10 digit Alpha numeric number as generated in ICAI website needs to be entered. Due care needs to be taken to avoid typo error as the same can result into error for other CA.

Fill the CA FRN No. in correct format

CA Designation must be entered (Select from Dropdown)

Notes to Certificate (free text) must be entered by the user prior to Form-3 Certificate submission.

After filling all the details in Form 3MOF, click on submit button

Project Details Form One Form Two Form Three A Form Three C Form Three B/C

FORM-3 MEANS OF FINANCE DETAILS

Form Three A local validated successfully.

Upload Form 3 MOF:

MEANS OF FINANCE

Sr.No.	Particulars	Land Cost	Construction cost	On site expenditure	Payments to Statutory Authority	Interest payable for
Total		91	91.2	1.2	2	2
Pre RERA Registration Cash Flow		0	0	0	0	0
JUN-2020		0	0	0	0	0
SEP-2020		0	0	0	0	0
DEC-2020		0	0	0	0	0
MAR-2021		0	0	0	0	0
JUN-2021		0	0	0	0	0
SEP-2021		0	0	0	0	0
DEC-2021		0	0	0	0	0
MAR-2022		0	0	0	0	0
JUN-2022		0	0	0	0	0
SEP-2022		0	0	0	0	0
DEC-2022		0	0	0	0	0
MAR-2023		0	0	0	0	0
JUN-2023		0	0	0	0	0
SEP-2023		0	0	0	0	0
DEC-2023		0	0	0	0	0
MAR-2024		0	0	0	0	0
JUN-2024		0	0	0	0	0
SEP-2024		0	0	0	0	0
DEC-2024		0	0	0	0	0
MAR-2025		0	0	0	0	0
JUN-2025		0	0	0	0	0
SEP-2025		0	0	0	0	0

Name of Chartered Accountant* For (Name of CA Firm):

CA FRN No.*:

CA Designation*:

COP Date*:

Notes to Certificate*:

The CA can view the Form-3MOF system generated Certificate by clicking on the Download as PDF link on the preview page and Submit for Promoter Preview.

MEANS OF FINANCE									
Project Name:- Water level		Promoter Name:- NG GROUP FINANCIAL SERVICES				Project Start Date:- 04-05-2021			
Sr.No.	I(i)	I(ii)	I(iii)	I(iv)	I(v)	I(vi)	A		
Particulars	Land Cost	Construction cost	On site expenditure	Payments to Statutory Authority	Interest payable for the project	Other Costs related to Project	Total Project Cost	Repayment	
Total	30,00,00,000	40,00,00,000	6,00,00,000	6,00,00,000	6,00,00,000	0	48,40,00,000		
Pre RERA Registration Cash Flow	0	0	0	0	0	0	0		
SEP-2021	30,00,00,000	40,00,00,000	6,00,00,000	6,00,00,000	6,00,00,000	0	48,40,00,000		
DEC-2021	0	0	0	0	0	0	0		
MAR-2022	0	0	0	0	0	0	0		
JUN-2022	0	0	0	0	0	0	0		
SEP-2022	0	0	0	0	0	0	0		
DEC-2022	0	0	0	0	0	0	0		
MAR-2023	0	0	0	0	0	0	0		
JUN-2023	0	0	0	0	0	0	0		
SEP-2023	0	0	0	0	0	0	0		
DEC-2023	0	0	0	0	0	0	0		
MAR-2024	0	0	0	0	0	0	0		
MAY-2024	0	0	0	0	0	0	0		
Land Cost		30,00,00,000		Projected Sales		0		Owned Funds	
Development Cost		18,40,00,000		Project Cost		48,40,00,000		Borrowed Funds	
Total Cost		48,40,00,000		Estimated Gain		(48,40,00,000)		Customer Receipts	
								48,40,00,000	

Once the Promoter Previews the submission, he may Accept /Reject the submission made by the Professional. Upon clicking Accept the Promoter click next to proceed to the Upload Document section.

2.11. Declaration

Promoter user has to fill all Gujarati Declaration by Clicking on Radio Button on right side and after filling all the declaration then click on Next Button for Payment.

GUJARAT REAL ESTATE
REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

GINGER PRO...

PROJECT REGISTRATION

Promoter Detail

Previous Project

Project Detail

Development Detail

Add Professionals

Upload Document

Block Entry

Map

Assign Professionals

Perform Certification

Declaration

Payment Page

PROJECT DECLARATION

અનુ. નં	વિગત	હા/ના/વાત્સુ પડતું નથી
૧	અરજી માં દર્શાવેલ બાંધકામનો ઉપયોગ, રજૂ કરેલ સંબંધિત બાંધકામની રજાવિહીમાં દર્શાવેલ ઉપયોગ સાથે સુસંગત છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના
૨	પ્રોજેક્ટ રજાવેશન જો બોટીંગ માટે કોય તો રજાવિહી બોટીંગ માટેની છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના <input type="radio"/> વાત્સુ પડતું નથી
૩	બાંધકામની રજાવિહી નો તારીખ થી ૧ વર્ષમાં બાંધકામ શરૂ કરેલ ન કોય તો, બાંધકામની રજાવિહી રીવેલીટ કરાવેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના <input type="radio"/> વાત્સુ પડતું નથી
૪	બાંધકામની રજાવિહી, ખાન તથા ફોર્મ-૩ માં U/m ની સંખ્યા તથા ઉપયોગ માં બેઠકનુભા જળવાઇ રહે છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના
૫	બાંધકામના ખાનમાં રેરા એક્ટ મુજબ કાર્પેટ બેરીયા દર્શાવી ખાન મંજૂર કરવામાં આવેલ છે? અથવા કાર્પેટ બેરીયા માટેની એફિટીવીટ રજૂ કરેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના <input type="radio"/> વાત્સુ પડતું નથી
૬	બાંધકામના ખાન માં GDCR ની જોડવાઇ મુજબ ડ્રેનેજ વાઇન, તથા જરૂરી કોય ત્યાં સોફ્ટવે, સેન્ટિક ટેક દર્શાવી ખાન મંજૂર કરવામાં આવેલ છે? અથવા પ્રોજેક્ટ સંદર્ભ ડ્રેનેજ ખાન તથા ડ્રેનેજ એફિટીવીટ રજૂ કરેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના
૭	પ્રોજેક્ટના બાંધકામના સંદર્ભ કાયદેશીઓનીયન રજૂ કરેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના <input type="radio"/> વાત્સુ પડતું નથી
૮	પ્રોજેક્ટના મંજૂર થયેલ બે-આઉટ ટેકી બાંધકામ / બોટીંગ રજાવેશન માં ગત કોય તેવા કિસ્સામાં જો રજાવેશન માં (સેલ બોટીંગ) અન્ય બોટીંગ નો (બોટીંગ આલોને પૂર્ણ થયા કોય/ વપરાશમાં કોય) FSI નો ઉપયોગ કરેલ કોય તેવા કિસ્સામાં જો બોટીંગ FSI વાપરવામાં આવેલ કોય તે બોટીંગમાં ૨/૩ બોટીંગની સંમતી રજૂ કરવામાં આવેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના <input type="radio"/> વાત્સુ પડતું નથી
૯	પ્રોજેક્ટ સંબંધિત સ્થાનિક સત્તામંડળ દ્વારા આપવામાં આવેલ રજાવિહી, બે-આઉટ ખાન, બાંધકામના ખાન, સેકશન ખાન સાથે સ્થાનિક સત્તામંડળ દ્વારા મંજૂરી આપવામાં આવેલ તમામ નકશા તથા જો કિસ્સામાં બાંધકામની રજાવિહી મુદત પૂર્ણ થયેલ કોય તેવા કિસ્સામાં રીવેલીટ થયેલ રજાવિહી તથા બાંધકામના પ્રોજેક્ટ સંદર્ભિત વિગતો રજૂ કરેલ છે.	<input checked="" type="radio"/> હા <input type="radio"/> ના

પ્રોજેક્ટ સંદર્ભિત વિગત

ખમોટર બાબતોની વિગત:-

૧	પ્રોપરાઇટર તરીકે અરજી કરેલ કોય તો પ્રોપરાઇટરશીપ ફર્મનું ગુમાના વારા સર્ટિફિકેટ, GST સર્ટિફિકેટ કે અન્ય પુરાવા રજૂ કરેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના <input type="radio"/> વાત્સુ પડતું નથી
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માલિકી બાબતોની વિગત:-

૧	પ્રોજેક્ટના માલિકી બાબતે વિચાર કક્ષાલેખ - ઇન્ટેક્સ નો નકલ રજૂ કરેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના
૨	પ્રોજેક્ટના માલિકી બાબતે ૭/૧૨ ના ઉત્તરના પાકી બેન્ટી, પ્રોપર્ટી કાર્ડ, ગામ નમુના નં- ૨ સાથેની નકલ રજૂ કરેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના
૩	આ પ્રોજેક્ટ સંદર્ભ માલિકી બાબતે ખમોટરને કોઇ કોર્ટ ફાઇલિંગમાં બાંધુ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના <input type="radio"/> વાત્સુ પડતું નથી
૪	રાઇટ સર્ટિફિકેટ / રોપોર્ટ તથા એક્ઝામરેન્સ સર્ટિફિકેટ ૧ મહિનાથી જુનું નહીં ૧૦ વર્ષના અનુભવી એડવોકેટ દ્વારા ઇસ્યુ કરેલ છે? તથા રાઇટ સર્ટિફિકેટ ૩૦ વર્ષના ડિસ્ક્રી ની વિગત દર્શાવેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના
૫	પ્રોજેક્ટ સંદર્ભ જો જરૂરી કોય તો રજાવેલ ડેવલપમેન્ટ એસોસિએટ (સરક્યુલર-૨૦ પ્રમાણે) અથવા લોન્ગ એસોસિએટ અથવા કન્સોસિએટ એસોસિએટ નો નકલ રજૂ કરેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના <input type="radio"/> વાત્સુ પડતું નથી
૬	જો રજાવેલ ડેવલપમેન્ટ એસોસિએટ અથવા લોન્ગ એસોસિએટ અથવા કન્સોસિએટ એસોસિએટ પ્રાપ્તિ ના રજાવેલ કોય તો રેરા (નિયમ) મુજબ Form - B 1 & Form B 2 ક્ર. ૩૦૦/- ના રેપ વેપર ૫૨-૫૨-નોકરી કરાવી તથા જમીન માલિક / ડેવલપમેન્ટ સાથે સિક્કા સાથે બોરોજનલ નકલો રજૂ કરેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના <input type="radio"/> વાત્સુ પડતું નથી

FORM - B ની વિગત:-

૧	પ્રોજેક્ટ સંદર્ભિત પ્રોજેક્ટનું નામ, ખમોટરનું નામ, ટી.પી. એફ.પી, મોજો, રેવન્યુ સર્વે નંબર નો વિગતો તથા ક્ર. ૩૦૦/- ના ફોર્મ પર બોરોજનલ કોફીરેટ ના ફોટોગ્રાફ તેમજ બે જગ્યાએ સહી સાથે નોટરી કરવામાં આવેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના
૨	પાર્ટનરશીપ ફર્મ, કંપની, LLP માં બોરોજનલ કોફીરેટ તરીકે ફોર્મ - બી માં સહી કરવા સાથે બોરોજનલ કોફીરેટ રજૂ કરેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના

Encumbrance Certificate :-

૧	અરજી કેસ ના પ્રોજેક્ટ માટેની જમીન સંબંધે કોઈ કાયદાકીય કાવા કે તકરાર નામદાર ટ્રીબ્યુનલ કે કોર્ટ માં બાંધુ છે કે કેમ?	<input checked="" type="radio"/> હા <input type="radio"/> ના
૨	ઉપરીક્ત પ્રશ્ન નો જવાબ કા છે તેથી એક્ઝામરેન્સ સર્ટિફિકેટ (બોજો) માં તેનો ઉલ્લેખ કરવામાં આવેલ છે અને કાવા સંબંધી દસ્તાવેજો એક્ઝામરેન્સ સર્ટિફિકેટ (બોજો) ના બાજુ તરીકે સામેલ કરવામાં આવેલ છે	<input checked="" type="radio"/> હા <input type="radio"/> ના

ફાઇનાન્સ વિગત:-

૧	ફોર્મ-૩ માં બધા જ પ્રકારના અવિભાજિત વિભાજન તેમજ અલોટી પાસેથી મળવાપાત્ર રકમ વોચ રીતે દર્શાવેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના
૨	ફોર્મ-૩ માં જ્યારે ઇન્કર્ડેડ કોસ્ટ Incurred & Paid દર્શાવેલ કોય ત્યારે વિરાલ આપનારની વોચ વિગતો આવેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના
૩	ફોર્મ-૩ માં પ્રોજેક્ટ એસોસિએટ સેપરેટ રેરા બેન્ક એકાઉન્ટ (કે જેમાં કરમરની રીસાઇન્ડ ના કલેક્ટીવોગીટ કરવાના કોય છે) ગુજરાત રેરા બેન્ક ડાયરેક્ટ મુજબ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના
૪	ફોર્મ-૩ માં અલોટીના KYC સાથે આવેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના
૫	રીડેવલપમેન્ટના કિસ્સામાં ફોર્મ-૩ માં અવિભાજિત વહેંચણી રીડેવલપ થઇ રહેલા તથા નવા કુનિત વચ્ચે વોચ રીતે થયેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના <input type="radio"/> વાત્સુ પડતું નથી
૬	Form - A માં બોટીંગની સંખ્યા તથા તેનું નામ રજાવિહી/ ખાન મુજબ વોચ રીતે દર્શાવેલ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના
૭	પ્રોજેક્ટ સંબંધિત રેરા બેન્ક એકાઉન્ટ રેરા બોરોજનલ સરકયુલર/ડાયરેક્ટશન ૨૦૧૮/૧૯ તા.૧૬/૦૬/૨૦૧૮ મુજબ અવગતથી ખોલાવી તેની વિગતો રજૂ કરેલ છે.	<input checked="" type="radio"/> હા <input type="radio"/> ના

ફ્રમ-50 ની વિગત:-

૧	ડેવલપમેન્ટ એસોસિએટના કિસ્સાવાળા કોય તો પ્રોજેક્ટમાં રેરા બોરોજનલ દ્વારા તા.૧૩/૦૨/૨૦૨૦ના રોજ કરવામાં આવેલ સરકયુલર નં.૨૦ની શરતના ૧ થી ૫ ના મુદ્દાઓને ખાનમાં રાખી રજાવેલ ડેવલપમેન્ટ એસોસિએટની વિગતો રજૂ કરેલ છે.	<input checked="" type="radio"/> હા <input type="radio"/> ના <input type="radio"/> વાત્સુ પડતું નથી
૨	પ્રોજેક્ટ ડેવલપમેન્ટ એસોસિએટના કિસ્સામાં પ્રમોટર/ ડેવલપમેન્ટ અધિકાર આપનાર જમીન માલિકના નામનો નોંધ છે?	<input checked="" type="radio"/> હા <input type="radio"/> ના

ઉપરીક્ત ખામીઓની વિગતો રેરા પ્રોજેક્ટ રજાવેશનની મંજૂરીની પકીયામાં વિવેચ કરે છે. તેથી કેચકાસથી કરી ખામી કરી કે તમારા દ્વારા કરવામાં આવેલ પ્રોજેક્ટની બેબીકેશનમાં આપવામાં આવેલ તમામ વિગતો બરાબર છે અને તે મુજબ પાલન અમો દ્વારા કરવામાં આવેલ છે. તેથી અમો આપો બે છીએ.

Previous

Next

38

2.12. Payment

The Payment screen shows the system calculated Fees for the given Project Registration application. Click on all the Terms & Conditions checkboxes and click on Agree & Pay button to Proceed as shown below:

To preview the entire application before proceeding, click on the “Preview Application” button.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

PROJECT REGISTRATION

PAYMENT

Preview Application

PLEASE DO NOT PRESS BACK OR REFRESH FROM THIS POINT ONWARDS.

PAYMENT DETAILS

Payment head

Project Registration Fees

GujRERA Unique Token Number

PRLC0XWMBE5036

Amount (₹) (A)

67,500

Addl. Amount (₹) (B)

0

Total Amount (₹) (A+B)

67,500

NOTE

- You will be re-directed to SBI ePay Payment Gateway from which you can pay this amount using "Net Banking", "Credit Card", "Debit Card" options available on SBI ePayment Gateway.
- In Corporate Account - Net Banking "Maker - Checker" Scenario, the Checker has to ensure performing "Check and Approve" on this transaction within 20 minutes post Initiating the transaction by the Maker, to ensure successful transaction. Failing this, the transaction will be treated as Failed. For further inquiry/ refund please contact SBI ePay on (T) +91-22-2752-3616, (E) support@sbipay@sbi.co.in
- REFUND (Scenario and Process)**
 - As stated in detailed T&C for using Online Payment Gateway Facility on GUJ RERA Portal (here), the payment of amount does not in any way guarantee Issuance of services and the paid amount is not eligible for refund or chargeback in any case.
 - In an unlikely event of User making double payment by mistake, the refund (part/ full) may be considered, as may be decided by GUJ RERA, subject to
 - The user bringing it to the notice of the GUJ RERA authority by email within 7 days of making such payment. Any request beyond 7 days will not be entertained.
 - The user has to request for refund by creating Support Request/ Ticket under "Finance & Accounts" Apply for Refund" section on GUJ RERA portal from your User Account.
 - In case of any dispute, the email should be sent to esay-rera@gujarat.gov.in with subject line clearly mentioning "Request for Refund" words along with other details of the transaction.
 - The refund (in case of double payment by mistake only), via the same source of payments made in such cases, will be initiated in 3 to 5 working days after receiving the refund Support Request/ Ticket and the decision about the refund taken by the GUJ RERA Authority will remain final and binding for user.
 - In case of auto-refund by SBI ePay (when the transaction does not reach GUJ RERA Account), the time taken for credit depends on bank and varies from bank to bank and GUJ RERA has no control over it. Hence, one may contact the respective bank for such transactions.

TERMS & CONDITIONS

- ☒ I agree to all Terms and Condition defined by GUJ RERA for using Online Payment Gateway Facility using this Portal. The detailed T&C can be found "Terms & Conditions" Section on this website. Please accept Terms and Conditions.
- ☒ The required Information as per the RERA act will be displayed in public domain Please affirm the declarations.
- ☒ I/We solemnly affirm and declare that the particulars given in herein are correct to [my/our] knowledge and belief and nothing material has been concealed by [me/us] therefrom Please affirm the declarations.
- ☒ I/We hereby affirm and declare that, I/We have read all the particulars on this website and in the event if this project is submitted as a "New Project" and found as "On-going" at the time of evaluation, I/We stand liable to abide by the actions taken as per the GUJ RERA Authority/ Act Please affirm the declarations.

Previous Agree & Pay ₹ 67,500

2.13. Confirmation

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

CONFIRMATION

Print Application Print Receipt


Your payment has been successfully paid and your acknowledgement number is PR/GANDHINAGAR/GANDHINAGAR/GUDA/210818/018036

The Acknowledgement No. of the Project Registration is generated on the Confirmation page. This can be used to track the application and shall also be visible alongside the application to the promoter in the Dashboard post Login.

Click on Print application and Print Receipt to download and view the system generated PDF (screenshot below) for reference.

2.14. Print Application

Promoter can print application.



**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

Project Acknowledgement Number - PR/GANDHINAGAR/GANDHINAGAR/GUDA/210818/018036

PROMOTER DETAIL		
1.1 Promoter Type COMPANY	1.2 Company PAN No AABCU6938R	1.3 Company Name UPASANA INFRAPROJECT PRIVATE LIMITED
1.4 Mobile / Telephone No 7111111110	1.5 Company Email Id promoterone@test.com	1.6 Fax No Not Available
1.7 Address Line 1 Address Line One, Two, Three, Four	1.8 Address Line 2 Address Line One, Two, Three, Four	1.9 Pincode 382421
1.10 State GUJARAT	1.11 District Gandhinagar	1.12 CIN Registration Certificate zzz NA.pdf
1.13 Memorandum And Articles Of Association zzz NA.pdf	1.14 Colored PAN Card zzz NA.pdf	

PARENT ENTITY DETAILS FORM		
1.15 Total no. Of Years Of Work Experience Of Group Entity In Gujarat 10	1.16 Total no. Of Years Of Work Experience Of Group Entity In Other States/UTs 10	1.17 Total no. of years of Work Experience Of Group Entity 10
1.18 Total Area Constructed Till Date By Group Entity For Completed Projects(Sq Mtrs) 10	1.19 Total Area Constructed Till Date By Group Entity For Ongoing Projects(Sq Mtrs) 10	1.20 Total Area Constructed By Group Entity Till Date(Sq Mtrs) 20.00

2.15. Print Receipt

Promoter can print receipt.



Gujarat Real Estate Regulatory Authority (RERA)
www.gujrera.gujarat.gov.in

Office Address:- 4th Floor, Sahyag Sanikul, Sector-11, Gandhinagar-382010
Website: gujra.gujarat.gov.in, Ph. No. (79) 232-58529 Email id: info@gujra.gov.in

E-RECEIPT FOR GUJARAT RERA PAYMENT

Date of Payment	18/08/2021
Type of Payment	Project Registration Fees
Stamp No.	NA
Challan No.	NA
Receipt No.	65258
GuRERA Token No.	PRCUXWM8E5036
SBI ePay Transaction No.	ONTXNO65258213418003549
Amount (Rs)	67,500.00
Additional Amount (Rs)	0.00
Total Amount (Rs)	67,500.00
PROMOTER Name	UPASANA INFRAPROJECT PRIVATE LIMITED
Mobile No.	7111111110
Email Id	promoterone@test.com
Remarks	PR/GANDHINAGAR/GANDHINAGAR/GUDA/210818/018036

Note:

- The Total Amount is paid through SBI ePay with user accepting all disclaimer and terms and conditions of GujRERA, Online Payment mentioned on www.gujrera.gujarat.gov.in
- For any payment related Enquiry, please contact SBI ePay on Contact Number: +91-22-2752 3816, 1800-221-401 (Operational Hours (Monday to Friday: 10.30 AM to 06.30 PM, Saturday (1st, 3rd & 5th Saturdays of the week) : 10.30 AM to 06.30 PM)
- For support from GujRERA, you may write on info@gujra.gov.in



3. Project Registration (Inquiry Compliance Process)

Step 1: Promoter can see the status of Application as Awaiting compliance on Promoter Dashboard and from there he will click on “Reply” button for inquiry compliance.

PENDING WITH PROMOTER

Search

--Select--

Filter

Reset

Export PDF

Export Excel

Send Email

Acknowledge Number	Project Name	Project Type	Start Date	End Date	Status	Updated On	Action
PR/AHMEDABAD/AHMEDABAD CITY/AUDA/210804/016522	Ronda	Residential/Group Housing	04-05-2021	04-05-2024	Awaiting Compliance	04-08-2021	<div>Reply</div> <div>Withdraw</div>
	ABC	Residential/Group Housing	03-08-2021	03-08-2025	Saved As Draft	03-08-2021	<div>Discard</div>
	Check PR	Residential/Group Housing	02-02-2020	02-02-2021	Saved As Draft	26-07-2021	<div>Discard</div>
					Saved As Draft	26-07-2021	<div>Discard</div>
PR/AHMEDABAD/AHMEDABAD CITY/AUDA/210720/016360	EDEN GARDEN	Mixed Development	07-06-2021	06-05-2025	Awaiting Compliance	20-07-2021	<div>Reply</div> <div>Withdraw</div>
					Saved As Draft	19-07-2021	<div>Discard</div>
					Saved As Draft	19-07-2021	<div>Discard</div>
PR/JUNAGADH/JUNAGADH/JUDA/210403/016219	Gesta Ehsan	Residential/Group Housing	23-05-2020	06-05-2024	Awaiting Compliance	03-04-2021	<div>Reply</div>

MY NOTIFICATIONS

Inquiry raised for your Project application Ronda during Inward scrutiny.
04-08-2021, 03:27 PM

Your Project Registration Application is submitted to GUJERA for scrutiny.
04-08-2021, 01:57 PM

Form 3 CA Form for Ronda is accepted
04-08-2021, 01:51 PM

Form 3 CA Form for Ronda is uploaded
04-08-2021, 01:50 PM

Form 3 CA Form for Ronda is In-progress
04-08-2021, 01:42 PM

Form 2A Engineer Form for Ronda is accepted
04-08-2021, 01:42 PM

Form 2A Engineer Form for Ronda is uploaded
04-08-2021, 01:42 PM

Form 2A Engineer Form for Ronda is In-progress
04-08-2021, 01:41 PM

Form 2 Engineer Form for Ronda is accepted
04-08-2021, 01:41 PM

Step 2: Once Promoter clicks on Reply button, he can view the consolidated enquiry list department wise and then click on “Next” button for compliance.

Project Name: Ronda

Ack No.:PR/AHMEDABAD/AHMEDABAD CITY/AUDA/210804/016522

View Enquiry

Block Entry

Documents

View Summary

TP DEPARTMENT

1 - Commencement Certificate Required to be Submitted or Partially Submitted.
Remark: enq

LEGAL DEPARTMENT

1 - As per subjective query in Title Certificate and Title Report
Remark: enq

FINANCE DEPARTMENT

No enquiries Raised by Finance Team.

Next

Step 3: Promoter will thus comply all the enquiries raised by authority and clicks on Next button.

Project Name: Ronda

Ack No.:PR/AHMEDABAD/AHMEDABAD CITY/AUDA/210804/016522

View Enquiry

Block Entry


Documents

View Summary

ENQUIRY

1 - Commencement Certificate Required to be Submitted or Partially Submitted.

BLOCK ENTRY

Block Name	Development Start Date	Development End Date	All Commencement Certificates of this block	Date of Latest Commencement Certificate	Commencement certificate No	Height (in Meter) as per Section Plan of this Block	FSI (In Sq Meter)	Built-Up (In Sq Meter)	Action
A	04-05-2021	05-04-2023	<div>View File / 1</div>	05-06-2020	AB/76564556/7646456	500	100	300	<div>Edit</div>

Previous

Next

View EnquiryBlock EntryDocumentsView Summary

ENQUIRY

1 - As per subjective query in Title Certificate and Title Report

DOCUMENTS

Title Certificate

NOTE: By ten years experienced advocate

Enter State Bar Council Number

Search

Date of issuance of document*

dd/mm/yyyy

Issuing Advocate Name

Contact details*

Title Certificate*

File Upload

Title Report

NOTE: By ten years experienced advocate & indicate 30 Year Land History in title report

Enter State Bar Council Number

Search

Date of issuance of document*

dd/mm/yyyy

Issuing Advocate Name

Contact details*

Title Report*

File Upload

Previous

Upload & Next

Step 4: After clicking on Next button, promoter will enter the remarks and submit his response to authority by clicking on submit button.

View EnquiryBlock EntryDocumentsView Summary

TP DEPARTMENT

1 - Commencement Certificate Required to be Submitted or Partially Submitted. ✓

Remarks : enq ✓

LEGAL DEPARTMENT

1 - As per subjective query in Title Certificate and Title Report ✓

Remarks : enq ✓

FINANCE DEPARTMENT

No enquiries Raised by Finance Team.

SUBMIT ENQUIRY RESPONSE

Remark*

response submitted

Previous

Submit

Message

Enquiry compliance submitted successfully.

OK

4. Project Registration (Withdraw)

Step 1: From Dashboard, Promoter can apply for withdrawal by clicking on “withdraw” button

AppsManaged bookmarksGujarat Real Estate...Gujarat Real Estate...Gujarat Real Estate...

Reading list

PR/AHMEDABAD/AHMEDABAD CITY/AUDA/210720/016360	EDEN GARDEN	Mixed Development	07-06-2021	06-05-2025	Awaiting Compliance	20-07-2021	<div>Discard</div> <div>Reply</div> <div>Withdraw</div>
					Saved As Draft	19-07-2021	<div>Discard</div>
					Saved As Draft	19-07-2021	<div>Discard</div>
PR/JUNAGADH/JUNAGADH/JuUDA/210403/016219	Geeta Shivan	Residential/Group Housing	23-05-2020	06-05-2024	Awaiting Compliance	03-04-2021	<div>Reply</div> <div>Withdraw</div>

Previous

1

Next

PENDING WITH AUTHORITY

Acknowledge Number	Promoter Type - Name	Project Name	Project Type	Start Date	End Date	Status	Action
PR/GANDHINAGAR/GANDHINAGAR/GUDA/210802/016396	COMPANY - GINGER PROPERTIES PRIVATE LIMITED	MACHINE LEARNING	Plotted Development	05-04-2020	05-02-2026	Level One	<div>Withdraw</div> <div>Create Ticket</div>
PR/AHMEDABAD/AHMEDABAD CITY/AMC/210714/016323	COMPANY - GINGER PROPERTIES PRIVATE LIMITED	ACE HEIGHTS	Mixed Development	06-05-2020	07-06-2025	Level One	<div>Withdraw</div> <div>Create Ticket</div>

10-08-2021, 11:29 AM

RERA Bank Account Change Request Application No. BCR/0001132/04082021 has been Rejected by Gujarat RERA.

05-08-2021, 11:00 AM

RA-3 and RA-4 pdf files against RERA Bank Account Change Request Application No. BCR/0001132/04082021 have been uploaded successfully.

05-08-2021, 10:59 AM

[Reminder] Q-1 return for Ronda is pending for submission

05-08-2021, 04:00 AM

[Reminder] Q-1 return for NAND APARTMENT is pending for submission

05-08-2021, 04:00 AM

[Reminder] Q-1 return for AMALTAZ ENCLAVE is pending for submission

05-08-2021, 04:00 AM

[Reminder] Q-1 return for Elegance is pending for submission

05-08-2021, 04:00 AM

View All

Step 2: Once clicking on withdraw button, withdrawal form will get open and promoter has to fill mandatory fields and upload mandatory document and then click on “submit” button

Withdraw Project

Project Name: Sangam Vihar

Acknowledge No.: PR/AHMEDABAD/AHMEDABAD CITY/AUDA/210801/016402

PROMOTER DETAILS

Promoters Name: GINGER PROPERTIES PRIVATE LIM
 Contact No: 7006042069
 Email Id: ds719@gmail.com
 Address with Pincode: INDIA COLONY (BLOCK A) GERATPUR GUJARAT

FEES PAID

Amount (₹): 10000
 Add. Amount (₹): 0
 Total Amount (₹): 10000
 Reason for Withdrawal: abxyz

REFUND REQUESTED

Amount (₹): 10000
 Deduction (₹): 10000
 Total Amount (₹): 0
 Reason for Withdrawal (on letterhead): 1 (1) (2) (2) (1).pdf

Submit

Step 3: Once Promoter clicks on submit button, he will get the pop-up stating, “You have raised Project Withdrawal Request and your request is pending with authority”. Promoter will wait till further update.

Withdraw Project

Project Name: Sangam Vihar

Acknowledge No.: PR/AHMEDABAD/AHMEDABAD CITY/AUDA/210801/016402

PROMOTER DETAILS

Promoters Name: GINGER PROPERTIES PRIVATE LIM
 Contact No: 7006042069
 Email Id: ds719@gmail.com
 Address with Pincode: INDIA COLONY (BLOCK A) GERATPUR GUJARAT

FEES PAID

Amount (₹): 10000
 Add. Amount (₹): 0
 Total Amount (₹): 10000
 Reason for Withdrawal: abxyz

REFUND REQUESTED

Amount (₹): 10000
 Deduction (₹): 10000
 Total Amount (₹): 0
 Reason for Withdrawal (on letterhead): View File / 1

You have raised Project Withdrawal Request and Your Request is pending with Authority.

5. Project Registration (Create Ticket)

Step 1: From Dashboard, promoter can create ticket as well. By clicking on “Create Ticket” button (highlighted in Yellow) promoter can raise ticket to authority users

The screenshot displays the 'PENDING WITH AUTHORITY' section of the Project Registration system. At the top, there are navigation buttons: 'Previous', '1', and 'Next'. Below this is a table with the following columns: Acknowledge Number, Promoter Type - Name, Project Name, Project Type, Start Date, End Date, Status, and Action. The table contains one row with the following data: Acknowledge Number: PR/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD URBAN DEVELOPMENT AUTHORITY/210217/016153; Promoter Type - Name: COMPANY - UPASANA INFRAPROJECT PRIVATE LIMITED; Project Name: Sarika Heights; Project Type: Commercial; Start Date: 05-04-2020; End Date: 04-05-2024; Status: Level One; Action: Withdraw, Create Ticket. The 'Create Ticket' button is highlighted in yellow. To the right of the table, there is a sidebar with a list of recent activities, including 'Form 1 Architect Form for GANPATI HOUSE is uploaded', 'Form 1 Architect Form for GANPATI HOUSE is in-progress', and 'Form 3 CA Form for GANPATI HOUSE is assigned'. Each activity has a timestamp and an 'Apply' button.

Step 2: By clicking on “Create Ticket” button Ticket form will pop up and Promoter has to fill all the mandatory fields as required.

The screenshot shows the 'Create Support Request' modal form. The form has the following fields: 'Select Concerned Department' (dropdown menu with 'Technical (Town Planning)' selected), 'Select Request Type' (dropdown menu with 'Real Estate Projects Registration' selected), 'Attachment' (File Upload button), and 'Request/Query' (text area). At the bottom of the form are 'Submit' and 'Cancel' buttons. The background shows the 'PENDING WITH AUTHORITY' section of the Project Registration system, with the 'Create Ticket' button highlighted in yellow.

Step 3: Promoter can select the concerned department form dropdown on which he wants to raise the ticket.

The screenshot shows the 'Create Support Request' modal form with the 'Select Concerned Department' dropdown menu open. The dropdown menu lists the following departments: Technical (Town Planning), Administration (General Queries, Supplies), Accounts and Finance (CA), IT, Legal (Court Procedure, Notices), Legal (Scrutiny, Agreements, others), and Compliance & Regulatory (QPR, Form 5, Site Visit). The 'Technical (Town Planning)' department is selected. The background shows the 'PENDING WITH AUTHORITY' section of the Project Registration system, with the 'Create Ticket' button highlighted in yellow.

Step 4: Promoter can select the Request type from Dropdown.

The screenshot shows a web application interface with a 'Create Support Request' dialog box open. The dialog box has two dropdown menus: 'Select Concerned Department' and 'Select Request Type'. The 'Select Request Type' dropdown is expanded, showing a list of options: 'Real Estate Projects Registration', '--Select--', 'Real Estate Regulatory Authority and Appellate Tribunal', 'Real Estate Projects Registration' (highlighted in blue), 'Refund Request', 'Real Estate Agents Registration', 'Filing of complaints', and 'Financial Discipline'. The background shows a table with project details and a sidebar with a list of project statuses.

Step 5: After filling the details, promoter has to click on submit button and submit request pop up will get

The screenshot shows the same web application interface as Step 4, but now the 'Create Support Request' dialog box is closed. A 'Message' pop-up is displayed, showing a green message box with the text 'Support Request Generated Successfully' and an 'OK' button. Below the message box, there is a 'File Upload' button and a 'Request/Query' text area. The background shows the same project details table and sidebar.

6. Project Alteration (Section-14)

6.1. Project Alteration (Section-14) background

Real Estate Act, 2016

14. (1) The proposed project shall be developed and completed by the promoter in accordance with the sanctioned plans, layout plans and specifications as approved by the competent authorities. (2) Notwithstanding anything contained in any law, contract or agreement, after the sanctioned plans, layout plans and specifications and the nature of the fixtures, fittings, amenities and common areas, of the apartment, plot or building, as the case may be, as approved by the competent authority, are disclosed or furnished to the person who agree to take one or more of the said apartment, plot or building, as the case may be, the promoter shall not make— (i) any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment, plot or building, as the case may be, which are agreed to be taken, without the previous consent of that person: Provided that the promoter may make such minor additions or alterations as may be required by the allottee, or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by an authorized Architect or Engineer after proper declaration and intimation to the allottee

Explanation.—For the purpose of this clause, "minor additions or alterations" excludes structural change including an addition to the area or change in height, or the removal of part of a building, or any change to the structure, such as the construction or removal or cutting into of any wall or a part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any required means of access ingress or egress or a change to the fixtures or equipment, etc.

(ii) Any other alterations or additions in the sanctioned plans, layout plans and specifications of the buildings or the common areas within the project without the previous written consent of at least two-thirds of the allottees, other than the promoter, who have agreed to take apartments in such building.

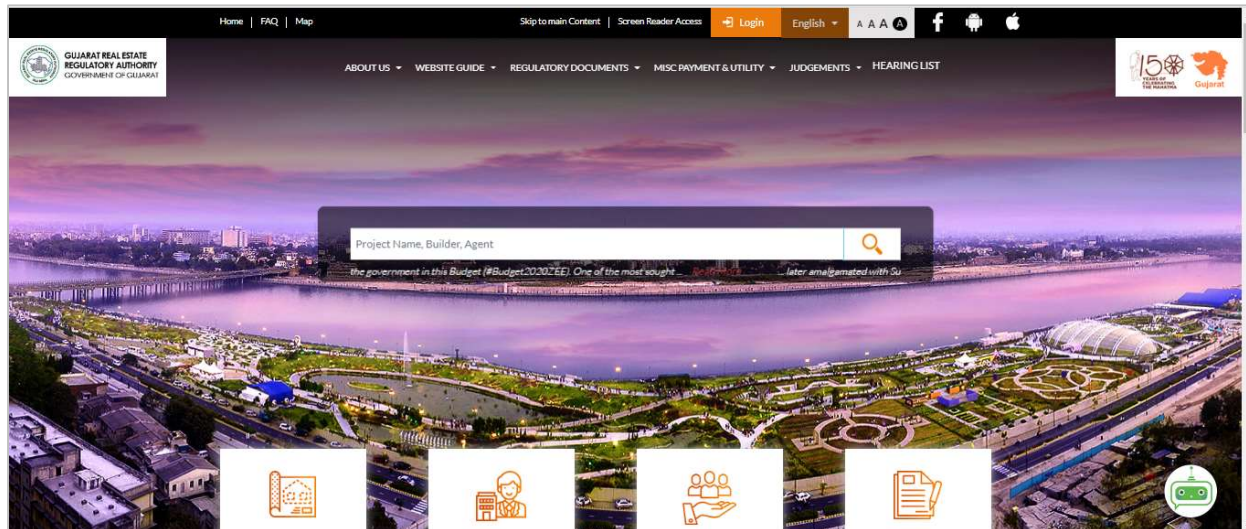
Explanation.—For the purpose of this clause, the allottees, irrespective of the number of apartments or plots, as the case may be, booked by him or booked in the name of his family, or in the case of other persons such as companies or firms or any association of individuals, etc., by whatever name called, booked in its name or booked in the name of its associated entities or related enterprises, shall be considered as one allottee only.

Who and when can one apply for Project Alteration?

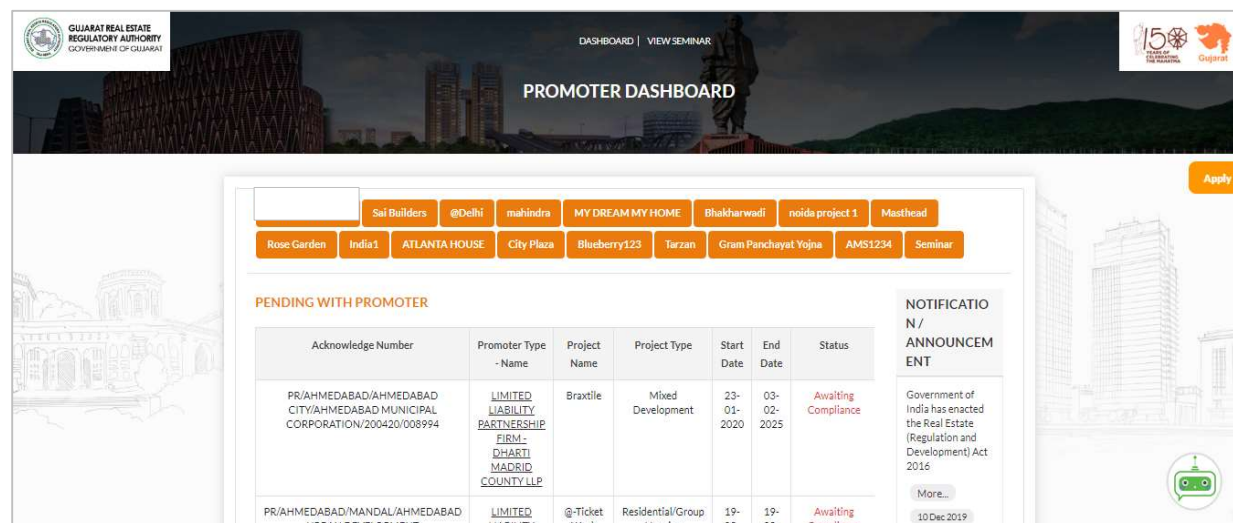
Any Guj-RERA registered project promoter, who has already obtained a revised plan keeping in consideration the above stated clause as per the RERA Act, 2017 subsequent to the revised plan approval by the local competent Plan approving authority.

7. Alteration (Section-14) Application Process

Step 1: The promoter clicks on the Login link on the Home Page and then enters the Login ID and Password for accessing the Promoter Dashboard



Step 2: The promoter then clicks on the Approved Project (highlighted in yellow tabs) on the top of the Dashboard screen for which application for Alteration (Section-14) is to be initiated.



Step 3: Click on the Apply flag shown on the right side of the Screen and click on Section-14 (Alteration) option from the collapsible list.

The screenshot shows the 'PROJECT DASHBOARD' for 'GANPATI HOUSE'. The dashboard includes tabs for 'Dashboard' and 'Project Summary'. Below these, there are buttons for 'Seminars' (with a 'Create' button) and 'Project Certificate' (with a download icon). A registration number is displayed: 'Registration No - PB/GU/RANA/VAV/Dharmu Municipality/RAA00017/030330'. Two tables are shown: 'Pending on Promoter' (empty) and 'Pending on Authority' (containing one record for 'Extension' with 'Seminars' as the project type, 'Residential/Group Housing' as the project name, and 'LXI290502/019017' as the Ack. No.). A sidebar on the right lists various application types: Section 14 (Alteration), Section 15, Project Extension, Bank Change Request, TP Profile Change Request, Legal Profile Change Request, Form 5, QPR, Seal For Trust, and Execute Seal For Trust. A small chatbot icon is visible in the bottom right corner.

The screenshot shows a 'Checklist' modal window overlaid on the dashboard. The modal contains the following text: 'To ensure quick application submission, please go through below checklist and keep them ready before filling application online'. It lists three items: 'A. Checklist of Key Information Required - Download', 'B. Checklist of Key Documents Required - Download', and 'C. Project Document Index - Download'. A red note at the bottom states: '(Please bring hard copy of Affidavits at the time of hard copy submission of your application)'. An 'OK' button is located at the bottom right of the modal.

7.1. Project Detail

Step 4: The Section-14 (Alteration) application form is open for application. The First screen of the application form is the Project details page. Fill all the editable details and select the Reason/s for Section-14 (Alteration) which is a multi-selection dropdown list and click on Update & Next button to proceed to the next page of the application.

Note: The systemically pre-fetched fields from the Approved Project viz. Project Start date, Project End Date, Total Open Land Area, TP No., Pin code, State, District, Taluka and Bank Details Section are read only and non-editable which cannot be altered by the applicant.

The remaining fields are prefetched systemically from the Approved Project for ease of filing and are editable, for which user may enter updated values.

**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

GINGER PRO...

DASHBOARD MISC

PROJECT ALTERATION

Project Detail

Development Detail

Add Professionals

Upload Document

Block Entry

Assign Professionals

Perform Certification

Payment Page

Select All

Scenario 1: Registration of Addition / Alteration

Scenario 2: Registration of Addition / Alteration

Scenario 3: Registration of Addition / Alteration

Scenario 4(a): Registration of New Phase

Scenario 4(b): Registration of Addition/ Alteration

Scenario 5: Registration of New Phase

Scenario 3: Registration of Addition / Alteration x

PROJECT DETAIL

1.1 Project Name

Kunj Wani Villa

1.2 Project Type

Residential

1.3 Project Description

Flat with all facilities. lat with all facilities.Flat with all the facilities. Flat with

1.4 Explanatory Note by Promoter (Reason)

Guidance on Scenario (Circular 8 - PDF)

1.5 Project Start Date

05/04/2020

1.6 Project End Date

31/01/2024

1.7 Total Land Area of Approved Layout (Sq Mtrs)

5433543

1.8 Total Covered Land Area (Sq Mtrs) (ground coverage of all buildings)

554434

1.9 Total Open Land Area (Sq Mtrs)

4879109

1.10 Land Area for Project Under Registration(Sq Mtrs)

66544

1.11 Total Carpet area under approved layout(Sq Mtrs)

50000

1.12 Total Carpet Area for Project Under Registration (Sq Mtrs)

4500

1.13 No. of Garages

5

1.14 Area of Garage (Sq Mtrs)

665

1.15 No. of Open Parking

5

1.16 No. Of Covered Parking

5

1.17 Area Of Open Parking (Sq Mtrs)

655

1.18 Area Of Covered Parking (Sq Mtrs)

655

1.19 Is the Project in TP Area?

Yes (TP Area including Gamtal Area) No (Non TP Area)

PROJECT RELATED LAND REVENUE DETAILS

1.20 TP No

1.21 TP Name

1.22 Final Plot No.

1.23 Sub Plot No.

1.24 Plot No.

1.25 Moje (Add Multiple Moje separated by comma)

moje/abc

1.26 Revenue Survey No./Block No. (Add multiple Revenue Survey Nos.separated by comma)

na

1.27 City Survey No

na

1.28 Project Address Line 1

Vastrapur Road

1.29 Project Address Line 2

1.30 Pincode

380015

1.31 State/UT

Gujarat

1.32 District

Ahmedabad

1.33 Town Planning Authority

Bavia Municipality

1.34 Taluka

Ahmedabad City

PROXIMITY

1.35 Fire Station Distance from the Projects(Km)

2

1.36 Multi-Speciality Hospital Distance from Projects(Km)

2

1.37 Main Railway Station Distance from the Projects(Km)

2

1.38 Police Station Distance from the Projects(Km)

2

1.39 Public Garden Distance from the Projects(Km)

2

1.40 Public Transit Distance from the Projects(Km)

2

1.41 ULB Service delivery point Distance from the Projects(Km)

2

1.42 Airport Distance from the Projects(Km)

2

GROUND WATER LEVEL

(FOR TALUKA WHICH FALLS UNDER (CRITICAL/SALINE/OVER EXPLOITED BLOCK)

1.43 Soil testing report

Not Applicable

BANK DETAIL

Expected name of Project RERA Bank Account as per RERA banking Directions

Promoter Name

GINGER PROPERTIES PRIVATE LIMITED

RERA A/C for

Kunj Wani Villa

1.44 A/c Holder Name as per Bank Statement/ Passbook

Diksha

1.45 Account Number

865545345232

1.46 IFSC Code

ICIC0003244

1.47 Bank Name

ICICI BANK LIMITED

1.48 Branch Name

ISKON CROSS ROAD

1.49 Pincode

380015

1.50 State/UT

Gujarat

1.51 District

Ahmedabad

1.52 Taluka

Ahmedabad City

1.53 RERA Bank Account Statement or First Page of Passbook

View File / 1

Attention of the Promoter is drawn to the provision of Section 4 (2)(vi) of the RERA Act, 2016 and the Gujarat RERA Bank Account Directions, 2018 wherein it is required that the Bank Account to be opened for each Real Estate Project 10% of money received from allottees are to be deposited.

As per the directions, each RERA Bank Account must have Name of the Project as its suffix. In the case of RERA Bank Account shall be "Promoter Name- RERA Account for Project Name" e.g. if promoter entity is by name of M/s. ABC Infra and project name is XYZ Housing, then RERA Bank Account shall be in the name of "ABC Infra RERA Account for XYZ Housing". All promoters are required to take note of this name and open RERA Bank Account as a dedicated one for Project's registration. Copy of Bank Accounts statement or First page of Bank Passbook of RERA Bank Account has to be uploaded (Spec. Document Section).

RERA Act, 2016 and the Gujarat RERA Bank Account Directions, 2018 are available at [Link to RERA Bank Account Directions, 2018](#)

It should be as per RERA Banking Directions & SOPs

Next

49

7.2. Development details

Step 5: The Second screen of the application form is the Development details page.

Select type of inventory and fill no. of inventory, Carpet area, Area of Exclusive balcony, Area of exclusive open terrace (if any) and no. of inventory booked for the selected type.

Add the entered details by clicking on Add Inventory Details button.

Please ensure that all above field values are in sync with Form 3 Annexure values.

For Internal development work section click on “Click here to Agree & Add” before proceeding.

Enter all the remaining mandatory fields and Click on Save & Next button to proceed to the next page of the application.

**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

UPASANA IN...

DASHBOARD

MISC

PROJECT ALTERATION

Project Detail

Development Detail

Add Professionals

Upload Document

Block Entry

Assign Professionals

Perform Certification

Payment Page

INVENTORY DETAILS

(Please make sure that the Total Carpet area of the different types of inventories entered here, match with the Total Carpet area (6433.09 Sq. Mtr) which is entered in Project Details Section (Field no. 1.13) on previous page.)

2.1 Type of Inventory*

Shop

2.2 No of Inventory*

10

2.3 Carpet Area (Sq Mtrs)*

6433.09

2.4 Area of exclusive balcony/verandah (Sq Mtr)*

0

2.5 Area of exclusive open terrace If any (Sq Mtr)*

0

2.6 No. of Inventory Booked*

0

Add Inventory Details

INTERNAL DEVELOPMENT WORK

2.7 Road System*

Self Development

2.8 Water Supply*

Self Development

2.9 Sewage and Drainage System*

Self Development

2.10 Electricity Supply Transformer And Sub Station*

Self Development

2.11 Solid Waste Management And Disposal*

Self Development

Click here to Agree & Add

OTHER INTERNAL DEVELOPMENT WORK

WATER SUPPLY

2.14 Whether Drinking Water is to be obtained from Municipal/Local Authority Pipe Line*

No

(a)Total quantity of drinking water required for the project as per NBC*

Residential (m3/day)

50

Commercial (m3/day)

50

Total (m3/day)

100

(b)Total quantity of drinking water proposed to be provided for the project*

30

30

60

(c)Total water proposed to be provided as % of (a):*

60

(d)Water to be supplied from:*

☒ Borewell at Project Site

☐ Tankers

☐ Other

SEWERAGE DISPOSAL

2.15 Whether sewerage pipe line of Municipal/local authority is available near by the project site to which sewerage line of project can be connected?

No

(a)Quantity of sewerage which is expected to generate from the project as per NBC

Residential (m3/day)

20

Commercial (m3/day)

20

Total (m3/day)

40

(b)How sewerage of the project proposed to be treated?:

☒ STP at Project Site

☐ Septic Tank with Soak Well

☐ Other Site

(c)Whether recycling of treated effluent is proposed:

Yes

SOLID WASTE DISPOSAL

2.16 Solid waste disposal from the project*

☒ Local Authority

☐ Other

SWIMMING POOL

2.17 Swimming Pool Capacity (For Project Cost > Rs 100 crore)

Yes

Length(Mtrs)

10

Breadth(Mtrs)

10

Average Water Depth(Mtrs)

10

Capacity(Litres)

1000000.00

Previous

Save & Next

Note: If at any point during the application, the Previous page is clicked or browser is closed before clicking the save and next button, the entered details of this page shall not be saved and will have to be re-entered.

7.4. Upload Documents

Step 7: The Fourth screen of the application form is the Block Entry page.

Upload all the mandatory documents indicated by asterisk * by clicking on File Upload button and selecting the document to be uploaded.

Click on all the declaration checkboxes.

Once all the mandatory documents have been uploaded and all the checkboxes selected, the “Next” button will be enabled.

Click “Next” to continue.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

UPASANA IN...

PROJECT ALTERATION

DOCUMENTS

TECHNICAL DOCUMENTS

4.1 Approved Building/Plotting Plan* [File Upload](#)

4.2 Approved Layout Plan* [File Upload](#)

4.3 Promoter's affidavit & 2/3 allottee approval/ consent as for section 14 (2) (2) of RERA Act. [File Upload](#)

4.4 Approved Section Plan/Infrastructure Plan* [File Upload](#)

4.5 Area Development Plan of Project Area* [File Upload](#)

4.6 Draft Brochure* [File Upload](#)

4.7 Project Photo (JPG only)* [File Upload](#)

4.8 Non Agriculture (NA) Order and Fire Opinion from Authority* [File Upload](#)

LEGAL DOCUMENTS

Land Documents/Ownership Documents /Conveyance Deed*
(Registered Purchase/sale Deed with Index Copy, Registered Gift Deed with Index Copy, Will, Registered Release Deed with Index Copy)

AAMFN1375K [Search](#)

4.9 Date of Issuance of Document* 09/08/2021 [File Upload](#)

4.10 Land Owner Name NG GROUP FINANCIAL SERV [File Upload](#)

4.11 Contact Details 8555354354 [File Upload](#)

4.12 Document* [File Upload](#)

4.13 Revenue Records (Form No. 7/12 /Property card/Gam namoona no. 2)*
Whether revenue records i.e. 7/12, property card, Gram Namuna, etc. indicates promoters / land owner name?
☒ Yes ☐ No
4.13.1 Original 7/12 Document* [File Upload](#)

Encumbrance Certificate*
NOTE: By ten years experienced advocate issued in Last 6 months.. In case of mortgage mention name of Mortgagor, loan Amount, and Details of Mortgage Deed in case of Pending civil suit mention details of Case in Encumbrance certificate and provide case status + Dava Arji + orders if any passed by Honble Civil Court along with certificate.

G/1106/1992 [Search](#)

4.14 Date of Issuance of Document* 09/08/2021 [File Upload](#)

4.15 Issuing Advocate Name GIANCHANDANI RAMESH ME [File Upload](#)

4.16 Contact Details 7645456354 [File Upload](#)

4.17 Lawyer Issued certificate* [File Upload](#)

Title Report*
NOTE: By ten years experienced advocate & indicate 30 Year Land History in title report

G/1106/1992 [Search](#)

4.18 Date of Issuance of Document* 09/08/2021 [File Upload](#)

4.19 Issuing Advocate Name GIANCHANDANI RAMESH ME [File Upload](#)

4.20 Contact Details 7645456354 [File Upload](#)

4.21 Lawyer Issued certificate* [File Upload](#)

Title Certificate*
NOTE: By ten years experienced advocate

G/1106/1992 [Search](#)

4.22 Date of Issuance of Document* 09/08/2021 [File Upload](#)

4.23 Issuing Advocate Name GIANCHANDANI RAMESH ME [File Upload](#)

4.24 Contact Details 7645456354 [File Upload](#)

4.25 Lawyer Issued certificate* [File Upload](#)

Form B (Declaration Drainage/Carpet Affidavit Along With Form-B To Be Uploaded Here)*
[Affidavit by Promoter]

4.26 Date of Issuance of Document* 09/08/2021 [File Upload](#)

4.27 Authorized Signatory of Project who has signed Form B DEVIYA SAGAR [File Upload](#)

4.28 Contact Details 8565434342 [File Upload](#)

4.29 Declaration (Form B)* [File Upload](#)

Form B-1 And At The Time Of Development Agreement*
[Affidavit by Promoter]

4.31 Date of Issuance of Document* 09/08/2021 [File Upload](#)

4.32 Authorized Signatory of Project who has signed Form B1 DEVIYA SAGAR [File Upload](#)

4.33 Contact Details 8565434342 [File Upload](#)

4.34 Declaration (Form B-1)* [File Upload](#)

Form B-2 And At The Time Of Development Agreement*
[Affidavit by Promoter and Land Owner]

AOFPP9005F [Search](#)

4.35 Date of Issuance of Document* 09/08/2021 [File Upload](#)

4.36 Land owners Name ZARANA NARSINHBAI PATEL [File Upload](#)

4.37 Contact Details 9654656345 [File Upload](#)

4.38 Declaration (Form B-2)* [File Upload](#)

4.39 Performa for Sale Agreement [File Upload](#)

4.40 Draft Allotment Letter* [File Upload](#)

4.41 Draft Sale deed* [File Upload](#)

4.42 Declaration

We, as promoter, hereby confirm below aspects covered in our application. Application is eligible for Rejection in case below aspects are not adhered to:

- ☒ Provision of Drainage and/or Availability of STP (mentioned in Layout Plan) is available/planned in this project.
- ☒ We as Promoter hold no rights on FSI or Terrace post BU as per clause in Sale Deed.
- ☒ The Carpet Area and Drainage Line is clearly mentioned as per the Approved Plans/ In case, Carpet Area and Drainage Line is not mentioned in Approved Plans, the affidavit for Carpet Area and Drainage is attached along with Form B Declaration held.
- ☒ The Uploaded Affidavits (Form B and B1,B2 (in case of Joint Development Agreement - If applicable) is duly notarized)
- ☒ The Fire Officer opinion is to be obtained for the building , if applicable as per the regulations of the prevailing GOCR. For more details , [click here](#)
- ☒ Only the Approved plans are uploaded
- ☒ I/ We, adhere to all provisions described in Order - 50 DIRECTION FOR SUBMISSION OF PROPER DOCUMENTS AT THE TIME OF PROJECT REGISTRATION APPLICATION.. [Know More](#)

[Previous](#) [Next](#)

7.5. Block Entry

Step 8: The Sixth screen of the application form is the Block Entry page.

Enter the Block Name, Development Start Date, Development End Date, Block-wise Commencement certificate details, Height of the Block, FSI and Built-up area fields and click on Add. All the blocks as per the approved Plan (in sync with Form-3 annexure) must be added in this section before proceeding to the next section, by clicking Next button.

Note: Development Start date and End date must be between Project Start Date and End Date. Commencement Date must be <= Current Date.

The screenshot displays the 'BLOCK ENTRY' page of the Gujarat Real Estate Regulatory Authority application form. The page features a sidebar with navigation options: Project Detail, Development Detail, Add Professionals, Block Entry (selected), Assign Professionals, Perform Certification, Upload Document, and Payment Page. The main content area is titled 'BLOCK ENTRY' and contains a table with the following data:

Block Name	Development Start Date	Development End Date	Commencement Certificate	Date of Commencement	Commencement Certificate No	Height (In Meter)
A1	11-05-2020	12-05-2020	View File / 1	01-05-2020	11	11

Below the table, there is a section titled 'ADD BLOCK DETAILS' with the following fields:

- 4.1 Block Name*
- 4.2 Development Start Date* (dd-mm-yyyy)
- 4.3 Development End Date* (dd-mm-yyyy)
- 4.4 Commencement Certificate* (File Upload)
- 4.5 Date on Commencement Certificate* (dd-mm-yyyy)
- 4.6 Commencement Certificate No*
- 4.7 Height (In Meter)*
- 4.8 FSI of Block (In Sq Meter)*
- 4.9 Built-up Area of Block (In Sq Meter)*

At the bottom of the form, there are 'Previous', 'Next', and 'Add Block' buttons.

7.6. Assign Professional

Step 9: The Seventh screen of the application form is the Assign Professional page. The Certifying professionals viz. Architect, Engineer & CA for the given Projects must be added and assigned Form-1,2,3 and MoF respectively on this page.

Enter the valid PAN number of the RERA enrolled Engineer certifying Form-2 and Form 2A, enter the valid CoA number of the RERA enrolled Architect certifying Form-1, enter the valid Membership number of the RERA enrolled Chartered Accountant certifying Form-3 and MoF (if applicable*), in the search box provided for each professional and click on “Search”.

If the above entered numbers are that of a RERA enrolled professional, the relevant KYC details shall be auto-fetched as provided at the time of Professional Registration.

Click on Add to associate the said professional with the project and view the detail summary for each. Click on Assign for each professional to assign Form-1,2,3 & MoF.

The Promoter may Re-assign to the same/other professional by clicking on Re-Assign.

Note: Only the RERA registered professionals can be assigned Form-1,2 ,3 and MoF for the given Project.

**MoF (Means of Finance) may be assigned to the same CA certifying Form-3 or some other CA. System shall prompt the user to assign MoF only if the total estimated cost of the real estate project as entered in Form 3 is greater than or equal to INR 25 Cr.*

The screenshots show the 'PROJECT ALTERATION' page on the GURERA portal. The left side has a sidebar with navigation options: Project Detail, Development Detail, Add Professionals, Upload Document, Block Entry, Assign Professionals, Perform Certification, and Payment Page. The main content area displays three tables for assigning professionals to different forms.

FORM 1

COA No	Architect Name	Email Id	Mobile No	Action
CA/2021/112403	SAURABH JAIN	teet123@gmail.com	8784534534	Assign Remove

FORM 2

Engineer License Number	Engineer Name	Email Id	Mobile No	Action
kenn123	KENNETH PETER DCUNHA	eng1@yahoo.com	7856454546	Assign Remove

FORM 2 A

Engineer License Number	Engineer Name	Email Id	Mobile No	Action
kenn123	KENNETH PETER DCUNHA	eng1@yahoo.com	7856454546	Assign Remove

FORM 3

CA Membership Number	CA Name	Email Id	Mobile No	Action
756456	dheera1dwar1dwar1	dheera1dwar1@gmail.com	6753454546	Assign Remove

The right screenshot shows the same tables, but the 'Assign' button for the professional in FORM 1 has changed to 'Re Assign', indicating they have been successfully assigned to that form.

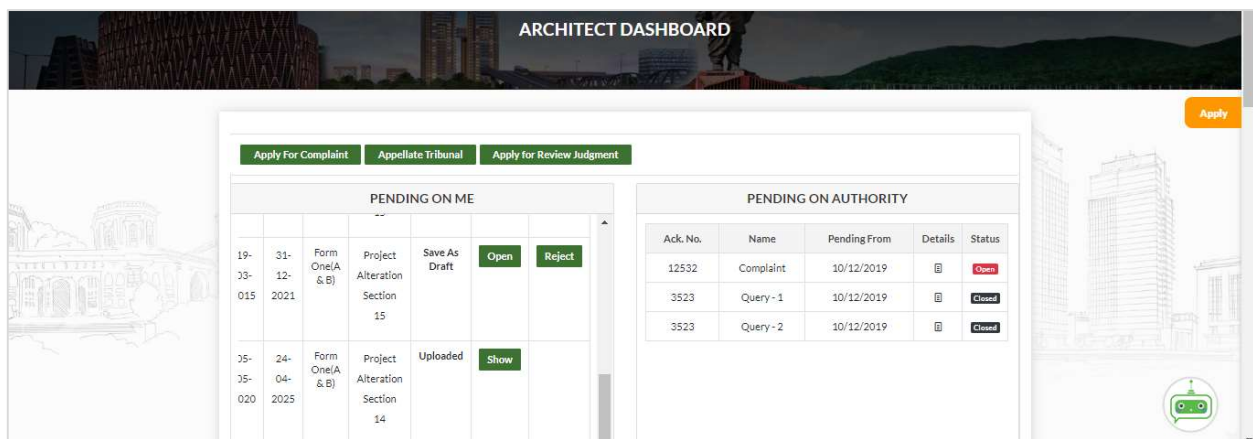
Forms can be assigned to professionals from this page. You are requested to wait until forms are submitted by professionals. Please note that you are required to accept or decline the first filled forms chronologically before professional starts filling next form i.e. once architect submits Form 1, Promoter has to accept it first so that Engineer can fill up Form 2. Because Form 1, 2, 2A, 3, MoF are interdependent forms.

7.7. Perform Certification

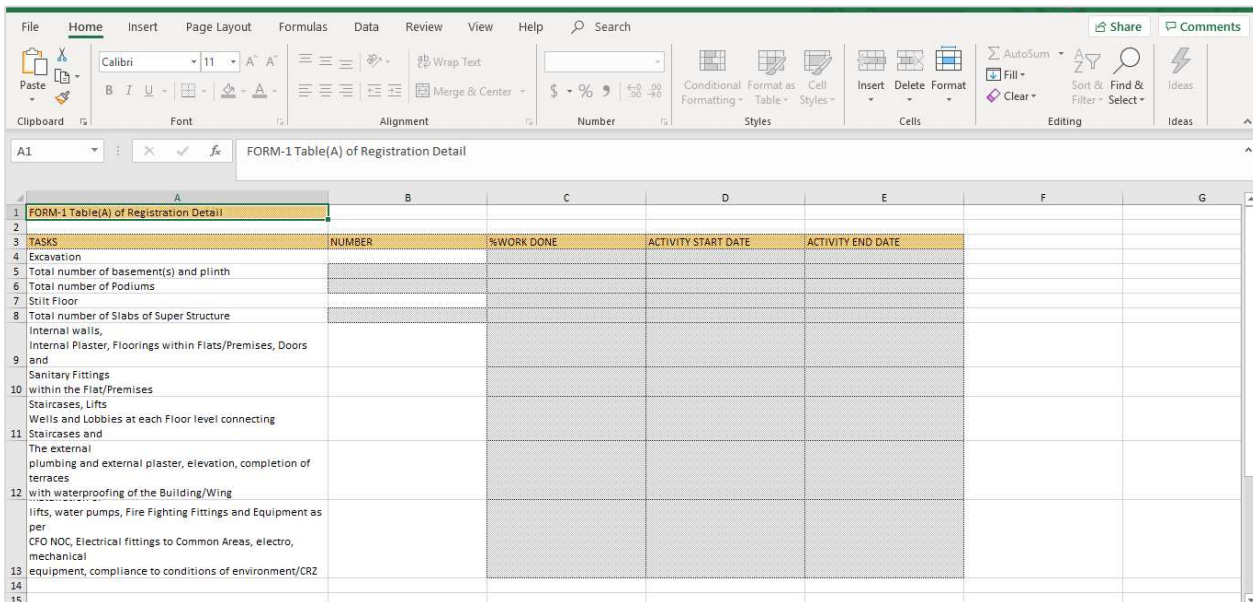
The Respective professionals to whom the Form-1,2,3 and MoF have been assigned by the promoter shall receive a notification regarding the assignment request and shall in turn login to their respective accounts and Accept/Reject the request from their task-list under the section: Pending on Me by clicking on the Accept/Reject Button against the request.

Architect user has to login the system. The below example shows the Architect dashboard. Click on “Accept” for Form-1 assignment request. Click on Download Excel template for Form-1A and fill in the excel template

Click on Download Excel template for Form-1A and fill in the excel template. Below are the excel templates for Form 1:



1. In Form one (Annexure)- Fill the highlighted fields like Total number of basement(s) and plinth, Total number of Podiums, Total number of Slabs of Super Structure, work done, Activity Start Date and Activity End Date.



2. In Form one(B)- Fill the highlighted fields like Proposed (YES/NO), Work done, Remarks if any, Activity Start Date and Activity End Date

[illegible]

3. In Form one C- Fill the Other Common areas and Facilities Amenities Details if any

Note: Activity Start Date and Activity End Date should be in between Project Start Date and Project End Date.

AutoSave Off Form-OneA&B (1).xlsx - Excel

Deviya Sagar D5

File Home Insert Page Layout Formulas Data Review View Help Search

Clipboard Font Alignment Number Styles Cells Editing Ideas

Calibri 11 A⁺ A⁻ B I U General

J23

	A	B	C	D	E	F	G	H	I	J
1										
2	COMMON AREAS AND FACILITIES AMENITIES	% WORK DONE	REMARKS	ACTIVITY START DATE	ACTIVITY END DATE					
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										
24										

Lotus FORM-ONE-B OTHER-DETAILS

Click on Upload your Form One A&B excel file button to upload the filled Excel template and preview.

If all details have been filled correctly, fill the Firm Name and Remark fields and click Next. Else, make changes in the downloaded file and upload again to proceed.

GUJARAT REAL ESTATE
REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

SAURABH AN...

DASHBOARD MISC

FORM 1 UPLOAD

Project Detail

Form 1

Form 1 Doc

FORM 1 A & B OF PROJECT ALTERATION SECTION 14 APPLICATION - GANPATI HOUSE

History

PLEASE UPLOAD BLOCKWISE PHOTOGRAPHS THROUGH GUJRERA MOBILE APP BEFORE FILLING UP FORM 1

Upload Form 1 A & B File

Choose File

No file chosen

Download Form 1 A&B Template

Upload Form 1 A & B File

NOTE: Filling of start dates and end dates at the time of registration in Form 1
Each and every intermediate activity shall be in the form of predecessor event and successor event with logical sequence of construction activity.
Eg. 1. Basement and plinth work can be started after excavation work for raft/mat foundation. For open foundation, it may be started step by step as excavation proceeds.
2. Masonry work may be started after completion of RCC structure work for low rise building and for high rise building. It can be started after completion of RCC slab of 4th/5th story. Same way plastering work can be started after completion of masonry work.
3. Other activities like plumbing work, sewage line, electrical work, etc. can be started parallel with plastering and flooring work. It is required to put the start date and end date of each activity accordingly. So that Gantt chart generated should give a clear picture of project planning with logical sequence.

FORM 1(A) DETAILS

FORM 1(B) DETAILS

COMMON AREAS AND FACILITIES AMENITIES	PROPOSED (YES/NO)	% WORK DONE	REMARKS	ACTIVITY START DATE	ACTIVITY END DATE
Internal Roads & Footpaths		%			
Water Supply		%			
Sewerage (chamber, lines, Septic Tank, STP)		%			
Storm Water Drains		%			
Landscaping & Tree Planting		%			
Street Lighting		%			
Community Buildings		%			
Treatment and disposal of sewage and sullage water /STP		%			
Solid Waste Management & Disposal		%			
Water Conservation,Rain Water Harvesting & Percolating Well/Pit		%			
Energy Management		%			
Fire Protection and Fire Safety Requirements		%			
Electrical Meter Room,Sub-station & Receiving Station		%			
Fire fighting facilities		%			
Drinking water facilities		%			
Emergency evacuation services		%			
Use of renewable energy		%			
Security using CCTV surveillance		%			
Letter Box		%			

OTHER DETAILS

COMMON AREAS AND FACILITIES AMENITIES	% WORK DONE	REMARKS	ACTIVITY START DATE	ACTIVITY END DATE

ARCHITECT DETAILS

Name (IN BLOCK LETTERS) of Architect

SAURABHANILKUMARJAIN

Council of Architects(CoA) Registration No.

CA/2019/112403

Council of Architects(CoA) Registration valid till

06/04/2024

Firm Name

Remark

Architect remark

Previous

Next

Upload block-wise NOC documents and Site photographs through Mobile App (refer SOP for Mobile App photo upload) and click Next to upload NOC for entire project and Click on Confirm and enter mobile OTP received on Architect's mobile and Submit Form 1 for Promoter preview.

The screenshot displays the 'FORM ONE DOCUMENTS UPLOAD' interface on the Gujarat Real Estate Regulatory Authority (GURERA) website. The page features a header with navigation links (Home, FAQ, Map) and a sidebar with project details. The main content area is titled 'FORM ONE DOCUMENTS DETAILS' and includes sections for 'BLOCK A1 NOC DETAILS' and 'PHOTO DETAILS'.

FORM ONE DOCUMENTS DETAILS

BLOCK A1 NOC DETAILS

Fire-Noc [File Upload](#) Lift-NOC [File Upload](#)

Others-NOC

1	ghf5	View File / 1	Delete
2	ghf56	View File / 1	Delete

[File Upload](#)

PHOTO DETAILS

Photograph of Wing/Block/Building/Floor*

1	1588053907154.jpg	Latitude : 28.869951666666665 Longitude : 78.75019833333334	View File
---	-------------------	--	---------------------------


[Previous](#) [Next](#)

[Home](#) | [FAQ](#) | [Map](#)

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**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

[ARCHITECT DASHBOARD](#) | [VIEW SEMINAR](#)



150
YEARS
OF
INDEPENDENCE
Gujarat

FORM ONE DOCUMENTS UPLOAD

Project Detail

Form One A

Form One Doc

FORM ONE(B) DOCUMENTS DETAILS

NOC DETAILS

Airport-NOC ⓘ	File Upload	Railway-NOC ⓘ	File Upload
Environment-NOC ⓘ	File Upload	High Tension Line-NOC ⓘ	File Upload
Gas Line-NOC ⓘ	File Upload	Non Agriculture-NOC ⓘ	File Upload
Highway-NOC ⓘ	File Upload	Metro-NOC ⓘ	File Upload
Irrigation Department-NOC ⓘ	File Upload	Ashant Dharo-NOC ⓘ	File Upload
ONGC-NOC ⓘ	File Upload	Jail-NOC ⓘ	File Upload
Costal Regulation Zone-NOC ⓘ	File Upload	ASI-NOC ⓘ	File Upload
Forest-NOC ⓘ	File Upload		
Other NOC Documents ⓘ	File Upload		

Previous

Confirm & Submit Form One

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agency

SAURABH AN...

Validate OTP

Mobile OTP ?

Enter OTP

Submit

FORM 1(B) DOCUMENTS DETAILS

NOC DETAILS

Airport-NOC ?	File Upload	Railway-NOC ?	File Upload
Environment-NOC ?	File Upload	High Tension Line-NOC ?	File Upload
Gas Line-NOC ?	File Upload	Non Agriculture-NOC ?	File Upload
Highway-NOC ?	File Upload	Metro-NOC ?	File Upload
Irrigation Department-NOC ?	File Upload	Ashant Dharo-NOC ?	View File / 1
ONGC-NOC ?	File Upload	Jail-NOC ?	File Upload
Costal Regulation Zone-NOC ?	File Upload	ASI-NOC ?	File Upload
Forest-NOC ?	File Upload		
Other NOC Documents ?	File Upload		

[Previous](#) [Confirm & Submit Form 1](#)

The Architect can view the Form-1 system generated Certificate by clicking on the Download as PDF link on the preview page and Submit for Promoter Preview.

Once the Promoter Previews the submission, he may Accept /Reject the submission made by the Professional. Upon clicking Accept by the Promoter, the engineer can proceed to upload and submit the Form-2.

ENGINEER DASHBOARD(FORM-2)

The engineer user has to login the system. The below example shows the Engineer dashboard. Click on “Accept” for Form-2 assignment request.

ENGINEER DASHBOARD

Apply For Complaint | Appellate Tribunal | Apply for Review Judgment


PENDING ON ME					
Start Date	End Date	Form	Process Type	Status	Accept / Reject
20-03-1999	20-03-2025	Form Two	Project Registration	Assigned	Accept Reject
26-01-2020	30-04-2025	Form Two	Project Registration	Uploaded	Show
12-02-		Form	Project	Assigned	Accept Reject

PENDING ON AUTHORITY				
Ack. No.	Name	Pending From	Details	Status
12532	Complaint	10/12/2019	Details	Open
3523	Query - 1	10/12/2019	Details	Closed
3523	Query - 2	10/12/2019	Details	Closed


Click on Download Excel template for Form-2 and fill in the excel template. Below are the excel templates for Form 2:


2. In Form 2(A&B)- Fill the fields highlighted in Blue like: Total Estimated Cost, Cost Incurred, Cost Incurred as on Date and Cost Incurred on Additional/Extra.




*Note: Cost Incurred as on Date should be equal to or less than Current Date.
Also, the fields highlighted in Red should be auto calculated and non-editable fields for user.*


**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location




 KENNETH PE...




 A A A

DASHBOARD MISC

FORM 2 UPLOAD

Project Detail

Form 1

Form 2

FORM 2 OF PROJECT ALTERATION SECTION 14 APPLICATION - GANPATI HOUSE

History

Form 2 excel file is uploaded successfully.

Upload Form 2 File

Choose File No file chosen

Download Form 2 Template

Upload Form 2 File

FORM 2 A DETAILS

Block Name	Total Estimated Cost	Cost Incurred	Incurred As On Date	Work done	Balance Cost to be Incurred	Cost Incurred on Additional/Extra
A	2,00,000	20,000	10-08-2021	10%	1,80,000	200

FORM 2 B DETAILS

Form Type	Total Estimated Cost	Cost Incurred	Incurred As On Date	Work done	Balance Cost to be Incurred	Cost Incurred on Additional/Extra
FORM-TWO-B	1,00,000	10,000	10-08-2021	10%	90,000	300

FORM 2 C DETAILS

Item Description	Incurred Cost
ABC	2,000
Total	2,000

FORM 2 ENGINEER

Name of the Engineer

KENNETH PETER DCUNHA

Local Authority licence number

kenn123

Local Authority licence no. valid till

05-06-2030

Date of Physical Visit

10/08/2021

Firm Name

ABC


Remark

ABC


Previous


Submit

Fill Form 2(Annexure)- Engineer's Quality for Quality Assurance. The following Details needs to





GUJARAT REAL ESTATE
REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT







KENNETH PE...









DASHBOARD

MISC

FORM 2 A

Project Detail

Form 1

Form 2

Form 2 A

FORM 2 A ENGINEER'S FOR QUALITY ASSURANCE

1. MATERIAL TESTING:

I / We have applied the following tests in prescribed number and frequency on the basic materials used in the construction.

I. Cement -

It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 3535:1986 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.

ii. Coarse Aggregate -

It has been tested, for deleterious materials, clay lumps, crushing value, impact value as per IS 2430:1986 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

iii. Bricks / Blocks -

They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

iv. Concrete / Ready-mix Concrete -

It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

v. Reinforcement -

It has been tested as per IS 2042:2011 or as per other relevant IS/BS/NBC code or as per industry standards for tensile strength, elongation and gauge length etc. and its results are within permissible limits.

vi. Testing of Other Materials -

Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.

vii. Codes of foreign country

Other material used in the project for which IS code or standard is not available, the same is tested using relevant code of other countries or as per standards laid down by the industry.

viii. Fire Resistance

The materials/composites used in construction complied to the required fire resistance.

2. WORKMANSHIP:

I / We hereby certify that work has been carried out under my / our supervision. I / We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.

3. ELECTRICAL MATERIALS AND WORKMANSHIP:

Works of all the electrical wiring / connections / BTL installation / other electrical installations have been carried out under authorized / registered electrical engineer and its records has been maintained. The materials used conform to the relevant IS / BS/ National Building Codes or as per industry standards.

4. DETAILS OF STRUCTURAL ENGINEER:

Promoter has engaged Mr./Mrs. **KENNETH PETER DCUNHA** having Licenses no. **kenn123** having office no. or cell no. **7856456456**. The structural design of buildings in this project has been done under his supervision. I have checked the soil report before laying PCC for foundation in consultation with soil consultant. The formwork and concrete mix design have been done as per relevant codes as applicable. His/her periodic checks and certificates for **STABILITY** and **SAFETY** have been kept on record.

5. PRESERVATION OF RECORDS:

Record of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law. If substandard material found used in the project and it is not tested, I/We/Promoter will be responsible for that.

DECLARATION

I further declare that above information is correct as per best knowledge of me.

FORM 2 A ENGINEER

Engineer Name *

KENNETH PETER DCUNHA

Engineer Licenses No. *

kenn123

Engineer Mobile No. *

7856456456

Date of Physical Visit *

10/08/2021

Firm Name *

ABC

Remark *

ABC

☒ I declare, all the tests mentioned above may be required as per NBC and relevant IS codes as may be applicable for this project as per the approved plan has been carried out and necessary records are preserved.

☒ Execution is carried out as per structural design prepared by the Structural Engineer.

Previous

Confirm & Submit

be filled in the QA form and then after filling the details click on Confirm & Submit button. The Engineer can view the Form-2 system generated Certificate by clicking on the Download as PDF link on the preview page and Submit for Promoter Preview. Once the Promoter Previews the submission, he may Accept /Reject the submission made by the Professional. Upon clicking Accept the Promoter proceeds to the form-3 submission.

FORM 2 A ENGINEER'S FOR QUALITY ASSURANCE

DOWNLOAD ENGINEER'S FOR QUALITY ASSURANCE AS PDF

1. MATERIAL TESTING:

I / We have applied the following tests in prescribed number and frequency on the basic materials used in the construction.

i. Cement -

It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 3535:1986 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.

ii. Coarse Aggregate -

It has been tested, for deleterious materials, clay lumps, crushing value, Impact value as per IS 2430:1966 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

iii. Bricks / Blocks -

They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

iv. Concrete / Ready-mix Concrete -

It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

v. Reinforcement -

It has been tested as per IS 2062:2011 or as per other relevant IS/BS/NBC code or as per industry standards for tensile strength, elongation and gauge length etc. and its results are within permissible limits.

vi. Testing of Other Materials -

Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.

vii. Codes of foreign country

Other material used in the project for which IS code or standard is not available, the same is tested using relevant code of other countries or as per standards laid down by the industry.

viii. Fire Resistance

The materials/composites used in construction complied to the required fire resistance.

2. WORKMANSHIP:

I / We hereby certify that work has been carried out under my / our supervision. I / We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.

3. ELECTRICAL MATERIALS AND WORKMANSHIP:

Works of all the electrical wiring / connections / lift installation / other electrical installations have been carried out under authorized / registered electrical engineer and its records has been maintained. The materials used conform to the relevant IS / BS/ National Building Codes or as per industry standards.

4. STRUCTURAL ENGINEER:

Promotor has engaged structural engineer Mr. **KENNETH PETER DCUNHA** having Licenses no. **kenn123** having office no. or cell no. **7856456456**. The structural design of buildings in this project has been done under his supervision. I have checked the soil report before laying PCC for foundation in consultation with soil consultant. The formwork and concrete mix design have been done as per relevant codes as applicable. His/her periodic checks and certificates for STABILITY and SAFETY have been kept on record.

5. PRESERVATION OF RECORDS:

Record of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law. If substandard material found used in the project and it is not tested, I/We/Promoter will be responsible for that.

DECLARATION

I declare, all the tests mentioned above may be required as per NBC and relevant IS codes as may be applicable for this project as per the approved plan has been carried out and necessary records are preserved.

Execution is carried out as per structural design prepared by the Structural Engineer.

FORM 2 A ENGINEER

Engineer Name	KENNETH PETER DCUNHA
Engineer Licenses No.	kenn123
Engineer Mobile No.	7856456456
Date of Physical Visit	10-08-2021
Firm Name	ABC
Remark	ABC

Previous Accept Reject

ENGINEER
FORM - 2 (ANNEXURE)
ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE
Project Registration No.:

Issued by: 08/08/2021

I / We hereby certify that the work has been carried out under my / our supervision. I / We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.

Declaration:
I declare, all the tests mentioned above may be required as per NBC and relevant IS codes as may be applicable for this project as per the approved plan has been carried out and necessary records are preserved.

Execution is carried out as per structural design prepared by the Structural Engineer.

DASHBOARD (FORM-3 & MOF)

The CA user has to login the system. The below example shows the CA dashboard. Click on “Accept” for Form-3 assignment request.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

CA DASHBOARD | VIEW SEMINAR

15th Anniversary Gujarat

CA DASHBOARD

Apply For Complaint | Judgement List | Appellate Tribunal | Apply for Review Judgment

PENDING ON ME

Start Date	End Date	Form	Process Type	Status	Accept / Reject
20-03-1999	20-03-2025	Form 3A & C	Project Registration MOF	Assigned	Accept Reject
20-03-1999	20-03-2025	Form 3A & C	Project Registration	Assigned	Accept Reject
05-	24-	Form 3A & C	Project	Assigned	Accept Reject

PENDING ON AUTHORITY

Ack. No.	Name	Pending From	Details	Status
12532	Complaint	10/12/2019		Open
3523	Query - 1	10/12/2019		Closed
3523	Query - 2	10/12/2019		Closed

Apply

Click on Download Excel template for Form-3 and fill in the excel template. Below are the excel templates for Form 3:

7. In Form 3A- Fill the fields like: Block Name, Flat/Bungalow/Office, Usage, Carpet Area, Area of Balcony, Status, Unit Amount, Received Amount, Date of Agreement of Sale, Encumbrance Status, Allottee Name, Type of KYC, KYC ID, Mobile No. and Redevelopment

Note:

1. Date of Agreement of Sale executed in DD/MM/YYYY format
2. Status of Encumbrance at the time of submitting Form 3 as follows:
No Encumbrance/ Created/ Released (Case Sensitive)
3. Name of Allottee to be entered only in case of BOOKED unit (Alphabetic name with space is allowed)
4. Standard KYC Document ID to be entered in case of BOOKED unit. Fixed names like PAN to be entered
5. KYC unique ID in standard format to be entered in case of BOOKED Unit as per the standard syntax [PAN Format (<5Alpha><4Digit><1Alpha>)]
6. Mobile number of Allottee to be entered in case of BOOKED Unit (10 digit mobile no.)
7. Any Unit under Redevelopment would always have Booking status as “BOOKED” and Redevelopment status as “YES”. No other combination would be allowed in case of Redevelopment.

The screenshot shows an Excel spreadsheet titled "Form-Three.xlsx" with the following columns: A (BLOCK NAME), B (FLAT/BUNGLOW/OFFICE USAGE), C (CARPET AREA), D (AREA OF EXCLUSIVE BALCONY), E (STATUS), F (UNIT AMOUNT), G (RECEIVED AMOUNT), H (DATE OF AGREEMENT OF SALE), I (ENCUMBRANCE STATUS), J (ALLOTTEE NAME), K (TYPE OF KYC), L (KYC ID), M (MOBILE NUMBER), and N (REDEVELOPMENT). The spreadsheet is currently blank, with the cursor positioned in cell J28.

8. Fill Booked Status Details like No. of Garages, No. of Covered Parking and No. of Open Parking

The screenshot shows the "BOOKED-STATUS" tab of the Excel spreadsheet. The columns are: A (DETAILS), B (PROPOSED), and C (BOOKED). The rows are: 1 (DETAILS), 2 (Number of Garages), 3 (Number of Covered Parking), and 4 (Number of Open Parking). The spreadsheet is currently blank, with the cursor positioned in cell D21.

9. After filling Form 3 Annexure and Booked Status successfully, CA will fill the Form 3 (Certificate).

As per the requirement, CA must fill in all details of CA Certificate in the Form-3 certificate section.

AutoSave Form-Three.xlsx - Excel Deviya Sagar

File Home Insert Page Layout Formulas Data Review View Help Search

Clipboard Font Alignment Number Styles Cells Editing Ideas

C37

FORM 3 CHARTERED ACCOUNTANTS CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)													
Sr. No.	Particulars	Estimated Amount (in Rs.)	Incurred & Paid Amount (in Rs.)										
1	Land Cost:												
2	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost												
3	Amount of Premium payable to obtain development rights, FSI, additional FSI (unusable area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority)												
4	Acquisition cost of TDR (if any)												
5	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.												
6	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities												
7	Under Re-development/Rehabilitation Scheme:	Applicable											
8	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)												
9	Books of accounts as verified by the CA (in Column-B)												
10	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)												
11	(i) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.												
12	(ii)												

FORM3 BOOKED-STATUS FORM3C FORM3LOAN

AutoSave Form-Three.xlsx - Excel Deviya Sagar

File Home Insert Page Layout Formulas Data Review View Help Search

Clipboard Font Alignment Number Styles Cells Editing Ideas

C37

15	Sub-Total of Land Cost	0	0
16	Development Cost/Cost of Construction:		
17	a(i) Estimated Cost of Construction as certified by Engineer (Column - A)	1078.00	
18	a(ii) Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
19	a(iii) Cost incurred for development of the entire project, including cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the Statutory Authority.		
20	b) Interest payable to financial institution or money lenders on construction funding or money borrowed for construction.		
21	c) Sub-Total of Development Cost	1078.00	0
22	A	1078.00	
23	Total Cost Incurred and Paid of the Real Estate Project (1(i) + 1(ii) of Incurred and paid Column - B)	0	
24	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)		
25	Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost (3(i) + 3(ii) of Incurred and paid Column - B)	0	
26	Amount which can be withdrawn from the Designated Account Total Estimated Cost (Proportion of cost incurred and paid (Sr. number 2 (Sr. number 5))	0	
27	Less: Bank Statement		
28	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	0	

FORM3 BOOKED-STATUS FORM3C FORM3LOAN

Click on Upload your Form Three Annexure excel file button to upload the filled Excel template and preview.

If all details have been filled correctly, fill the Books of accounts verified till date and click on Submit Button. Else, make changes in the downloaded file and upload again to proceed.

The screenshot displays the GURERA CA Dashboard with the 'Form Three A' tab selected. A green message states 'Form Three A excel validated successfully.' Below this, there are options to 'Choose File' (showing 'Form-Three.xlsx') and a 'Download Annexure template' link. A green button labeled 'Upload Your Form 3 Annexure Excel File' is also present.

BLOCK DETAILS

SR.No.	BLOCK NAME	FLAT/ BUNGALOW/ OFFICE NO/ PLOT NO.	USAGE	CARPET AREA (In Sq. Mts.)	AREA OF EXCLUSIVE BALCONY
1	Lotus	101	Residential	3454	133.1
2	Lotus	102	Residential	3455	134.1
3	Lotus	103	Residential	3456	135.1
4	Lotus	104	Residential	3457	136.1
5	Lotus	105	Residential	3456	135.1
6	Lotus	106	Residential	3457	136.1
7	Lotus	107	Residential	3458	137.1
8	Lotus	108	Residential	3459	138.1
9	Lotus	109	Residential	3460	139.1
10	Lotus	110	Residential	3461	140.1
11	Lotus	111	Residential	3462	141.1
12	Lotus	112	Residential	3463	142.1
13	Lotus	113	Residential	3464	143.1
14	Lotus	114	Residential	3465	144.1
15	Lotus	115	Residential	3466	145.1
16	Lotus	116	Residential	3467	146.1
17	Lotus	117	Residential	3468	147.1

BLOCK SUMMARY

TOTAL UNIT BOOKED	TOTAL UNBOOKED UNIT	TOTAL NO. OF UNIT	TOTAL CONSIDERATION AMOUNT	TOTAL RECEIVED AMOUNT
12	5	17	4580.0	2000.0

Books of account verified till: 04-05-2020

Buttons: Previous, Submit

- Then Upload the Loan Agreement Document and Mortgaged Document and click on Next Button

	completion of project)	
5	Proportion of the Cost Incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	0.09
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost Incurred and paid (Sr. number 2 *Sr. number 5)	269
7	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement*	12
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	257

DETAILS OF PROJECT LOAN AND LENDERS:

Name of Lender	Amount of Loan taken for Project as per Agreement (INR)	Loan Agreement Document *
abc	564	File Upload
Loan Disbursal Received (INR)	Loan Repaid (INR)	Balance of Loan (Out Standing) (INR)
545	45	500.0
Total Number of Project Units Mortgaged:	Mortgaged Document *	
5	File Upload	

[Previous](#) [Next](#)

12. Chartered Accountants are issuing Form 3 considering Form 1 and 2, that is Architect Certificate and Engineers certificate, as working papers for their certification. They do assess the reliability of other experts' work. The prima facie or material difference in certification by these experts would prompt Chartered Accountants to submit disclosure of the fact that the Certificates he is relying on are not in coherence. This facility is made available to Chartered Accountant to report his observations and to enable him to seek and report necessary clarifications from the promoter.

CA can respond "Yes/ No" to this clause and in case of "No", CA shall have to enter the reason/s for the variation. CA may enter one or more reasons in this section as provided by the promoter.

Note: Fields for Entering UDI Number pre-populated with <2 digit Current year in YY Format><6 digit CA Number>. A user enterable 10 digit Alpha numeric number as generated in ICAI website needs to be entered. Due care needs to be taken to avoid typo error as the same can result into error for other CA.

Fill the CA FRN No. in correct format

CA Designation must be entered (Select from Dropdown)

Notes to Certificate (free text) must be entered by the user prior to Form-3 Certificate submission.

After filling all the details in Form 3, click on Confirm and submit button.

The CA can view the Form-3 system generated Certificate by clicking on the Download as PDF link on the preview page and Submit for Promoter Preview.

The screenshot displays the 'FORM THREE VIEW' interface. At the top, there is a navigation bar with tabs: 'Project Detail', 'Form One', 'Form Two', 'Form Three', and 'Form Three MOF'. Below this, the main heading is 'FORM-3 (ANNEXURE) OF REGISTRATION DETAIL'. To the right of this heading is a 'DOWNLOAD AS PDF' link. Below the heading, there is a section titled 'BLOCK DETAILS' which contains a table with the following data:

SR.No.	BLOCK NAME	FLAT/ BUNGALOW/ OFFICE NO/ PLOT NO.	USAGE	CARPET AREA (in Sq. Mts.)	AREA OF EXCLUSIVE BALCONY/VERANDA (in Sq. Mts.)	STATUS	UNIT AMOUNT	RECEIVED AMOUNT	BALANCE AMOUNT	DATE AGREE
1	Lotus	101	Residential	3454	133.12	BOOKED	4,566	1,000	3,566	12-04-
2	Lotus	102	Residential	3455	134.12	BOOKED	4,567	500	4,067	05-03-
3	Lotus	103	Residential	3456	135.12	BOOKED	4,568	2,000	2,568	06-04-

To the right of the table, there is a preview of the 'FORM THREE MOF' document, which includes a 'CA' logo and a 'Download as PDF' link.

Once the Promoter Previews the submission, he may Accept /Reject the submission made by the Professional. Upon clicking Accept the Promoter proceeds to the MOF submission.

- Project Detail
- Development Detail
- Add Professionals
- Upload Document
- Block Entry
- Assign Professionals
- Perform Certification
- Payment Page

FORM 3 OF REGISTRATION DETAIL

[DOWNLOAD EXCEL](#) | [DOWNLOAD PDF](#)

BLOCK DETAILS

Sl.No.	BLOCK NAME	F.LAT/ BUNGALOW/ OFFICE NO./ PLOT NO.	USAGL	CARPET AREA (In Sq. Mts.)	AREA OF EXCLUSIVE BALCONY/VERANDA (In Sq. Mts.)	STATUS	UNIT AMOUNT	RECEIVED AMOUNT	BALANCE AMOUNT
1	A	101	Shop	64.3	0	UNBOOKED	1,00,000	0	1,00,000
2	A	102	Shop	64.3	0	UNBOOKED	1,00,000	0	1,00,000
3	A	103	Shop	64.3	0	UNBOOKED	1,00,000	0	1,00,000
4	A	104	Shop	64.3	0	UNBOOKED	1,00,000	0	1,00,000
5	A	105	Shop	64.3	0	UNBOOKED	1,00,000	0	1,00,000
6	A	106	Shop	64.3	0	BOOKED	1,00,000	50,000	50,000
7	A	107	Shop	64.3	0	UNBOOKED	1,00,000	0	1,00,000
8	A	108	Shop	64.3	0	BOOKED	1,00,000	50,000	50,000
9	A	109	Shop	64.3	0	UNBOOKED	1,00,000	0	1,00,000
10	A	110	Shop	64.3	0	BOOKED	1,00,000	50,000	50,000

BLOCK SUMMARY

Type of Inventory	Number	Booked	Unbooked	Unit Consideration	Booked Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked
Shop	10	5	5	10,00,000	5,00,000	5,00,000	5,00,000	5,00,000
Total	10	5	5	10,00,000	5,00,000	5,00,000	5,00,000	5,00,000

BOOKED STATUS

Details	Proposed	Booked
No. of Garages	4	0
No. of Covered Parking	5	0
No. of Open Parking	5	0

Books of account verified till:

10-08-2021

FORM-3(CA CERTIFICATE) OF REGISTRATION DETAIL

Sl. No.	Particulars	Amount (In Rs.)	
		Estimated (Column - A)	Incurred & Paid (Column - B)
1	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost (not cost or payable on Land Cost and build cost) Method of land valuation	20,000	20,000
	Amount of Premium payable to obtain development rights, P&G, additional P&G, fringe/belt area and any other incentive under UG-11 from Local Authority or State Government or any Statutory Authority	20,000	20,000
	Acquisition cost of 1 LHA (if any)	20,000	20,000
	Amounts payable to State Government or competent authority or any other statutory authority or Central Government towards stamp duty, transfer charges, registration fees etc.	20,000	20,000
	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public, Author time	20,000	20,000
	Under Redevelopment/Rehabilitation Scheme:	Applicable	NA
	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column - A)	0	0
	Actual cost of construction of rehab building incurred as per the books of account of the rehab building (in Column - B) Note: (The total cost of construction incurred, Minimum of (A) or (B) to be considered)	0	0
	Cost towards clearance of land of all or any encumbrance including cost of removal of legal/illegal encumbrance, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, cost of road	0	0
	Cost of Adult related premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authority towards and in respect of rehabilitation	0	0
	Sub-Total of Land Cost	1,00,000	1,00,000
	Development Cost/Cost of Construction:		
	a) Estimated Cost of Construction as certified by Engineer (Column - A)	3,00,000	NA
	b) Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (The total cost of construction incurred, Minimum of (A) or (B) to be considered)	NA	20,000
	c) Other expenditure for development of entire project including cost of construction as per (A) or (B) above, i.e. water fee, sewerage fee, site overhead, development cost for cost of construction (including water, electricity, sewerage, drainage, fuel, roads etc.), cost of machinery and equipment including for site and maintenance work, consumables etc. All costs already incurred to complete the construction of the entire phase of the project related	20,000	20,000
	d) Payment of Taxes, fees, charges, premiums, interest etc. to any Statutory Authority	20,000	20,000
	e) Interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFI) or money lenders on construction funding or money borrowed for construction	0	0
	Sub-Total of Development Cost	3,40,000	40,000
2	Total Estimated Cost of the Real Estate Project (C.D. + 1.00 of Estimated Column - A)		4,40,000
3	Total Cost Incurred and Paid of the Real Estate Project (C.D. + 1.00 of Incurred and Paid Column - B)		1,60,000
4	The percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)		48
5	Proportion of the Cost Incurred and Paid on Land Cost and Construction Cost to the Total Estimated Cost (C.D.)		0.36
6	Amount which can be withdrawn from the Designated Account: Total Estimated Cost (Proportion of cost incurred and paid (B) i.e. 1.60,00,000 x 48%)		1,60,000
7	Less: Amount withdrawn till date of this certificate as per the books of Accounts and Bank Statement		10,000
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,50,000

DETAILS OF PROJECT LOAN AND LENDERS:

Data Not Available

DETAILS OF SEPARATE RERA BANK ACCOUNT:

Bank Name:	Branch Name:	Account No.:
ICICI BANK LIMITED	ICICI BANK LIMITED	765155355915
Account Name:	IFSC Code:	State:
Daksh	ICICI0003215	GUJARAT
Opening Balance:	Opening Balance Date:	Deposit during the period:
10,000	08-08-2021	20,000
Withdrawal during the period:	Closing Balance:	Closing Balance Date:
2,000	20,000	10-08-2021

(ADDITIONAL INFORMATION FOR PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project Cost less Cost Incurred)	2,80,000
2	Balance received or receivable from bank loan/advance as per Accounts to be set up (to be set up for the period Accounts as verified from the records and books of Accounts)	2,80,000
3	(i) Balance Unreceived as to be verified by Management and to be verified by CA from the records and books of Accounts	2,80,000
4	(ii) Estimated Receivables in respect of unbuilt apartments as per Annexure A to this certificate	5,00,000
5	Estimated receivables of an amount of 2 + 2.00	7,80,000
6	Percentage to be deposited in Designated Account - 70% or 100% if it is more than 3. Then 70% of the balance receivables of ongoing project will be deposited in Designated Account. If it is more than 3, then 100% of the balance receivables of Ongoing project will be deposited in Designated Account	70

(PROJECT CERTIFICATE)

This Certificate is being issued for RERA compliance for the Company and is based on the records and documents produced before me and representations provided to me for the measurement of accounts till: 10-08-2021	Promoter's Name:	Project's Name:
	URSANAIN PROJECT PRIVATE LIMITED	GUJARATI HOUSE

PHYSICAL PROGRESS OF THE PROJECT AS CERTIFIED BY THE ARCHITECT (FORM-1) AND ENGINEER (FORM-2) SEEMS IN COHERENCE WITH ACTUAL EXPENDITURE INCURRED & PAID CONSIDERING PROJECT SPECIFICATIONS

Yes		
Yours Faithfully, Name of Chartered Accountant	Membership Number:	COP Date:
(Signature) Daksh	756456	30-08-2021
UDI Number	CA Firm No.	CA Firm Name
23/58983298AD/COL	3298850	RAC
CA Designation	CA Place	Additional Notes to the Certificate (if any)
Partner	Ahmedabad	etc.
Project RERA Bank Account Password: Click View File / 1		
Previous Accept Reject		

The below example shows the CA dashboard. Click on “Accept” for MOF assignment request.

Click on Download MOF Excel template and fill in the excel template. Below are the excel templates for MOF:

Fill all the details as mentioned in the MOF excel template

Sr. No	1(i)	1(ii)	1(iii)	1(iv)	1(v)	1(vi)	A	2(i)	2(ii)	2(iii)	B	C	3(i)	3(ii)
Particulars	Land Cost [Total of Sr. no. 1 (a to f) of Form-3]	Estimated construction cost [a(i) of Form-3]	On site expenditure [a(iii) of Form-3]	Payments to Statutory Authority [b of Form-3]	Interest payable for the project [c of Form-3]	Other Costs related to Project (Not forming part of Form-3)	Total Project Cost [1(i)+(ii)+(iii)+(iv)+(v)+(vi)]	Repayment of Project Loan	Repayment of CC/OD	Repayment of Other Borrowed Funds	RepaymentTotal [A+2(i)+(ii)+(iii)]	Total Cash Outflow [A+B]	Promoter's Capital	Project Loss Disbursement (if any)
Total	91.00	912.00	12.00	2.00	2.00	0	1019	0	0	0	1019	2038	1000	
Pre RERA Registration Cash Flow														
JUN-2020	91	912	12	2	2	0	1019	0	0	0	1019	2038	1000	
SEP-2020							0				0	0		
DEC-2020							0				0	0		
MAR-2021							0				0	0		
JUN-2021							0				0	0		
SEP-2021							0				0	0		
DEC-2021							0				0	0		
MAR-2022							0				0	0		
JUN-2022							0				0	0		
SEP-2022							0				0	0		
DEC-2022							0				0	0		
MAR-2023							0				0	0		
JUN-2023							0				0	0		
SEP-2023							0				0	0		
DEC-2023							0				0	0		
MAR-2024							0				0	0		

	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD
1	C	3(i)	3(ii)	3(iii)	3(iv)	3(v)	D	E	F	G	I	J					
2	Total Cash Outflow [A+B]	Promoter's Capital	Project Loan Disbursement (if any)	CC/OD taken (if any)	Other Borrowed Funds (if any)	Receipts from Allottees	Total Cash Inflow [3(i)+(ii)+(iii)+ (iv)+(v)]	Net Cashflow [D-C]	Opening of Cash/Bank Balance	Closing of Cash/Bank Balance [E+F]	Projected Booking (in Number of Units) in the	Monthwise Projected Receipts from Allottees					
3	2038	1000	60	1600	200	0	2860	822	0	822	0	0					
4	0	0	0	0	0	0	0	0	0	0	0	0					
5	2038	1000	60	1600	200	0	2860	822	0	822	0	0					
6	0					0	0	0	0	0							
7	0					0	0	0	0	0							
8	0					0	0	0	0	0							
9	0					0	0	0	0	0							
10	0					0	0	0	0	0							
11	0					0	0	0	0	0							
12	0					0	0	0	0	0							
13	0					0	0	0	0	0							
14	0					0	0	0	0	0							
15	0					0	0	0	0	0							
16	0					0	0	0	0	0							
17	0					0	0	0	0	0							
18	0					0	0	0	0	0							
19	0					0	0	0	0	0							
20	0					0	0	0	0	0							

Click on Upload your Form 3MoF excel file button to upload the filled Excel template and preview.

If all details have been filled correctly, fill the UDIN No., CA FRN No., CA Designation and Notes to Certificate and click on Submit Button. Else, make changes in the downloaded file and upload again to proceed

Note: Fields for Entering UDI Number pre-populated with <2 digit Current year in YY Format><6 digit CA Number>. A user enterable 10 digit Alpha numeric number as generated in ICAI website needs to be entered. Due care needs to be taken to avoid typo error as the same can result into error for other CA.

Fill the CA FRN No. in correct format

CA Designation must be entered (Select from Dropdown)

Notes to Certificate (free text) must be entered by the user prior to Form-3 Certificate submission.

After filling all the details in Form-3 MOF, click on submit button

Once Form-1,2,3 & MoF have been accepted by the Promoter by clicking on Accept, click Next to proceed to the Payment section for the Section-14 (Alteration) Application (As shown below)

7.8. Payment

The Payment screen shows the system calculated Fees for the given Section-14 (Alteration) application. Click on all the Terms & Conditions checkboxes and click on Agree & Pay button to Proceed as shown below.

To preview the entire application before proceeding, click on the “Preview Application” button. The Preview as shown in 6.10 is visible to the applicant.

GUJARAT REAL ESTATE
REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

UPASANA IN...

DASHBOARD

MISC

PROJECT ALTERATION

Project Detail

Development Detail

Add Professionals

Upload Document

Block Entry

Assign Professionals

Perform Certification

Payment Page

PAYMENT

Preview Application

PLEASE DO NOT PRESS BACK OR REFRESH" FROM THIS POINT ONWARDS.

PAYMENT DETAILS

Payment head

Project Data Correction Fees

GujRERA Unique Token Number

PACQQLQD5052

Amount (₹) (A)*

96,496.35

Addl. Amount (₹) (B)*

0

Total Amount (₹) (A+B)*

96,496.35

NOTE

- You will be re-directed to SBI ePay Payment Gateway from which you can pay this amount using "Net Banking", "Credit Card", "Debit Card" options available on SBI ePayment Gateway.
- In Corporate Account - Net Banking "Maker - Checker" Scenario, the Checker has to ensure performing "Check and Approve" on this transaction within 20 minutes post initiating the transaction by the Maker, to ensure successful transaction. Failing this, the transaction will be treated as Failed. For further inquiry/ refund please contact SBI ePay on (T) +91-22-2752 3816, (E) support.sbiepay@sbi.co.in
- REFUND (Scenario and Process)
 - A. As stated in detailed T&C for using Online Payment Gateway Facility on GUJRERA Portal (here), the payment of amount does not in any way guarantee Issuance of services and the paid amount is not eligible for refund or chargeback in any case.
 - B. In an unlikely event of User making double payment by mistake, the refund (part/ full) may be considered, as may be decided by GUJRERA, subject to
 - The user bringing it to the notice of the GUJRERA authority by email within 7 days of making such payment. Any request beyond 7 days will not be entertained.
 - The user has to request for refund by creating Support Request/ Ticket under "Finance & Accounts> Apply for Refund" section on GUJRERA portal from your User Account.
 - In case of any dispute, the email should be sent to epay-rera@gujarat.gov.in with subject line clearly mentioning "Request for Refund" words along with other details of the transaction.
 - C. The refund (in case of double payment by mistake only), via the same source of payments made in such cases, will be initiated in 3 to 5 working days after receiving the refund Support Request/ Ticket and the decision about the refund taken by the GUJRERA Authority will remain final and binding for user.
 - D. In case of auto-refund by SBI ePay (when the transaction does not reach GUJRERA Account), the time taken for credit depends on bank and varies from bank to bank and GUJRERA has no control over it. Hence, one may contact the respective bank for such transactions.

TERM & CONDITION

☐ I agree to all Terms and Condition defined by GUJRERA For using Online Payment Gateway Facility using this Portal. The detailed T&C can be found "Terms & Conditions" Section on this website. Please accept Terms and Conditions.

☐ The required information as per the RERA act will be displayed in public domain Please affirm the declarations.

☐ [I/We] solemnly affirm and declare that the particulars given in herein are correct to [my /our] knowledge and belief and nothing material has been concealed by [me/us] therefrom Please affirm the declarations.

☐ I/We hereby affirm and declare that, I/We have read all the particulars on this website and in the event if this project is submitted as a "New Project" and found as "On-going" at the time of evaluation, I/We stand liable to abide by the actions taken as per the GUJ RERA Authority/ Act Please affirm the declarations.

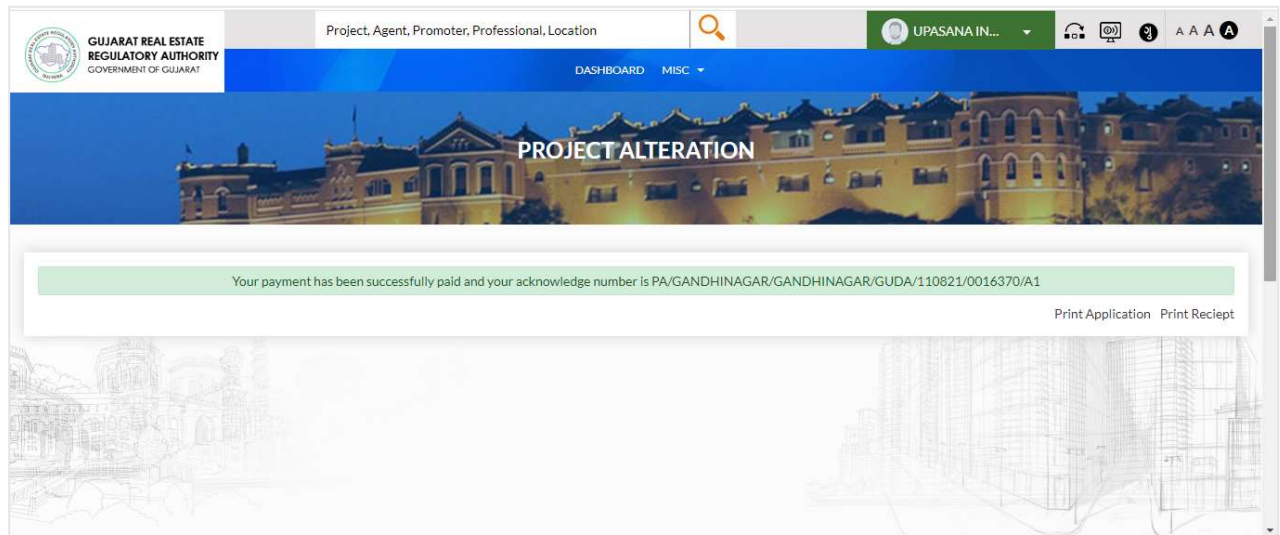
☐ I agree to all Terms and Condition defined by GUJRERA for using Online Payment Gateway facility using this Portal (here). I also agree to all Terms and Condition defined by SBI ePay for performing the payment transaction as you will experience in subsequent steps after this page. Please accept Terms and Conditions.

Previous

Agree & Pay 96,496.35

81


7.9. Confirmation



The Acknowledgement No. of the Section-14 (Alteration) is generated on the Confirmation page. This can be used to track the application and shall also be visible alongside the application to the promoter in the Dashboard post Login.

Click on Print application and Print Receipt to download and view the system generated PDF (screenshot below) for reference.

7.10. Print Application



**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

Project Allocation/Appeal/Assignment Number - PA/AN/24-BK/AR/GJA/SH/AZ/AR/13/24/110621001007544

PROJECT DETAIL

1.1 Project Name	1.2 Project Type	1.3 Project Description
SHANVI HOUSE	Apartment	apartment/476
2.4 Explanatory Note by Promoter (Reason/Guidelines on Scenario Circular 8 - PDF)		
1.5 Project Start Date	1.6 Project End Date	1.7 Total Land Area of Assigned Land (Sq.Mtr)
01-Mar-2023	01-Mar-2024	20424
1.8 Total Covered Land Area (Sq.Mtr)(on construction of all buildings)	1.9 Total Open Land Area (Sq.Mtr)	1.10 Land Area for Project Under Registration (Sq.Mtr)
5445	9397	14542
1.11 Total Carpet area under approved layout (Sq.Mtr)	1.12 Total Carpet Area for Project Under Registration (Sq.Mtr)	1.13 No. of Towers
64000	64000	4
1.14 Area of Garage (Sq.Mtr)	1.15 No. of Open Parking	1.16 No. of Covered Parking
834	0	0
1.17 Area of Open Parking (Sq.Mtr)	1.18 Area of Covered Parking (Sq.Mtr)	
834	834	
1.19 Is the Project in TP Area? (TP Area including Garita Area)		
1.20 TP No.	1.21 TP Name	1.22 Sub Plot No.
14/1	SH	SH
1.23 Sub Plot No.	1.24 Plot No.	1.25 Plot (Date Multiple Plots concerned by common)
SH	SH	SH/SH
1.26 Revenue Survey No. (Block No. (State multiple Revenue Survey Nos. separated by comma))	1.27 State Survey No.	1.28 Project Subzone (Zone 1)
SH	SH	SH/SH/SH/SH
1.29 Project Address Line 2	1.30 Project	1.31 State/UT
Area of Project 1042	SH/SH	Gujarat
1.32 District	1.33 Town Planning Authority	1.34 Taluka
Gandhinagar	Gandhinagar Urban Development Authority	Gandhinagar
1.35 Fire Station Distance from the Project (m)	1.36 Multi-Specialty Hospital Distance from Project (m)	1.37 Metro Railway Station Distance from the Project (m)
0	0	0
1.38 Police Station Distance from the Project (m)	1.39 Public Garden Distance from the Project (m)	1.40 Public Transit Distance from the Project (m)
0	0	0
1.41 UES Service delivery point Distance from the Project (m)	1.42 Airport Distance from the Project (m)	
0	0	

7.11. Print Receipt



Gujarat Real Estate Regulatory Authority (RERA)
www.gujrera.gujarat.gov.in

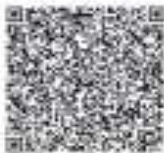
Office Address:- 4th Floor, Sahyog Sanshodhan, Sector-11, Gandhinagar-382010
Website: gujrera.gujarat.gov.in, Ph. No. (079) 232-58559 Email id: inforera@gujarat.gov.in

E-RECEIPT FOR GUJARAT RERA PAYMENT

Date of Payment	20/12/2019
Type of Payment	Project Alteration Fees
Stamp No.	NA
Challan No.	NA
Receipt No.	64044
GujRERA Token No.	PAS1KPI45001
SBI ePay Transaction No.	ONTXNO64944212228114725
Amount (Rs)	38,000.00
Additional Amount (Rs)	0.00
Total Amount (Rs)	38,000.00
PROMOTER Name	GINGER PROPERTIES PRIVATE LIMITED null
Mobile No.	7008042069
Email Id	ds719@gmail.com
Remarks	

Note:

1. The Total Amount is paid through SBI ePay with user accepting all disclaimer and terms and conditions of GujRERA Online Payment mentioned on www.gujrera.gujarat.gov.in
2. For any payment related Enquiry, please contact SBI ePay on Contact Number: +91-22-2752 3816, 1800-221-401 (Operational Hours (Monday to Friday: 10.30 AM to 06.30 PM, Saturday (1st, 3rd & 5th Saturdays of the week) : 10.30 AM to 06.30 PM)
3. For support from GujRERA, you may write on inforera@gujarat.gov.in



8. Project Alteration (Section-14) (Inquiry Compliance Process)

Please refer the Project Registration section for Inquiry Compliance Process

9. Project Alteration (Section-14) (Withdraw)

Please refer the Project Alteration (Section-15) for steps to Withdraw Application

10. Project Alteration (Section-14) (Create Ticket)

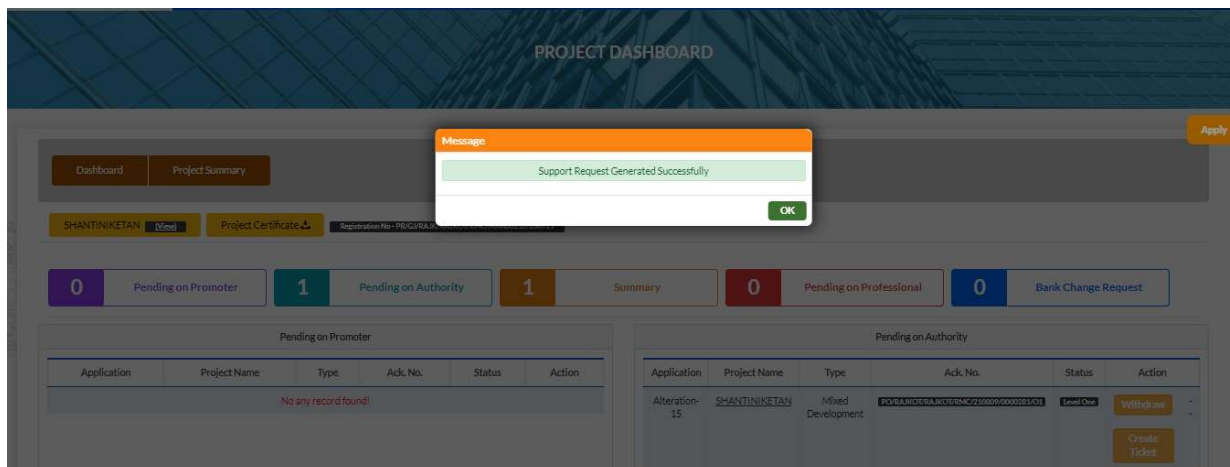
Please refer the Project Alteration (Section-15) for steps to Create Ticket

11. Project Alteration -Section 15

11.1. Project Alteration - Section 15

Gujarat RERA has established Project Alteration mechanism as per the Act, Rules and Regulation and has implemented comprehensive Section 15 mechanism. With technology, the entire process of Section 15 has been made more effective, more enabling and at the same time more standardized. The major parts comprise of:

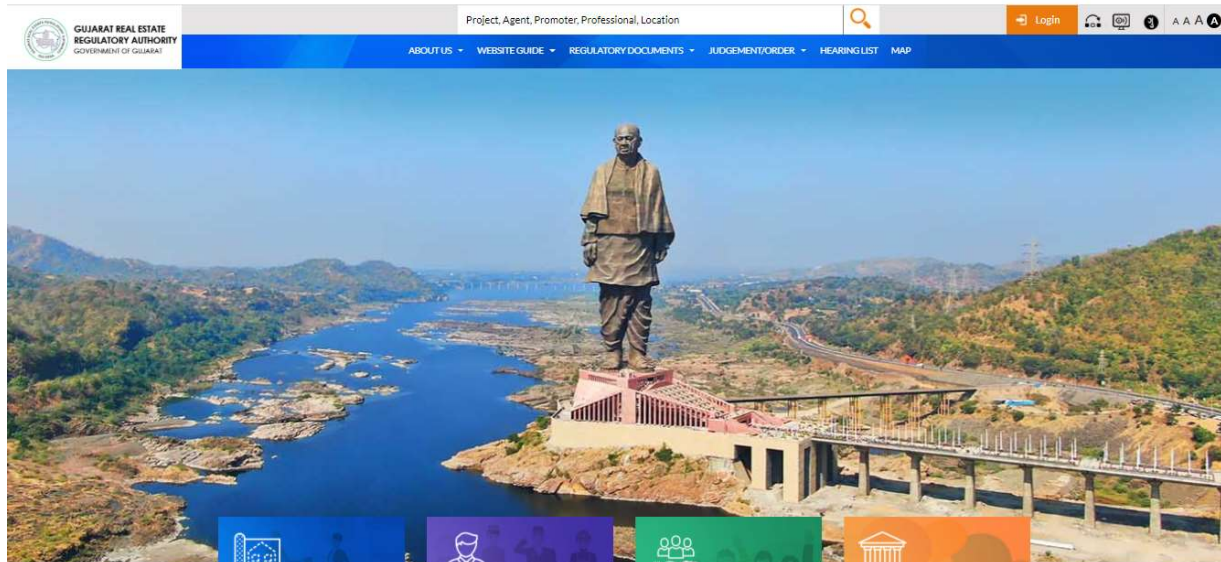
- Stage 1 of Application for Section 15
- Selection of Professionals
- Form One
- Form Two
- Form Three
- MOF
- Promoter Acceptance
- Payment of Application Fees
- Authority Verification and Approval
- Stage 2 Application by intending Promoter
- Data Verification and Agreement
- Payment of Application Fees
- Authority Verification
- Approval by Authority.



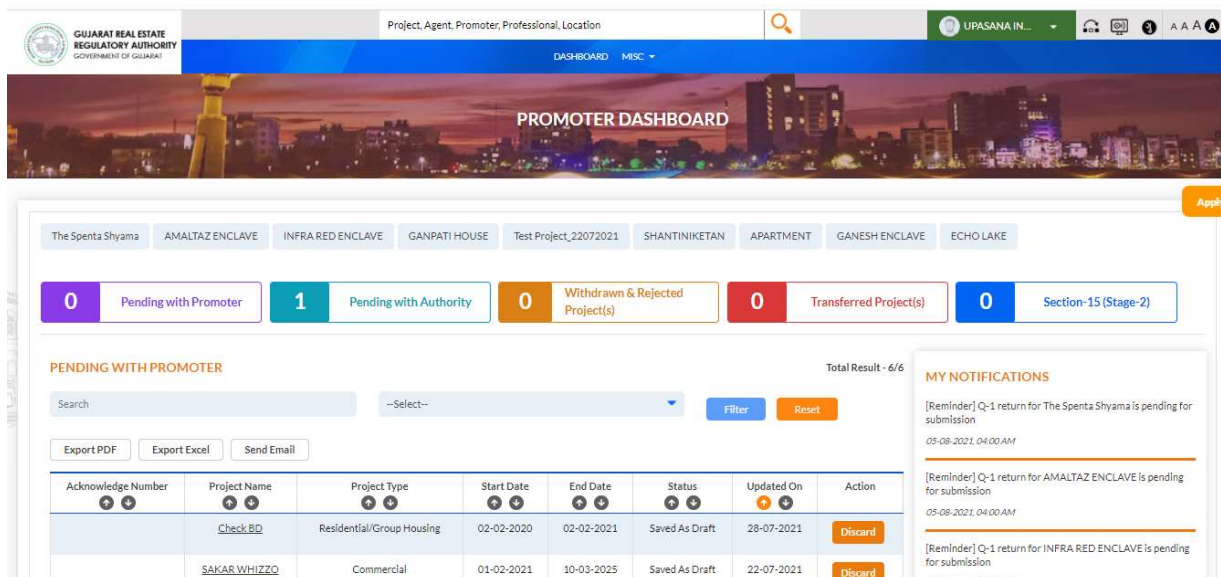
Here we will understand the entire process of various Application, form filling, processing and disposal mechanism in subsequent sections.

12. Stage 1 – Application for Section 15

Step 1: Promoter user has to click on the Login link on the Home Page and enter the Login ID and Password for accessing the erstwhile Promoter Dashboard.



Step 2: Select the Project from the Approved Projects highlighted in Blue tabs available on the header of the erstwhile Promoter Dashboard



Step 3: Click on the Apply Button collapsible tag (highlighted in yellow) on the right side of the Project Details screen and select Section 15 option from the list to initiate application.

12.1. Erstwhile Promoter Detail


Step 4: The First screen of the Section 15 application form is the Erstwhile Promoter Detail page (Read only). Click Next button on bottom of the screen to continue.

Note: The systemically pre-fetched fields from the Promoter Registration viz. Promoter Name, Mobile No., Email ID, Pin-code, State, District, Taluka, Documents, Parent Entity Details, Associated Directors and Authorized Signatory are systemically prefetched from Promoter registration. These fields are non-editable.

PARENT ENTITY DETAILS FORM


1.16 Total no. Of Years Of Work Experience Of Group Entity In Gujarat 10	1.17 Total no. Of Years Of Work Experience Of Group Entity In Other States/UTs 10	1.18 Total no. of years of Work Experience Of Group Entity 10
1.19 Total Area Constructed Till Date By Group Entity For Completed Projects(Sq Mtrs) 10	1.20 Total Area Constructed Till Date By Group Entity For Ongoing Projects(Sq Mtrs) 10	1.21 Total Area Constructed By Group Entity Till Date(Sq Mtrs) 20.00
1.22 Total no. Of Completed Projects By Group Entity 1	1.23 Total no. of Ongoing Projects By Group Entity 1	1.24 Total Projects Carried Out By Group Entity Till Date 2
1.25 Developer Group Name Group Name	1.26 Developer or Group website URL www.savvy.com	1.27 Type Of Enterprise COMPANY
1.28 Group Entity Office Address asdf	1.29 Pincode 382421	1.30 State GUJARAT
1.31 District Gandhinagar	1.32 Taluka Gandhinagar	1.33 Facebook page link https://www.facebook.com/narendramodi/
1.34 Twitter Handle @narendramodi	1.35 Youtube channel link https://www.youtube.com/user/narendramodi	1.36 Promoter Group History Details 15 years of experience
1.37 Developer Group (relevant certificate for ®/™/©)		

DIRECTORS

1.38 First Name ANKITBHAI	1.39 Middle Name JAYANTIBHAI	1.40 Last Name(Surname) JOSHI
1.41 PAN No AYKPJ6018R	1.42 Address Line 1 Address Line 1, Address Line 1, Address Line 1	1.43 Address Line 2 Address Line 1, Address Line 1, Address Line 1
1.44 Mobile No 9898882212	1.45 Pincode 382421	1.46 State GUJARAT
1.47 District Gandhinagar	1.48 Taluka Gandhinagar	1.49 Email Id asdfasdf@yoouu.com
1.50 Colored PAN Card View File / 1	1.51 Photograph 	

AUTHORIZED SIGNATORY

AUTHORISED SIGNATORY ASSIGNED TO THE PROJECT

Add		
1.52 First Name PALAK	1.53 Middle Name	1.54 Last Name(Surname) KAPOOR
1.55 PAN No BIFPK0829P	1.56 Mobile No 8923423423	1.57 Email Id asdfa@oooo.com
1.58 Address Line 1 address line one, two, three, four	1.59 Address Line 2 address line one, two, three, four	1.60 Pincode 382421
1.61 State GUJARAT	1.62 District Gandhinagar	1.63 Taluka Gandhinagar
1.64 Upload Colored PAN Card View File / 1	1.65 Upload Authorization Certificate View File / 1	1.66 Photograph 

12.3. Reason for Transfer

Step 6: Select appropriate reason for Transfer from list of predefined reasons. If user wants to add another reason then he/she can select Other and add his/her specific reason.

Erstwhile Promoter need to upload 2/3rd Allottee consent Notarized (against each booked unit as submitted in form -3 annexure)

The screenshot shows the 'REASON FOR TRANSFER AND ALLOTTEE CONSENT' form. On the left is a sidebar with navigation links: Erstwhile Promoter Details, Project Detail, Reason For Transfer And Allottee Consent (highlighted), Intending Promoter Details, Upload Document, Assign Professionals(Erstwhile Promoter), Perform Certification, and Payment Page. The main form area has two sections: '3.1 Reason For Transfer' with a dropdown menu showing 'Select All', 'Reason 1', 'Reason 2', 'Reason 3', and 'Others'; and '3.2 2/3rd Allottee consent Notarized(against each booked unit as submitted in form -3 annexure)' with a 'File Upload' button. At the bottom right are 'Previous' and 'Save & Next' buttons. The top of the page includes the Gujarat Real Estate Regulatory Authority logo, a search bar, and user information 'UPASANA IN...'.

12.4. Intending Promoter Details

Step 7: Enter PAN Card of INTENDING PROMOTER to fetch the details, verify the details
Click Save and Next

Note: The systemically pre-fetched fields from the Promoter Registration viz. Promoter Name, Mobile No., Email ID, Pincode, State, District, Taluka, Documents, Parent Entity Details, Associated Directors and Authorized Signatory are read only and non-editable which cannot be edited by the applicant.

The screenshot shows the 'INTENDING PROMOTER DETAIL(STAGE-1)' form. The sidebar is identical to the previous form. The main form area contains fields for: '4.1 PAN No.' (AADC000202C) with a 'Search' button; '4.2 Company Name' (GINGER PROPERTIES PRIVATE LIMITED); '4.3 Promoter Type' (COMPANY); '4.4 Address 1' (INDIA COLONY (BLOCK A) GERATPUR); '4.5 Address 2'; '4.6 Company Email ID' (86719@gmail.com); '4.7 Contact No.' (7008042069); '4.8 Pincode' (380015); '4.9 State' (GUJARAT); '4.10 District' (Ahmedabad); '4.11 Taluka' (Ahmedabad City); '4.12 CIN Registration Certificate' with a 'View File / 1' button; '4.13 Memorandum And Articles Of Association' with a 'View File / 1' button; '4.14 PAN Color PDF' with a 'View File' button; and '4.15 Company LOGO' with a placeholder image of a chessboard. The top of the page includes the Gujarat Real Estate Regulatory Authority logo, a search bar, and user information 'UPASANA IN...'.

PARENT ENTITY DETAILS FORM

4.16 Total no. Of Years Of Work Experience Of Group Entity In Gujarat
Not Available

4.19 Total Area Constructed Till Date By Group Entity For Completed Projects(Sq Mtrs)
Not Available

4.22 Total no. Of Completed Projects By Group Entity
Not Available

4.25 Developer Group Name
Not Available

4.28 Group Entity Office Address
Not Available

4.31 District
Not Available

4.34 Twitter Handle
Not Available

4.37 Developer Group (relevant certificate for B-777C)
File Not Available

4.17 Total no. Of Years Of Work Experience Of Group Entity In Other States/UTs
Not Available

4.20 Total Area Constructed Till Date By Group Entity For Ongoing Projects(Sq Mtrs)
Not Available

4.23 Total no. of Ongoing Projects By Group Entity
Not Available

4.26 Developer or Group website URL
Not Available

4.29 Pincode
Not Available

4.32 Taluka
Not Available

4.35 Youtube channel link
Not Available

4.18 Total no. of years of Work Experience Of Group Entity
Not Available

4.21 Total Area Constructed By Group Entity Till Date(Sq Mtrs)
Not Available

4.24 Total Projects Carried Out By Group Entity Till Date
Not Available

4.27 Type Of Enterprise
Not Available

4.30 State
Not Available

4.33 Facebook page link
Not Available

4.36 Promoter Group History Details
Not Available

DIRECTORS

4.38 First Name
USHABEN

4.41 PAN No
AEAPCO289B

4.44 Mobile No
8975433453

4.47 District
Ahmedabad

4.50 Colored PAN Card
[View File](#)

4.39 Middle Name
ARVINDBHAI

4.42 Address Line 1
Prahad Nagar

4.45 Pincode
380026

4.48 Taluka
Ahmedabad City

4.51 Photograph


4.40 Last Name(Surname)
CHITRODA

4.43 Address Line 2
Not Available

4.46 State
GUJARAT

4.49 Email Id
ushaben@gmail.com

AUTHORIZED SIGNATORY

AUTHORISED SIGNATORY ASSIGNED TO THE PROJECT

4.52 First Name
USHABEN

4.55 PAN No
AEAPCO289B

4.58 Address Line 1
Prahad Nagar

4.61 State
GUJARAT

4.64 Upload Colored PAN Card
[View File](#)

4.53 Middle Name
ARVINDBHAI

4.56 Mobile No
8975433453

4.59 Address Line 2
Not Available

4.62 District
Ahmedabad

4.65 Upload Authorization Certificate
[View File / 1](#)

4.54 Last Name(Surname)
CHITRODA

4.57 Email Id
ushaben@gmail.com

4.60 Pincode
380026

4.63 Taluka
Ahmedabad City

4.66 Photograph


4.52 First Name
SUDIPTO

4.55 PAN No
AQJPM8005C

4.58 Address Line 1
Vastrapur

4.61 State
GUJARAT

4.64 Upload Colored PAN Card
[View File / 1](#)

4.53 Middle Name
ASUTOSH

4.56 Mobile No
8654434443

4.59 Address Line 2
Not Available

4.62 District
Ahmedabad

4.65 Upload Authorization Certificate
[View File / 1](#)

4.54 Last Name(Surname)
MUKERJEE

4.57 Email Id
sudpto@gmail.com

4.60 Pincode
380015

4.63 Taluka
Ahmedabad City

4.66 Photograph


[Previous](#)

[Save & Next](#)

12.5. Upload Documents (Erstwhile Promoter)

Step 8: Promoter user has to log in the system. Upload mandatory documents for review by authority along with PAN No. of issuing Lawyer.

SECTION-15 (STAGE-1)

Upload Document

ERST WHILE PROMOTER DOCUMENT (STAGE-1)

FINANCIAL DOCUMENTS

Balance sheet (For 3 yr.)

5.1 Balance Sheet (2017-18) 5.2 Balance Sheet (2018-19) 5.3 Balance Sheet (2019-20)

1 (1) (2) (2) (1) pdf 1 (1) (2) (2) (1) pdf 1 (1) (2) (2) (1) pdf

Profit & Loss Statement (For 3 yr.)

5.4 Profit & loss Statement (2017-18) 5.5 Profit & loss Statement (2018-19) 5.6 Profit & loss Statement (2019-20)

1 (1) (2) (2) (1) pdf 1 (1) (2) (2) (1) pdf 1 (1) (2) (2) (1) pdf

Cash Flow Statement (For 3 yr.)

5.7 Cash Flow Statement Report (2017-18) 5.8 Cash Flow Statement Report (2018-19) 5.9 Cash Flow Statement Report (2019-20)

1 (1) (2) (2) (1) pdf 1 (1) (2) (2) (1) pdf 1 (1) (2) (2) (1) pdf

Directors Report (For 3 yr.)

5.10 Director's Report (2017-18) 5.11 Director's Report (2018-19) 5.12 Director's Report (2019-20)

1 (1) (2) (2) (1) pdf 1 (1) (2) (2) (1) pdf 1 (1) (2) (2) (1) pdf

Auditor Report (For 3 yr.)

5.13 Auditor Report (2017-18) 5.14 Auditor Report (2018-19) 5.15 Auditor Report (2019-20)

1 (1) (2) (2) (1) pdf 1 (1) (2) (2) (1) pdf 1 (1) (2) (2) (1) pdf

Income Tax Return Acknowledgement (For 3 yr.)

5.16 Income Tax Return Acknowledgement (2017-18) 5.17 Income Tax Return Acknowledgement (2018-19) 5.18 Income Tax Return Acknowledgement (2019-20)

1 (1) (2) (2) (1) pdf 1 (1) (2) (2) (1) pdf 1 (1) (2) (2) (1) pdf

5.19 Experience Certificate on letter head of intending promoter

1 (1) (2) (2) (1) pdf

LEGAL DOCUMENTS

Encumbrance Certificate (Erst While Promoter)

NOTE: By ten years experienced advocate issued in Last 6 months. In case of mortgage mention name of Mortgagee, loan Amount, and Details of Mortgage Deed In case of Pending civil suit mention details of Case in Encumbrance certificate and provide case status + Davis Act + orders if any passed by Honble Civil Court along with certificate.

G/1024/1992

5.20 Date of Issuance of Document 5.21 Issuing Advocate Name 5.22 Contact Details

02/08/2021 PARMAR SUDHIRKUMAR RAMNIKLAL 9899999999

5.23 Lawyer's issued certificate 5.24 Draft of Project Transfer Deed/Draft Of Development Agreement Transfer Deed

1 (1) (2) (2) (1) pdf 1 (1) (2) (2) (1) pdf

TP DOCUMENTS

5.25 Affidavit cum consent of Erstwhile Promoter 5.26 Affidavit cum consent of Intending Promoter

1 (1) (2) (2) (1) pdf 1 (1) (2) (2) (1) pdf

After uploading all the necessary documents click on “Save & Next” button for further processing.

12.6. Assign Professionals (Erstwhile Promoter)

Step 9: The next step of Section 15 Application is Assign Professionals. The Certifying professionals viz. Architect, Engineer & CA for the given Projects must be added and assigned Form-1,2,3 and MOF respectively on this page.

Enter the valid PAN No. of the RERA registered Professionals Certifying for the given project viz. Architect, Engineer and Chartered Accountant in the Search box provided for each professional and click on Search.

If the PAN no. entered is that of a RERA registered professional the relevant KYC details shall be auto-fetched as provided at the time of Professional Registration.

Click on Assign to associate the said professional with the project and view the detail summary for each. Click on Assign for each professional to assign Form-1,2,3 & MoF. The Promoter may Re-assign to the same/other professional by clicking on Re-Assign.

Note: Only the RERA registered professionals can be assigned Form-1,2 ,3 and MoF for the given Project.

Means of Finance may be assigned to the same CA certifying Form-3 or some other CA.

FORM 1

COA No	Architect Name	Email Id	Mobile No	Status	Action
CA/2019/112403	SAURABH JAIN	tect123@gmail.com	8764534534	ASSIGNED	Delete

FORM 2

Engineer License Number	Engineer Name	Email Id	Mobile No	Status	Action
kenn123	KENNETH PETER DCUNHA	eng1@yahoo.com	7856456456	ASSIGNED	Delete

FORM 2 A

Engineer License Number	Engineer Name	Email Id	Mobile No	Status	Action
kenn123	KENNETH PETER DCUNHA	eng1@yahoo.com	7856456456	ASSIGNED	Delete

FORM 3

CA Membership Number	CA Name	Email Id	Mobile No	Status	Action
260189	PRATIKSINH PARMAR	gear@gmail.com	8780938476	ASSIGNED	Delete

Forms can be assigned to professionals from this page. You are requested to wait until forms are submitted by professionals. Please note that you are required to accept or decline the first filled forms chronologically before professional starts filling next form (ie. once architect submits Form 1, Promoter has to accept it first so that Engineer can fill up Form 2. Because Form 1, 2, 2A, 3, MoF are interdependent forms)

[Previous](#)

12.7. Perform Certification

The Respective professionals to whom the Form-1,2,3 and MoF have been assigned by the erstwhile promoter shall receive a notification regarding the assignment request and shall in turn login to their respective accounts and Accept/Reject the request from their task-list under the section: Pending on Me by clicking on the Accept/Reject Button against the request.

ARCHITECT DASHBOARD (FORM-1)

Architect user has to login the system. The below example shows the Architect dashboard. Click on “Accept” for Form-1 assignment request.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DAKSHIN AN...

ARCHITECT DASHBOARD

31 Pending on Me

PENDING ON ME TOTAL RESULT - 10/31

Search --Select-- Filter Reset

Export PDF Export Excel Send Email

Project/Quarter Name	Promoter Name	Start Date	End Date	Form Name	Process Type	Status	Assigned On	Accept / Reject
GANPATI HOUSE	UPASANA INFRAPROJECT PRIVATE LIMITED	07-06-2020	06-06-2025	Form 1(A & B)	Project Alteration Section 15	Assigned	05-08-2021	Accept Reject
Crystal Heights	GINGER PROPERTIES PRIVATE LIMITED	01-04-2024	06-04-2024	Form 1(A & B)	Quarter Q-E	Assigned	05-08-2021	Accept Reject
VandeBharat	GINGER PROPERTIES PRIVATE LIMITED	01-07-2021	07-10-2021	Form 1(A & B)	Quarter Q-2	Save As Draft	05-08-2021	Open Reject
ABC	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	03-08-2025	Form 1(A & B)	Project Registration	Assigned	05-08-2021	Accept Reject
AMALTAZ ENCLAVE	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 1(A & B)	Quarter Q-1	Assigned	04-08-2021	Accept Reject
GEETA BHAWAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 1(A & B)	Quarter Q-1	Assigned	04-08-2021	Accept Reject

MY NOTIFICATIONS

Form 1 Architect Form for GANPATI HOUSE is assigned
05-08-2021, 09:14 PM

Form 1 Architect Form for Q-2 of VandeBharat is in progress
05-08-2021, 07:51 PM

Form 1 Architect Form for Q-E of Crystal Heights is assigned
05-08-2021, 06:56 PM

Form 1 Architect Form for Q-2 of VandeBharat is assigned
05-08-2021, 06:51 PM

Form 1 Architect Form for ABC is assigned
05-08-2021, 06:27 PM

Form 1 Architect Form for ABC is rejected
05-08-2021, 06:25 PM

Form 1 Architect Form for salimar bagh is accepted
05-08-2021, 02:55 PM

Click on Download Excel template for Form-1 and user will get prefilled excel template and can update the details as per latest process. Below are the excel templates for Form 1:

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DAKSHIN AN...

FORM 1 UPLOAD

Project Detail Form 1 Form 1 Doc

FORM 1 A & B OF PROJECT ALTERATION SECTION 15 APPLICATION - GANPATI HOUSE History

PLEASE UPLOAD BLOCKWISE PHOTOGRAPHS THROUGH GUJRERA MOBILE APP BEFORE FILLING UP FORM 1

Upload Form 1 A & B File

Choose File No file chosen

Download Form 1 A&B Template

Upload Form 1 A & B File

NOTE: Filling of start dates and end dates at the time of registration in Form 1
Each and every intermediate activity shall be in the form of predecessor event and successor event with logical sequence of construction activity.
Eg. 1. Basement and plinth work can be started after excavation work for raft/mat foundation. For open foundation, it may be started step by step as excavation proceeds.
2. Masonry work may be started after completion of RCC structure work for low rise building and for high rise building, it can be started after completion of RCC slab of 4th/5th story. Same way plastering work can be started after completion of masonry work.
3. Other activities like plumbing work, sewage line, electrical work, etc. can be started parallel with plastering and flooring work. It is required to put the start date and end date of each activity accordingly. So that Gantt chart generated should give a clear picture of project planning with logical sequence.

1. In Form one (Annexure)- Update the fields highlighted in grey like (% Work done) and fields highlighted in Red like Number, Activity Start Date & Activity End Date should remain non-editable for user.

TASKS	NUMBER	%WORK DONE	ACTIVITY START DATE (DD-MM-YYYY)	ACTIVITY END DATE (DD-MM-YYYY)
Excavation	10	10	11-06-2021	04-01-2023
Total number of basement(s) and plinth	2	10	11-06-2021	07-01-2023
Total number of Podiums	NA	NA	NA	NA
Suite Floor	10	10	11-06-2021	07-01-2023
Total number of Slabs of Super Structure	3	10	11-06-2021	07-01-2023
Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Sanitary Fittings within the Flat/Premises	10	10	11-06-2021	09-01-2023
Staircases, Lifts, Wells and Lobbies at each Floor level connecting Staircases and The external plumbing and external plaster, elevation, completion of terraces	10	10	12-06-2021	10-01-2023
with waterproofing of the Building/Wing lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRZ	10	10	13-06-2021	11-01-2023

- In Form one(B)- Update the fields highlighted in grey like (% Work done), Remarks and fields highlighted in Red like Proposed(YES/NO), Activity Start Date & Activity End Date should remain non-editable for user.

COMMON AREAS AND FACILITIES AMENITIES	PROPOSED(YES/NO)	% WORK DONE	REMARKS	ACTIVITY START DATE (DD-MM-YYYY)	ACTIVITY END DATE (DD-MM-YYYY)
Internal Roads & Footpaths	YES	10	WIP	11-06-2021	04-01-2023
Water Supply	YES	10	WIP	11-06-2021	05-01-2023
Sewerage (chamber, lines, Septic Tank, STP)	YES	10	WIP	08-06-2021	06-01-2023
Storm Water Drains	YES	10	WIP	09-06-2021	07-01-2023
Landscaping & Tree Planting	YES	10	WIP	10-06-2021	08-01-2023
Street Lighting	YES	10	WIP	11-06-2021	09-01-2023
Community Buildings	YES	10	WIP	12-06-2021	10-01-2023
Treatment and disposal of sewage and sullage water /STP	YES	10	WIP	13-06-2021	11-01-2023
Solid Waste Management & Disposal	YES	10	WIP	14-06-2021	12-01-2023
Water Conservation ,Rain Water Harvesting ,Percolating Well/Pit	YES	10	WIP	15-06-2021	13-01-2023
Energy Management	YES	10	WIP	16-06-2021	14-01-2023
Fire Protection and Fire Safety Requirements	YES	10	WIP	17-06-2021	15-01-2023
Electrical Meter Room , Sub-station , Receiving Station	NO	NA	NA	NA	NA
Fire fighting facilities	YES	10	WIP	19-06-2021	17-01-2023
Drinking water facilities	YES	10	WIP	20-06-2021	18-01-2023
Emergency evacuation services	YES	10	WIP	21-06-2021	19-01-2023
Use of renewable energy	YES	10	WIP	22-06-2021	20-01-2023
Security using CCTV surveillance	YES	10	WIP	23-06-2021	21-01-2023
Letter Box	YES	10	WIP	24-06-2021	22-01-2023

- In Form one C- Fill the Other Common areas and Facilities Amenities Details if any and user can update details highlighted in grey only.

FileHomeInsertPage LayoutFormulasDataReviewViewHelpSearchShareComments

PasteClipboardFontAlignmentNumberStylesCellsEditingIdeasSensitivity

A1

	A	B	C	D	E	F	G
1							
2	COMMON AREAS AND FACILITIES AMENITIES	% WORK DONE	REMARKS	ACTIVITY START DATE (DD-MM-YYYY)	ACTIVITY END DATE (DD-MM-YYYY)		
3	Electricity	10	WIP	23-06-2021	21-01-2023		
4	Pipeline	10	WIP	24-06-2021	22-01-2023		
5							
6							
7							
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11							
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15							
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18							
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20							
21							
22							

A B FORM-ONE-B OTHER-DETAILS SOP-Help

Upload block-wise Site photographs through Mobile App (refer SOP for Mobile App photo upload) and then Click on Upload your Form One A&B excel file button to upload the filled Excel template and preview.

[←](#)
[→](#)
[🏠](#)
[rerauat.gujarat.gov.in/reraportal/#/architect/form-one](#)

Apps

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Gujarat Real Estate...

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Reading I

FORM 1 UPLOAD

Project Detail

Form 1

Form 1 Doc

FORM 1 A & B OF PROJECT ALTERATION SECTION 15 APPLICATION - GANPATI HOUSE

History

PLEASE UPLOAD BLOCKWISE PHOTOGRAPHS THROUGH GUJRERA MOBILE APP BEFORE FILLING UP FORM 1

Form 1 A, B & C Excel file is Uploaded Successfully.

Upload Form 1 A & B File

Choose File

No file chosen

Download Form 1 A&B Template

Upload Form 1 A & B File

NOTE: Filling of start dates and end dates at the time of registration in Form 1

Each and every intermediate activity shall be in the form of predecessor event and successor event with logical sequence of construction activity.

Eg. 1. Basement and plinth work can be started after excavation work for raft/mat foundation. For open foundation, it may be started step by step as excavation proceeds.

2. Masonry work may be started after completion of RCC structure work for low rise building and for high rise building, it can be started after completion of RCC slab of 4th/5th story. Same way plastering work can be started after completion of masonry work.

3. Other activities like plumbing work, sewage line, electrical work, etc. can be started parallel with plastering and flooring work. It is required to put the start date and end date of each activity accordingly. So that Gantt chart generated should give a clear picture of project planning with logical sequence.

FORM 1(A) DETAILS

A BLOCK

TASKS	NUMBER	% WORK DONE	ACTIVITY START DATE	ACTIVITY END DATE
Excavation		10%	11-06-2021	04-01-2023
Total number of Basement(s) and Plinth	2	10%	11-06-2021	07-01-2023
Total number of Podiums	NA	NA	NA	NA
Still Floor		10%	11-06-2021	07-01-2023
Total number of Slabs of Super Structure	3	10%	11-06-2021	07-01-2023
Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		10%	11-06-2021	09-01-2023
Sanitary Fittings within the Flat/Premises		10%	12-06-2021	10-01-2023
Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks		10%	13-06-2021	11-01-2023
The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing		10%	14-06-2021	12-01-2023
Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CPO NOC, Electrical Fittings to Common Areas, electro. mechanical equipment, compliance to conditions of environment/CREZ NOC, Finishing to entrance lobby's, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation Completion Certificate		10%	15-06-2021	15-01-2023

B BLOCK

TASKS	NUMBER	% WORK DONE	ACTIVITY START DATE	ACTIVITY END DATE
Excavation		10%	11-06-2021	04-01-2023
Total number of Basement(s) and Plinth	2	10%	11-06-2021	07-01-2023
Total number of Podiums	NA	NA	NA	NA
Still Floor		10%	11-06-2021	07-01-2023
Total number of Slabs of Super Structure	3	10%	11-06-2021	07-01-2023
Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		10%	11-06-2021	09-01-2023

Energy Management	YES	10%	WIP	16-06-2021	14-01-2023
Fire Protection and Fire Safety Requirements	YES	10%	WIP	17-06-2021	15-01-2023
Electrical Meter Room, Sub-station & Receiving Station	NO	NA	NA	NA	NA
Fire fighting facilities	YES	10%	WIP	19-06-2021	17-01-2023
Drinking water facilities	YES	10%	WIP	20-06-2021	18-01-2023
Emergency evacuation services	YES	10%	WIP	21-06-2021	19-01-2023
Use of renewable energy	YES	10%	WIP	22-06-2021	20-01-2023
Security using CCTV surveillance	YES	10%	WIP	23-06-2021	21-01-2023
Letter Box	YES	10%	WIP	24-06-2021	22-01-2023

OTHER DETAILS

COMMON AREAS AND FACILITIES AMENITIES	% WORK DONE	REMARKS	ACTIVITY START DATE	ACTIVITY END DATE
Electricity	10%	WIP	23-06-2021	21-01-2023
Pipeline	10%	WIP	24-06-2021	22-01-2023

ARCHITECT DETAILS

Name (IN BLOCK LETTERS) of Architect: SAURABHANILKUMARJAIN
 Council of Architects(CoA) Registration No.: CA/2019/112403
 Council of Architects(CoA) Registration valid till: 06/04/2024

Firm Name: Retal
 Remark: n4

[Previous](#) [Next](#)

If all details have been filled correctly, fill the Firm Name and Remark fields and click Next. Else, make changes in the downloaded file and upload again to proceed.

Upload block-wise NOC documents and click Next to upload NOC for entire project and Click on Confirm and Submit Form 1.

Project Detail Form 1 Form 1 Doc

FORM 1 DOCUMENTS DETAILS

BLOCK A NOC DETAILS

Fire NOC [Click here for guidance](#) [File Upload](#) Lift NOC [File Upload](#)

Others NOC [File Upload](#)

PHOTO DETAILS

Photograph of Wing/Block/Building/Floor

1	16370_277_050821_214730.jpg	Latitude: 23.21847565394819 Longitude: 72.64299319823226	View File
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[Previous](#) [Next](#)

Project Detail Form 1 Form 1 Doc

FORM 1(B) DOCUMENTS DETAILS

NOC DETAILS

Airport NOC File Upload	Railway NOC File Upload
Environment NOC File Upload	High Tension Line NOC File Upload
Gas Line NOC File Upload	Non Agriculture NOC File Upload
Highway NOC File Upload	Metro NOC File Upload
Irrigation Department NOC File Upload	Ashanti Dhara NOC File Upload
ONGC NOC File Upload	Jail NOC File Upload
Costal Regulation Zone NOC File Upload	ASI NOC File Upload
Forest NOC File Upload	
Other NOC Documents File Upload	

[Previous](#) [Confirm & Submit Form 1](#)

The Architect can view the Form-1 system generated Certificate by clicking on the Download as PDF link on the preview page and Submit for Promoter Preview.

FORM 1 DETAILS

A BLOCK

TASKS	NUMBER	% WORK DONE
Excavation		100%
Total number of Basement(s) and Plinth	2	100%
Total number of Podiums	NA	NA
Stilt Floor		NA
Total number of Slabs of Super Structure	3	100%
Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		100%
Sanitary Fittings within the Flat/Premises		100%
Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks		100%
The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing		100%
Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate		100%

PHOTO DETAILS

Photograph of Wing/Block/Building/Floor

PHOTOGRAPH OF WING/BLOCK/BUILDING/FLOOR	LATITUDE	LONGITUDE
1 16370_277_050821_214730.jpg	Latitude : 23.21847565394819	Longitude : 72.64299319823226

Once the Promoter Previews the submission, he may Accept /Reject the submission made by the Professional. Upon clicking Accept the Promoter proceeds to the form-2 submission.

ENGINEER DASHBOARD(FORM-2)

The engineer user has to log in the system. The below example shows the Engineer dashboard. Click on “Accept” for Form-2 assignment request.

ENGINEER DASHBOARD

PENDING ON ME

Search: --Select-- Filter Reset

Export PDF Export Excel Send Email

Project/Quarter Name	Promoter Name	Start Date	End Date	Form Name	Process Type	Status	Assigned On	Accept / Reject
GANPATI HOUSE	UPASANA INFRAPROJECT PRIVATE LIMITED	07-06-2020	06-06-2025	Form 2A	Project Alteration Section 15	Assigned	05-08-2021	Accept Reject
GANPATI HOUSE	UPASANA INFRAPROJECT PRIVATE LIMITED	07-06-2020	06-06-2025	Form 2	Project Alteration Section 15	Assigned	05-08-2021	Accept Reject
AMALTAZ ENCLAVE	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	Accept Reject
AMALTAZ ENCLAVE	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2	Quarter Q-1	Assigned	04-08-2021	Accept Reject
GEETA BHAVAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	Accept Reject
GEETA BHAVAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2	Quarter Q-1	Assigned	04-08-2021	Accept Reject

MY NOTIFICATIONS

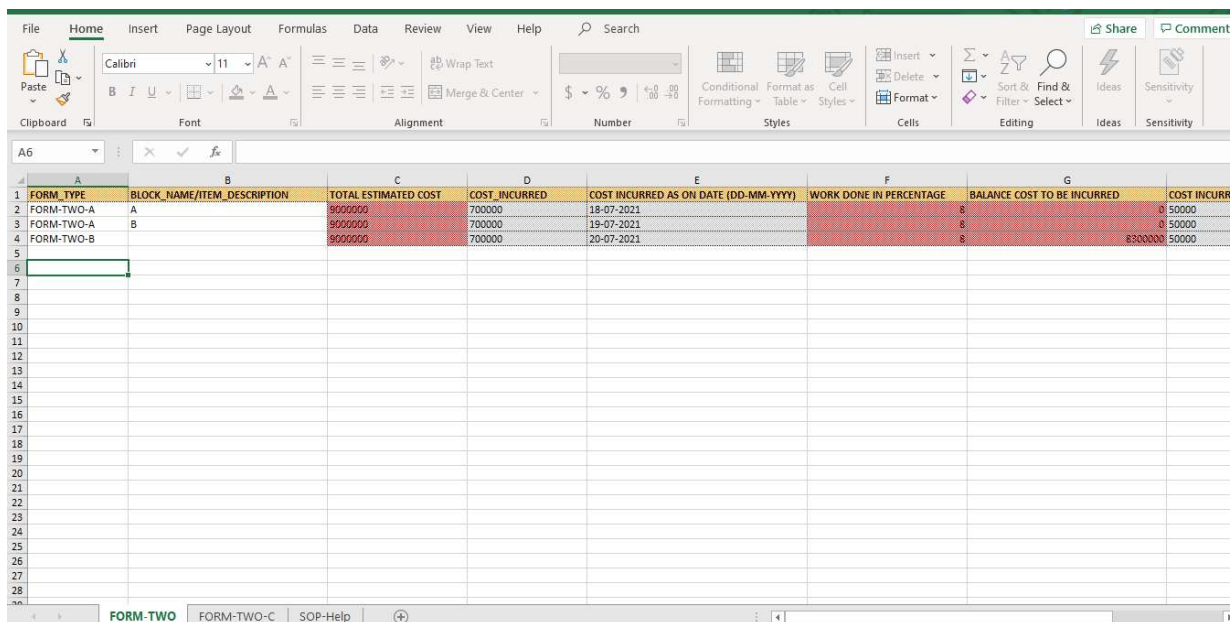
- Form 2A Engineer Form for GANPATI HOUSE is assigned
05-08-2021, 09:15 PM
- Form 2 Engineer Form for GANPATI HOUSE is assigned
05-08-2021, 09:15 PM
- Form 2 Engineer Form for salimar bagh is accepted
05-08-2021, 02:56 PM
- Form 2 Engineer Form for salimar bagh is uploaded
05-08-2021, 02:56 PM
- Form 2 Engineer Form for salimar bagh is in-progress
05-08-2021, 02:55 PM
- Form 2 Engineer Form for salimar bagh is assigned
05-08-2021, 02:53 PM
- Form 2A Engineer Form for PerProject107 is accepted
04-08-2021, 11:41 PM

Click on Download Excel template for Form-2 and user will get prefilled excel template and can update the details as per latest process. Below are the excel templates for Form 2:

1. In Form 2(A&B)- Fill the fields highlighted in Blue like: Total Estimated Cost, Cost Incurred, Cost Incurred as on Date and Cost Incurred on Additional/Extra.

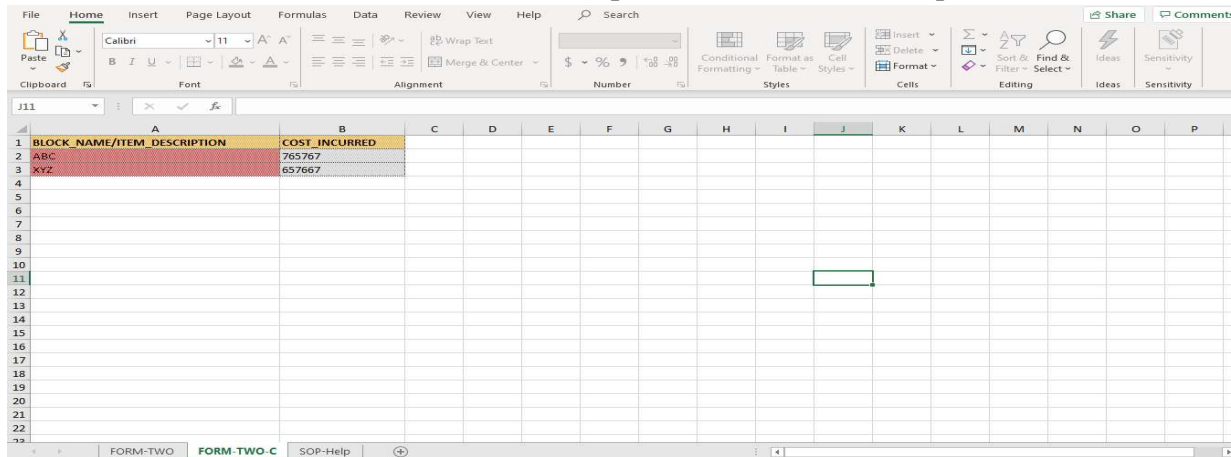
Note: Cost Incurred as on Date should be equal to or less than Current Date.

Also, the fields highlighted in Red should be auto calculated or prefetched from previous process and should remain non-editable fields for user.



FORM_TYPE	BLOCK_NAME/ITEM_DESCRIPTION	TOTAL ESTIMATED COST	COST_INCURRED	COST INCURRED AS ON DATE (DD-MM-YYYY)	WORK DONE IN PERCENTAGE	BALANCE COST TO BE INCURRED	COST INCURRED
FORM-TWO-A	A	9000000	700000	18-07-2021	8	8100000	50000
FORM-TWO-A	B	9000000	700000	19-07-2021	8	8100000	50000
FORM-TWO-B		9000000	700000	20-07-2021	8	8300000	50000

2. In Form 2(C)- Fill the Other Details if any like: Block Name/ Item Description should remain non-editable and user can update Cost Incurred if required.



BLOCK_NAME/ITEM_DESCRIPTION	COST_INCURRED
ABC	765767
XYZ	657667

Click on Upload your Form 2 excel file button to upload the filled Excel template and preview.

If all details have been filled correctly, fill the Date of Physical visit, Firm Name and Remark fields and click Next. Else, make changes in the downloaded file and upload again to proceed.

FORM 2 OF PROJECT ALTERATION SECTION 15 APPLICATION - GANPATI HOUSE

Form 2 excel file is uploaded successfully.

Upload Form 2 File

Choose File No file chosen

Download Form 2 Template

Upload Form 2 File

FORM 2 A DETAILS

Block Name	Total Estimated Cost	Cost Incurred	Incurred As On Date	Work done	Balance Cost to be Incurred	Cost Incurred on Additional/Extra
A	90.00,000	7.00,000	18-07-2021	8%	\$3.00,000	50,000
B	90.00,000	7.00,000	19-07-2021	8%	\$3.00,000	50,000

FORM 2 B DETAILS

Form Type	Total Estimated Cost	Cost Incurred	Incurred As On Date	Work done	Balance Cost to be Incurred	Cost Incurred on Additional/Extra
FORM-TWO-B	90.00,000	7.00,000	20-07-2021	8%	\$3.00,000	50,000

FORM 2 C DETAILS

Item Description	Incurred Cost
ABC	7.65,767
XYZ	6.57,667
Total	14,23,434

FORM 2 ENGINEER

Name of the Engineer: KENNETH PETER DCUNHA

Local Authority licence number: kenn123

Local Authority licence no. valid till: 05-06-2030

Date of Physical Visit: 05/08/2021

Firm Name: Ratal

Remark: na

Previous Submit

The Engineer can view the Form-2 system generated Certificate by clicking on the Download as PDF link on the preview page and Submit for Promoter Preview

FORM 2 DETAILS

Block Name	Total Estimated Cost	Cost Incurred	Incurred Cost as On	Work done	Balance Cost to be Incurred	Cost Inc
A	90,00,000	7,00,000	18-07-2021	8.00%	\$3,00,000	
B	90,00,000	7,00,000	19-07-2021	8.00%	\$3,00,000	

FORM 2 B DETAILS

Form Type	Total Estimated Cost	Cost Incurred	Incurred Cost as On	Work done	Balance Cost to be Incurred	Cost
Common areas and Facilities Amenities	90,00,000	7,00,000	20-07-2021	8.00%	\$3,00,000	

FORM 2 C DETAILS

Item Description	Incurred Cost
ABC	7.65,767

ENGINEER'S CERTIFICATE

ENGINEER

ENGINEER'S CERTIFICATE

1. I, the undersigned, being a duly qualified and registered Engineer, do hereby certify that the above mentioned project is in conformity with the provisions of the Gujarat Real Estate Regulation Act, 2016 and the Gujarat Real Estate (Regulation and Development) Act, 2016.

2. I have verified the documents and plans submitted by the promoter and find them to be in conformity with the provisions of the Gujarat Real Estate Regulation Act, 2016 and the Gujarat Real Estate (Regulation and Development) Act, 2016.

3. I have also verified the documents and plans submitted by the promoter and find them to be in conformity with the provisions of the Gujarat Real Estate Regulation Act, 2016 and the Gujarat Real Estate (Regulation and Development) Act, 2016.

4. I have also verified the documents and plans submitted by the promoter and find them to be in conformity with the provisions of the Gujarat Real Estate Regulation Act, 2016 and the Gujarat Real Estate (Regulation and Development) Act, 2016.

5. I have also verified the documents and plans submitted by the promoter and find them to be in conformity with the provisions of the Gujarat Real Estate Regulation Act, 2016 and the Gujarat Real Estate (Regulation and Development) Act, 2016.

6. I have also verified the documents and plans submitted by the promoter and find them to be in conformity with the provisions of the Gujarat Real Estate Regulation Act, 2016 and the Gujarat Real Estate (Regulation and Development) Act, 2016.

7. I have also verified the documents and plans submitted by the promoter and find them to be in conformity with the provisions of the Gujarat Real Estate Regulation Act, 2016 and the Gujarat Real Estate (Regulation and Development) Act, 2016.

8. I have also verified the documents and plans submitted by the promoter and find them to be in conformity with the provisions of the Gujarat Real Estate Regulation Act, 2016 and the Gujarat Real Estate (Regulation and Development) Act, 2016.

9. I have also verified the documents and plans submitted by the promoter and find them to be in conformity with the provisions of the Gujarat Real Estate Regulation Act, 2016 and the Gujarat Real Estate (Regulation and Development) Act, 2016.

10. I have also verified the documents and plans submitted by the promoter and find them to be in conformity with the provisions of the Gujarat Real Estate Regulation Act, 2016 and the Gujarat Real Estate (Regulation and Development) Act, 2016.

ENGINEER DASHBOARD(FORM-2Annexure)

The **Engineer user** has to Log in the system. The below example shows the Engineer dashboard. Click on “Accept” for Form-2A assignment request.

The screenshot shows the 'ENGINEER DASHBOARD' for the Regulatory Authority of Coimbatore. It features a navigation bar with 'DASHBOARD' and 'MISC' links. The main content area is titled 'PENDING ON ME' and displays a table of requests. A sidebar on the right shows 'MY NOTIFICATIONS'.

Project/Quarter Name	Promoter Name	Start Date	End Date	Form Name	Process Type	Status	Assigned On	Accept / Reject
GANPATI HOUSE	UPASANA INFRAPROJECT PRIVATE LIMITED	07-06-2020	06-06-2025	Form 2A	Project Alteration Section 15	Assigned	05-08-2021	<button>Accept</button> <button>Reject</button>
GANPATI HOUSE	UPASANA INFRAPROJECT PRIVATE LIMITED	07-06-2020	06-06-2025	Form 2	Project Alteration Section 15	Uploaded	05-08-2021	<button>Show</button>
AMALTAZ ENCLAVE	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	<button>Accept</button> <button>Reject</button>
AMALTAZ ENCLAVE	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2	Quarter Q-1	Assigned	04-08-2021	<button>Accept</button> <button>Reject</button>
GEETA BHAWAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	<button>Accept</button> <button>Reject</button>
GEETA BHAWAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2	Quarter Q-1	Assigned	04-08-2021	<button>Accept</button> <button>Reject</button>
NANO APARTMENT	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	<button>Accept</button> <button>Reject</button>

Notifications include: Form 2 Engineer Form for GANPATI HOUSE is uploaded, Form 2 Engineer Form for GANPATI HOUSE is in-progress, Form 2A Engineer Form for GANPATI HOUSE is assigned, Form 2 Engineer Form for GANPATI HOUSE is assigned, Form 2 Engineer Form for salimar bagh is accepted, Form 2 Engineer Form for salimar bagh is uploaded, Form 2 Engineer Form for salimar bagh is in-progress, and Form 2 Engineer Form for salimar bagh is assigned.

Fill Form 2(Annexure)- Engineer's Quality for Quality Assurance. The following Details like Date of Physical visit, Firm name and Remarks needs to be filled in the QA form and then after filling the details click on Confirm & Submit button

The screenshot shows the 'FORM 2 A ENGINEER'S FOR QUALITY ASSURANCE' form. It includes sections for Material Testing, Workmanship, Electrical Materials and Workmanship, Details of Structural Engineer, Preservation of Records, and a Declaration section. The form is filled out with specific details for the project.

1. MATERIAL TESTING:

i. We have applied the following tests in prescribed number and frequency on the basic materials used in the construction.

i. Cement - It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 3555:1980 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.

ii. Coarse Aggregate - It has been tested for deleterious materials, clay lumps, crushing value, impact value as per IS 2420:1980 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

iii. Bricks / Blocks - They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

iv. Concrete / Ready-mix Concrete - It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

v. Reinforcement - It has been tested as per IS 2062:2011 or as per other relevant IS/BS/NBC code or as per industry standards for tensile strength, elongation and gauge length etc. and its results are within permissible limits.

vi. Testing of Other Materials - Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.

vii. Codes of foreign country - Other material used in the project for which IS code or standard is not available, the same is tested using relevant code of other countries or as per standards laid down by the industry.

viii. Fire Resistance - The materials/composites used in construction complied to the required fire resistance.

2. WORKMANSHIP:

i. We hereby certify that work has been carried out under my / our supervision. i. We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.

3. ELECTRICAL MATERIALS AND WORKMANSHIP:

Works of all the electrical wiring / connections / lift installation / other electrical installations have been carried out under authorized / registered electrical engineer and its records has been maintained. The materials used conform to the relevant IS / BS/ National Building Codes or as per industry standards.

4. DETAILS OF STRUCTURAL ENGINEER:

Promotor has engaged Mr./Mrs. **KENNETH PETER DCUNHA** having Licenses no. **ken123** having office no. or cell no. **785645456**. The structural design of buildings in this project has been done under his supervision. I have checked the soil report before laying PCC for foundation in consultation with soil consultant. The formwork and concrete mix design have been done as per relevant codes as applicable. His/her periodic checks and certificates for STABILITY and SAFETY have been kept on record.

5. PRESERVATION OF RECORDS:

Record of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law. If substandard material found used in the project and it is not tested, i. We/Promotor will be responsible for that.

DECLARATION

i further declare that above information is correct as per best knowledge of me.

FORM 2 A ENGINEER

Engineer Name: **KENNETH PETER DCUNHA**

Engineer Licenses No.: **ken123**

Engineer Mobile No.: **785645456**

Date of Physical Visit: **04/08/2021**

Firm Name: **Retail**

Remarks: **na**

☒ I declare, all the tests mentioned above may be required as per NBC and relevant IS codes as may be applicable for this project as per the approved plan has been carried out and necessary records are preserved.

☒ Execution is carried out as per structural design prepared by the Structural Engineer.

Previous Confirm & Submit

The Engineer can view the Form-2A system generated Certificate by clicking on the Download as PDF link on the preview page and Submit for Promoter Preview.

ENGINEER DASHBOARD

Project, Agent, Promoter, Professional, Location

FORM 2 A ENGINEER'S FOR QUALITY ASSURANCE

1. MATERIAL TESTING:

I / We have applied the following tests in prescribed number and frequency on the basic materials used in the construction.

I. Cement -

It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 3555:1966 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.

ii. Coarse Aggregate -

It has been tested, for deleterious materials, clay lumps, crushing value, impact value as per IS 2430:1966 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

iii. Bricks / Blocks -

They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

iv. Concrete / Ready-mix Concrete -

It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

v. Reinforcement -

It has been tested as per IS 2062:2011 or as per other relevant IS/BS/NBC code or as per industry standards for tensile strength, elongation and gauge length etc. and its results are within permissible limits.

Once the Promoter Previews the submission, he may Accept /Reject the submission made by the Professional. Upon clicking Accept the Promoter proceeds to the form-3 submission.

CA DASHBOARD (FORM-3 & MOF)

The CA user has to log in the system. The below example shows the CA dashboard. Click on “Accept” for Form-3 assignment request.

CA DASHBOARD

202 Pending on Me

PENDING ON ME

Search: --Select-- Filter Reset

Export PDF Export Excel Send Email

Project/Quarter Name	Promoter Name	Start Date	End Date	Form Name	Process Type	Status	Assigned On	Accept / Reject
GANPATI HOUSE	UPASANA INFRAPROJECT PRIVATE LIMITED	07-06-2020	06-06-2025	Form 3 A & C	Project Alteration Section 15	Assigned	05-08-2021	Accept Reject
AMALTAZ ENCLAVE	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 3 A & C	Quarter Q-1	Assigned	04-08-2021	Accept Reject
GEETA BHAWAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 3 A & C	Quarter Q-1	Assigned	04-08-2021	Accept Reject
PerfProject203	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 3 A & C	Project Registration	Uploaded	04-08-2021	Show
PerfProject197	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 3 A & C	Project Registration	Assigned	03-08-2021	Accept Reject
PerfProject194	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 3 A & C	Project Registration	Uploaded	03-08-2021	Show
PerfProject193	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 3 A & C	Project Registration	Uploaded	03-08-2021	Show
PerfProject190	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 3 A & C	Project Registration	Save As Draft	02-08-2021	Open Reject

MY NOTIFICATIONS

Form 3 CA Form for GANPATI HOUSE is assigned
05-08-2021, 09:15 PM

Form 3 CA Form for PerfProject207 is accepted
04-08-2021, 11:44 PM

Form 3 CA Form for PerfProject207 is in-progress
04-08-2021, 11:42 PM

Form 3 CA Form for PerfProject207 is assigned
04-08-2021, 11:34 PM

Form 3 CA Form for PerfProject206 is accepted
04-08-2021, 11:27 PM

Form 3 CA Form for PerfProject206 is uploaded
04-08-2021, 11:26 PM

Form 3 CA Form for PerfProject206 is in-progress
04-08-2021, 11:25 PM

Form 3 CA Form for PerfProject206 is assigned
04-08-2021, 11:17 PM

Click on Download Excel template for Form-3 and user will get prefilled excel template and can update the details as per latest process. Below are the excel templates for Form 3:

1. In Form 3A- CA can update the fields like: Status, Received Amount, Date of Agreement of Sale, Encumbrance Status, Allottee Name, Type of KYC, KYC ID, Mobile No. and Redevelopment and the column highlighted in Red should remain non-editable for user.

Note:

1. Date of Agreement of Sale executed in DD/MM/YYYY format
2. Status of Encumbrance at the time of submitting Form 3 as follows:
No Encumbrance/ Created/ Released (Case Sensitive)
3. Name of Allottee to be entered only in case of BOOKED unit (Alphabetic name with space is allowed)
4. Standard KYC Document ID to be entered in case of BOOKED unit. Fixed names like PAN to be entered
5. KYC unique ID in standard format to be entered in case of BOOKED Unit as per the standard syntax [PAN Format (<5Alpha><4Digit><1Alpha>)]
6. Mobile number of Allottee to be entered in case of BOOKED Unit (10 digit mobile no.)
7. Any Unit under Redevelopment would always have Booking status as "BOOKED" and Redevelopment status as "YES". No other combination would be allowed in case of Redevelopment.

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3											
A	B	C	D	E	F	G	H	I	J	K	L
BLOCK NAME	FLAT/BUNGLOW/OFFICE	USAGE	CARPET AREA	AREA OF EXCLUSIVE BALCONY	STATUS	UNIT AMOUNT	RECEIVED AMOUNT	DATE OF AGREEMENT OF SALE (DD-MM-YYYY)	ENCUMBRANCE STATUS	ALLOTTEE NAME	TYPE OF K
A	A-101	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-102	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-103	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-104	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-105	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-106	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-107	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-108	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-109	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-110	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-111	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-112	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-113	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-114	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-115	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-116	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-117	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-118	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-119	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-120	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-121	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-122	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
A	A-123	Industri	73	10	UNBOOKED	5000000	0		No Encumbrance		
B	A-124	Resider	73	10	BOOKED	5000000	2000000	12/07/2021	No Encumbrance	DIVYA	PAN
B	A-125	Resider	73	10	UNBOOKED	5000000	0		No Encumbrance		
B	A-126	Resider	73	10	UNBOOKED	5000000	0		No Encumbrance		

2. CA can update Booked Status Details like No. of Garages, No. of Covered Parking and No. of Open Parking

DETAILS	PROPOSED	BOOKED
No. of Garages	4	3
No. of Covered Parking	3	2
No. of Open Parking	3	3

3. After filling Form 3A and Booked Status successfully, CA will be filling the Form 3 (Certificate).

As per the requirement, CA can update the details of CA Certificate in the Form-3 certificate section.

Sr. No.	Particulars	Estimated Amount (in Rs.)	Incurred & Paid Amount (in Rs.)
1.	Land Cost:		
a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	60000000	40000000
b.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible areas and any other incentive/under DCR from Local Authority or State Government or any Statutory Authority.	60000000	40000000
c.	Acquisition cost of TDR (if any).	60000000	40000000
d.	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, charges, registration fees etc.	60000000	40000000
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	60000000	40000000
f.	Under Redevelopment/Rehabilitation Scheme:		
(i).	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A).	0	0
(ii).	Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	0	0
(iii).	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	0	0
14.	Cost of construction of the project as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	0	0
15.	Sub-Total of Land Cost	300000000	200000000
16.	Development Cost/Cost of Construction:		
(i).	Estimated Cost of Construction as certified by Engineer (Column - A)	270000000	
(ii).	Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		40000000
(iii).	Unsite expenditure for development or entire project excluding cost or construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	60000000	40000000
b.	Authority.	60000000	40000000
c.	Cost of construction of the project as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	60000000	40000000
22.	Sub-Total of Development Cost	207000000	72000000
23.	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A)	507000000	
24.	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B)	320000000	
25.	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	54	
26.	Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost (1/2)	0.18	
27.	Amount which can be withdrawn from the Designated Account Total Estimated Cost	70000000	
28.	*Proportion of cost incurred and paid (Sr. number 2 * Sr. number 5)		
29.	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank		

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D55 05/08/2021

29	7	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement:	764654
30	8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate:	30436346
44		Details of Separate RERA Account:	
45		Bank Name	KICJ BANK LIMITED
46		Branch Name	KICJ BANK LIMITED
47		Account Number	76545535345
48		Account Name	Dal rha
49		IFSC Code	KICJ0003244
50		Opening Balance	75453
51		Opening Balance Date (DD-MM-YYYY)	05/08/2021
52		Deposit during the period	0
53		Withdrawal during the period	0
54		Closing Balance	75453
55		Closing Balance Date (DD-MM-YYYY)	05-08-2021
56		State	GUJARAT
57		District	Ahmedabad
59		ADDITIONAL INFORMATION FOR PROJECTS	
60	1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	415000000
61	2	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)	3000000
62	3	Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts	6359.39
63	4	Estimated Receivables in respect of unbooked apartments as per Annexure-A to this certificate.	435000000
64	5	Estimated receivables of ongoing project. Sum of 2 + 3 (ii) Percentage to be deposited in Designated Account - 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	70

FORM3 BOOKED-STATUS FORM3C FORM3LOAN SOP-Help

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D55 05/08/2021

47		Account Number	76545535345
48		Account Name	Dal rha
49		IFSC Code	KICJ0003244
50		Opening Balance	75453
51		Opening Balance Date (DD-MM-YYYY)	05/08/2021
52		Deposit during the period	0
53		Withdrawal during the period	0
54		Closing Balance	75453
55		Closing Balance Date (DD-MM-YYYY)	05-08-2021
56		State	GUJARAT
57		District	Ahmedabad
59		ADDITIONAL INFORMATION FOR PROJECTS	
60	1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	415000000
61	2	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)	3000000
62	3	Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts	6359.39
63	4	Estimated Receivables in respect of unbooked apartments as per Annexure-A to this certificate.	435000000
64	5	Estimated receivables of ongoing project. Sum of 2 + 3 (ii) Percentage to be deposited in Designated Account - 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	70

FORM3 BOOKED-STATUS FORM3C FORM3LOAN SOP-Help

4. After Filling Form 3 Certificate successfully, CA will be filling the Loan and Lender Details.

Note: If there is an Encumbrance reported as "Created" against a unit in Form-3 Annexure, the Details of Project loan and lenders is mandatory to be filled without which system shall not allow the submission

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A1

1	DETAILS OF PROJECT LOAN AND LENDERS				
3	LENDER NAME	LOAN AMOUNT TAKEN	LOAN DISBURSAL RECEIVED	LOAN REPAID	TOTAL UNITS
4	SBI	65666777	65666654	656777	88
5					6.4999877E7
6					0
7					0
8					0
9					0
10					0
11					0
12					0
13					0
14					0
15					0
16					0
17					0
18					0
19					0
20					0
21					0
22					0

Click on Upload your Form 3 excel file button to upload the filled Excel template and preview.

If all details have been filled correctly, fill the Books of accounts verified till date and click on Submit Button. Else, make changes in the downloaded file and upload again to proceed.

← → ↻ 📄 reraut.gujarat.gov.in/rerportal/#/form-three/secure/form-three-a 🔍 ☆ 📁 🧑 📄 Reading lis

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GUJARAT REAL ESTATE REGULATORY AUTHORITY GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

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PRATIKSHINI 📄 📄 📄 📄

FORM 3 UPLOAD

Project Detail Form 1 Form 2 Form 2.A Form 3 Form 3.C

FORM 3 OF PROJECT ALTERATION SECTION 15 APPLICATION - GANPATI HOUSE

Form 3 submitted successfully for the project.

Upload Form 3 File 📄

Choose File No file chosen

Download Form 3 Template 📄

Upload Form 3 File

BLOCK DETAILS

SR.No.	BLOCKNAME	FLAT/ BUNGALOW/ OFFICE NO/ PLOT NO.	USAGE	CARPET AREA (in Sq. Mts)	AREA OF EXCLUSIVE BALCONY/VERANDA (in Sq. Mts)	STATUS	UNIT AMOUNT	RECEIVED AMOUNT	BALANCE AMOUNT	DATE OF AGREEMENT	ENCUMBRANCE STATUS	ALLOTTEE NAME	TYPE OF KYC	KYC ID	REDEVELOPH
1	A	A-101	Industrial shed	73.1		UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO
2	A	A-102	Industrial shed	73.1		UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO
3	A	A-103	Industrial shed	73.1		UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO
4	A	A-104	Industrial shed	73.1		UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO
5	A	A-105	Industrial shed	73.1		UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO
6	A	A-106	Industrial shed	73.1		UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO
7	A	A-107	Industrial shed	73.1		UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO
8	A	A-108	Industrial shed	73.1		UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO

Apps 📁 Managed bookmarks 📄 Gujarat Real Estate... 📄 Gujarat Real Estate... 📄 Gujarat Real Estate...

84	B	A-184	Residential	73.12		UNBOOKED	10,09	50,00,000	0	50,00,000					
85	B	A-185	Residential	73.12		UNBOOKED	10,09	50,00,000	0	50,00,000					
86	B	A-186	Residential	73.12		UNBOOKED	10,09	50,00,000	0	50,00,000					
87	B	A-187	Residential	73.12		UNBOOKED	10,08	50,00,000	0	50,00,000					
88	B	A-188	Residential	73.12		UNBOOKED	10,08	50,00,000	0	50,00,000					

BLOCK SUMMARY

Type of Inventory	Number	Booked	Unbooked	Unit Consideration	Received Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked
Residential	65	1	64	32,50,00,000	20,00,000	32,30,00,000	50,00,000	32,00,00,000
Industrial shed	23	0	23	11,50,00,000	0	11,50,00,000	0	11,50,00,000
Total	88	1	87	44,00,00,000	20,00,000	43,80,00,000	50,00,000	43,50,00,000

BOOKED STATUS

Details	Proposed	Booked
No. of Garages	4	3
No. of Covered Parking	5	2
No. of Open Parking	5	

Books of account verified till 📄

08/08/2021

Previous Submit

5. Then Upload the Loan Agreement Document and Mortgaged Document and click on Next Button

4	*Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)*	54
5	Proportion of the Cost Incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	0.18
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)	9,20,00,000
7	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	7,64,654
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	9,12,35,346

DETAILS OF PROJECT LOAN AND LENDERS:

Name of Lender	Amount of Loan taken for Project as per Agreement (INR)	Loan Agreement Document
SBI	6,56,66,777	1 (1) (2) (2) (1).pdf
Loan Disbursal Received (INR)	Loan Repaid (INR)	Balance of Loan (Outstanding) (INR)
6,56,56,654	6,56,777	6,49,99,877
Total Number of Project Units Mortgaged:	Mortgaged Document	
88	1 (1) (2) (2) (1).pdf	

Previous Next

6. Chartered Accountants are issuing Form 3 considering Form 1 and 2, that is Architect Certificate and Engineers certificate, as working papers for their certification. They do assess the reliability of other experts' work. The prima facie or material difference in certification by these experts would prompt Chartered Accountants to submit disclosure of the fact that the Certificates he is relying on are not in coherence. This facility is made available to Chartered Accountant to report his observations and to enable him to seek and report necessary clarifications from the promoter.

CA can respond "Yes/ No" to this clause and in case of "No", CA shall have to enter the reason/s for the variation. CA may enter one or more reasons in this section as provided by the promoter.

Note: Fields for Entering UDI Number pre-populated with <2 digit Current year in YY Format><6 digit CA Number>. A user enterable 10 digit Alpha numeric number as generated in ICAI website needs to be entered. Due care needs to be taken to avoid typo error as the same can result into error for other CA.

Fill the CA FRN No. in correct format

CA Designation must be entered (Select from Dropdown)

Notes to Certificate (free text) must be entered by the user prior to Form-3 Certificate submission.

After filling all the details in Form 3, click on Confirm and submit button.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
Department of Gujarat

Project, Agent, Promoter, Professional, Location

DATA BOARD 145C

PRATIKSINH

FORM 3A

Project Detail

Form 1

Form 2

Form 2 A

Form 3

Form 3 C

FORM-3 (CA CERTIFICATE) OF PROJECT ALTERATION SECTION 15 APPLICATION - GANPATI HOUSE

Sl. No	Particulars	Amount (in Rs.)	
		Estimated (Column - A)	Incurred & Paid (Column - B)
1	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	6,00,00,000	40,00,000
	Market Value		Upload valuation report 5 (1) (2) (2) (1) pdf
	Method of land valuation		
	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	6,00,00,000	40,00,000
	Acquisition cost of TDR (if any)	6,00,00,000	40,00,000
	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	6,00,00,000	40,00,000
	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities	6,00,00,000	40,00,000
	Under Re-development/Rehabilitation Scheme	Applicable	NO
	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	0	
	Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (For total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		0
	Cost towards clearance of land of all or any encroachments including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost	0	0
	Cost of ADR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation	0	0
	Sub-Total of Land Cost	30,00,00,000	2,00,00,000
	Development Cost/Cost of Construction		
	a (i) Estimated Cost of Construction as certified by Engineer (Column - A)	2,70,00,000	
	ii) Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (For adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		40,00,000
	iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services including water, electricity, sewerage, drainage, layout roads etc., cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered	6,00,00,000	40,00,000
	b Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority	6,00,00,000	40,00,000
	c Interest payable to Financial Institutions, scheduled banks, non-banking Financial Institutions (NBFI) or money lenders on construction funding or money borrowed for construction	6,00,00,000	4,00,00,000
	Sub-Total of Development Cost	20,70,00,000	7,30,00,000
2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A)		50,70,00,000
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B)		9,20,00,000
4	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)		54
5	Proportion of the Cost Incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost (3/2)		0.18
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred and paid (Sr. number 2 / Sr. number 3)		9,20,00,000
7	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		7,64,654
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		9,12,35,346

DETAILS OF SEPARATE RERA BANK ACCOUNT:

Bank Name	Branch Name	Account No.
ICICI BANK LIMITED	ICICI BANK LIMITED	765455355345
Account Name	IFSC Code	
Dattatray	ICICI0003244	
Opening Balance	Opening Balance Date	Deposit during the period
75,453	05-08-2021	9
Withdrawal during the period	Closing Balance	Closing Balance Date
0	75,453	05-08-2021
State		
GUJARAT		

(ADDITIONAL INFORMATION FOR PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred)	4,50,00,000
2	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)	30,00,000
3	(i) Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts	6,359.99
	(ii) Estimated Receivables in respect of unbooked apartments as per Annexure-A to this certificate	43,50,00,000
4	Estimated receivables of project. Sum of 2 + 3 (i)	43,80,00,000
5	Percentage to be deposited in Designated Account - 70% or 100% if 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account	70

(ADDITIONAL INFORMATION FOR PROJECTS)

This certificate is being issued for RERA compliance for the Company and is based on the records and documents provided before me and explanations provided to me by the management or the Company, based on verification of books of accounts till: 05-08-2021

Promoter's Name

UPASANA INFRAPROJECT PRIVATE LIMITED

Project's Name

GANPATI HOUSE

PHYSICAL PROGRESS OF THE PROJECT AS CERTIFIED BY THE ARCHITECT (FORM-1) AND ENGINEER (FORM-2) SEEMS IN COHERENCE WITH ACTUAL EXPENDITURE INCURRED & PAID CONSIDERING PROJECT SPECIFICATIONS

YES

NO

Reason

abcxyz

Name of Chartered Accountant For (Name of CA Firm)

PRATIKSINH BARNAR

Membership Number

260189

COP Date

01-01-2021

UDIN Number

212601892601892601

CA Firm Name

260189P

Associate

CA Designation

Proprietor

Gandhinagar

Additional Notes to the Certificate (if any)

na

Project RERA Bank Account Passbook

5 (1) (2) (2) (1) pdf

Previous Confirm and Submit

109

The CA can view the Form-3 system generated Certificate by clicking on the Download as PDF link on the preview page and Submit for Promoter Preview.

FORM 3 VIEW

Project Detail Form 1 Form 2 Form 2A Form 3

FORM 3 OF REGISTRATION DETAIL

BLOCK DETAILS

SR.No.	BLOCK NAME	FLAT/ BUNGALOW/ OFFICE NO/ PLOT NO.	USAGE	CARPET AREA (in Sq. Mts.)	AREA OF EXCLUSIVE BALCONY/VERANDA (in Sq. Mts.)	STATUS	UNIT AMOUNT	RECEIVED AMOUNT	BALANCE AMOUNT	DATE OF AGREEMENT	ENCUMBRANCE STATUS
1	A	A-101	Industrial shed	73.1	10.08	UNBOOKED	\$0,00,000	0	\$0,00,000		No Encumbrance
2	A	A-102	Industrial shed	73.1	10.08	UNBOOKED	\$0,00,000	0	\$0,00,000		No Encumbrance
3	A	A-103	Industrial shed	73.1	10.08	UNBOOKED	\$0,00,000	0	\$0,00,000		No Encumbrance
4	A	A-104	Industrial shed	73.1	10.08	UNBOOKED	\$0,00,000	0	\$0,00,000		No Encumbrance
5	A	A-105	Industrial shed	73.1	10.08	UNBOOKED	\$0,00,000	0	\$0,00,000		No Encumbrance

FORM 3 CHARTERED ACCOUNTANTS CERTIFICATE

Details of Property:

Sl. No.	Particulars	Value	Remarks
1	Plot Area	10000.00	
2	Carpet Area	73.10	
3	Area of Exclusive Balcony/Veranda	10.08	
4	Area of Common Area	10.08	
5	Area of Other Common Area	10.08	
6	Area of Other Common Area	10.08	
7	Area of Other Common Area	10.08	
8	Area of Other Common Area	10.08	
9	Area of Other Common Area	10.08	
10	Area of Other Common Area	10.08	

Details of Project:

Sl. No.	Particulars	Value	Remarks
1	Plot Area	10000.00	
2	Carpet Area	73.10	
3	Area of Exclusive Balcony/Veranda	10.08	
4	Area of Common Area	10.08	
5	Area of Other Common Area	10.08	
6	Area of Other Common Area	10.08	
7	Area of Other Common Area	10.08	
8	Area of Other Common Area	10.08	
9	Area of Other Common Area	10.08	
10	Area of Other Common Area	10.08	

Details of CA:

Sl. No.	CA Name	CA No.	CA Status	CA Remarks
1	CA Name	CA No.	CA Status	CA Remarks
2	CA Name	CA No.	CA Status	CA Remarks
3	CA Name	CA No.	CA Status	CA Remarks
4	CA Name	CA No.	CA Status	CA Remarks
5	CA Name	CA No.	CA Status	CA Remarks
6	CA Name	CA No.	CA Status	CA Remarks
7	CA Name	CA No.	CA Status	CA Remarks
8	CA Name	CA No.	CA Status	CA Remarks
9	CA Name	CA No.	CA Status	CA Remarks
10	CA Name	CA No.	CA Status	CA Remarks

Once the Promoter Previews the submission, he may Accept /Reject the submission made by the Professional. Upon clicking Accept the Promoter proceeds to the MOF submission.

The below example shows the CA dashboard. Click on “Accept” for MOF assignment request.

CA DASHBOARD

Project, Agent, Promoter, Professional, Location

PENDING ON ME 203 Pending on Me

Search --Select-- Filter Reset

Export PDF Export Excel Send Email

Project/Quarter Name	Promoter Name	Start Date	End Date	Form Name	Process Type	Status	Assigned On	Accept / Reject
GANPATI HOUSE	UPASANA INFRAPROJECT PRIVATE LIMITED	07-06-2020	06-06-2025	MOF	Project Alteration Section 15	Assigned	06-08-2021	Accept Reject
GANPATI HOUSE	UPASANA INFRAPROJECT PRIVATE LIMITED	07-06-2020	06-06-2025	Form 3 A & C	Project Alteration Section 15	Uploaded	05-08-2021	Show
AMALTAZ ENCLAVE	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 3 A & C	Quarter Q-1	Assigned	04-08-2021	Accept Reject
GEETA BHAWAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 3 A & C	Quarter Q-1	Assigned	04-08-2021	Accept Reject
PerfProject203	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 3 A & C	Project Registration	Uploaded	04-08-2021	Show
PerfProject197	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 3 A & C	Project Registration	Assigned	05-08-2021	Accept Reject

MY NOTIFICATIONS

MoF CA Form for GANPATI HOUSE is saved/draft

06-08-2021, 12:06 AM

Form 3 CA Form for GANPATI HOUSE is uploaded

06-08-2021, 12:09 AM

Form 3 CA Form for GANPATI HOUSE is In-progress

05-08-2021, 11:34 PM

Form 3 CA Form for GANPATI HOUSE is assigned

05-08-2021, 09:15 PM

Form 3 CA Form for PerfProject207 is accepted

04-08-2021, 11:44 PM

Form 3 CA Form for PerfProject207 is In-progress

04-08-2021, 11:42 PM

Form 3 CA Form for PerfProject207 is assigned

04-08-2021, 11:34 PM

Click on Download MOF Excel template and fill in the excel template. Below are the excel templates for MOF:

Fill all the details as mentioned in the MOF excel template

The image displays two screenshots of an Excel template titled "Pre RERA Registration Cash Flow".

Top Screenshot: Shows the initial data entry section. The columns are labeled as follows:

- 1 Sr. No
- 2 Particulars
- 3 Total
- 4 Pre RERA Registration Cash Flow
- 5 JUN-2021
- 6 SEP-2021
- 7 DEC-2021
- 8 MAR-2022
- 9 JUN-2022
- 10 SEP-2022
- 11 DEC-2022
- 12 MAR-2023
- 13 JUN-2023
- 14 SEP-2023
- 15 DEC-2023
- 16 MAR-2024
- 17 JUN-2024
- 18 SEP-2024
- 19 DEC-2024
- 20 MAR-2025
- 21 JUN-2025
- 22 DEC-2025

The columns are labeled as follows:

- 1(i) Land Cost [Total of Sr. no. 1 (a to f) of Form-3]
- 1(ii) Estimated construction cost [a(i) of Form-3]
- 1(iii) On site expenditure [a(iii) of Form-3]
- 1(iv) Payments to Statutory Authority [b of Form-3]
- 1(v) Interest payable for the project [c of Form-3]
- 1(vi) Other Costs related to Project (Not forming part of (iv)+(v)-(vi))
- A Total Project Cost [(1(i)+(ii)+(iii)+(iv)+(v)-(vi))]
- 2(i) Repayment of Project Loan
- 2(ii) Repayment of CC/OD
- 2(iii) Repayment of Other Borrowed Funds
- B Repayment Total [(A+2(i)+(ii)+(iii))]
- C Total Cash Outflow (A+B)
- 3(i) Promoter's Capital

Bottom Screenshot: Shows the continuation of the template. The columns are labeled as follows:

- 3(i) Promoter's Capital
- 3(ii) Project Loan Disbursement (if any)
- 3(iii) CC/OD taken (if any)
- 3(iv) Other Borrowed Funds (if any)
- 3(v) Receipts from Allottees
- D Total Cash Inflow [3(ii)+(iii)+(iv)+(v)]
- E Net Cashflow [D-C]
- F Opening of Cash/Bank Balance
- G Closing of Cash/Bank Balance [E+F]
- H Projected Booking (in Number of Units) in the
- I Monthwise Projected Receipts from Allottees

Click on Upload MOF excel file button to upload the filled Excel template and preview. If all details have been filled correctly, fill the UDIN No., CA FRN No., CA Designation and Notes to Certificate and click on Submit Button. Else, make changes in the downloaded file and upload again to proceed


Note: Fields for Entering UDI Number pre-populated with <2 digit Current year in YY Format><6 digit CA Number>. A user enterable 10 digit Alpha numeric number as generated in ICAI website needs to be entered. Due care needs to be taken to avoid typo error as the same can result into error for other CA.

Fill the CA FRN No. in correct format

CA Designation must be entered (Select from Dropdown)


Notes to Certificate (free text) must be entered by the user prior to Form-3 Certificate submission.

After filling all the details in MOF, click on submit button






**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location



PRATIKSINH

DASHBOARD

MISC

Project Detail
Form 1
Form 2
Form 2 A
Form 3
MOF

MEANS OF FINANCE DETAILS OF PROJECT ALTERATION SECTION 15 APPLICATION - GANPATI HOUSE

Means of Finance excel uploaded successfully.

Upload Means of Finance File

Choose File No file chosen

Download Means of Finance Template

Upload Means of Finance File

MEANS OF FINANCE

Sr.No.	1(i)	1(ii)	1(iii)	1(iv)	1(v)	1(vi)	A	2(i)	
Particulars	Land Cost	Construction cost	On site expenditure	Payments to Statutory Authority	Interest payable for the project	Other Costs related to Project	Total Project Cost	Repayment of Project Loan	
Total	30,00,00,000	2,70,00,000	6,00,00,000	6,00,00,000	6,00,00,000	0	50,70,00,000	0	
Pre RERA Registration Cash Flow	0	0	0	0	0	0	0	0	
SEP-2021	30,00,00,000	2,70,00,000	6,00,00,000	6,00,00,000	6,00,00,000	0	50,70,00,000	0	
DEC-2021	0	0	0	0	0	0	0	0	
MAR-2022	0	0	0	0	0	0	0	0	
JUN-2022	0	0	0	0	0	0	0	0	
SEP-2022	0	0	0	0	0	0	0	0	
DEC-2022	0	0	0	0	0	0	0	0	
MAR-2023	0	0	0	0	0	0	0	0	
JUN-2023	0	0	0	0	0	0	0	0	
SEP-2023	0	0	0	0	0	0	0	0	
DEC-2023	0	0	0	0	0	0	0	0	
MAR-2024	0	0	0	0	0	0	0	0	
JUN-2024	0	0	0	0	0	0	0	0	
SEP-2024	0	0	0	0	0	0	0	0	
DEC-2024	0	0	0	0	0	0	0	0	
MAR-2025	0	0	0	0	0	0	0	0	
JUN-2025	0	0	0	0	0	0	0	0	

Name of Chartered Accountant For (Name of CA Firm)
PRATIKSINH PARMAR

Membership Number
260189

COP Date
01-01-2021

UDIN Number
212601892601892601

CA FRN No
260189F

CA Firm Name
associate

CA Designation
Proprietor

Additional Notes to the Certificate (if any)
na

CA's report on Means of Finance (as per SAE 3400)
1 (1) (2) (2) (1) pdf

Previous
Submit

The CA can view the MOF system generated Certificate by clicking on the Download as PDF link on the preview page and Submit for Promoter Preview.

CA DASHBOARD

Project Detail

Form 1

Form 2

Form 2A

Form 3

MOP

MEANS OF FINANCE

Project Name:- GANPATI HOUSE Promoter Name:- UPASANA INFRAPROJECT PRIVATE LIMITED Project Start Date:- 07-06-2022

Sr.No.	1(i)	1(ii)	1(iii)	1(iv)	1(v)	1(vi)
Particulars	Land Cost	Construction cost	On site expenditure	Payments to Statutory Authority	Interest payable for the project	Other Costs related to Project
Total	30,00,00,000	2,70,00,000	6,00,00,000	6,00,00,000	6,00,00,000	0
Pre RERA Registration Cash Flow	0	0	0	0	0	0
SEP-2021	30,00,00,000	2,70,00,000	6,00,00,000	6,00,00,000	6,00,00,000	0
DEC-2021	0	0	0	0	0	0
MAR-2022	0	0	0	0	0	0
JUN-2022	0	0	0	0	0	0
SEP-2022	0	0	0	0	0	0
DEC-2022	0	0	0	0	0	0
MAR-2023	0	0	0	0	0	0

Once the Promoter Previews the submission, he may Accept /Reject the submission made by the Professional. Upon clicking Accept the Promoter click next to proceed to the Payment section.

12.8. Payment (Erstwhile Promoter)

Promoter user has to login. The Payment screen shows the system calculated Fees for the given Alteration Section 15 application. Click on all the Terms & Conditions checkboxes and click on Agree & Pay button to Proceed as shown below:

SECTION-15 (STAGE-1)

- ▶ Erstwhile Promoter Details
- ▶ Project Details
- ▶ Reasons For Transfer And Alteration Consent
- ▶ Intending Promoter Details
- ▶ Upload Document
- ▶ Assign Professional(Erstwhile Promoter)
- ▶ Perform Certification
- ▶ Payment Page

[Review Application](#)

"PLEASE DO NOT PRESS BACK OR REFRESH" FROM THIS POINT ONWARDS.

PAYMENT DETAILS

Payment head

Section 15 Application Fees

GU/RERA Unique Token Number

RA7QUS6C3071

Amount (₹) (A)

5,000

Add. Amount (₹) (B)

0

Total Amount (₹) (A+B)

5,000

NOTE

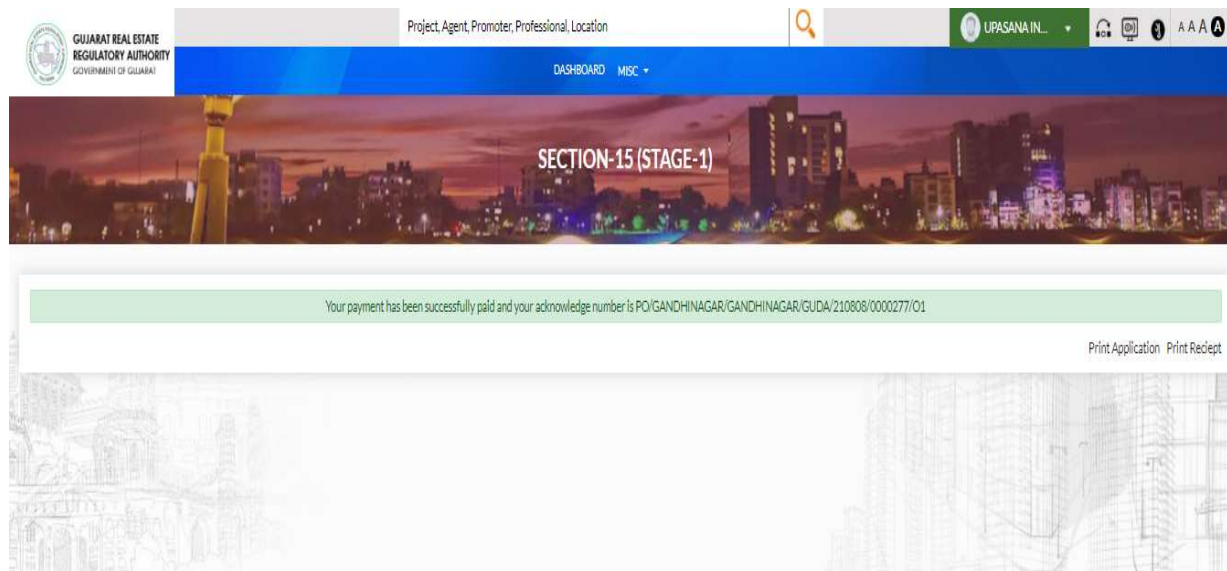
- You will be redirected to SBI ePay Payment Gateway from which you can pay this amount using "Net Banking", "Credit Card", "Debit Card" options available on SBI ePay Payment Gateway.
- In Corporate Account - Net Banking (Maker - Chequer) Scenario, the Chequer has to ensure performing "Credit and Approval" on this transaction within 30 minutes post initiating the transaction by the Maker, to ensure successful transaction. Failing this, the transaction will be treated as Failed. For further inquiry/ refund please contact SBI ePay on (T) +91-22-2752-2816, (E) support.sbi@sbi.co.in
- REFUND Scenario and Process:
 - As stated in disclaimer T&C for using Online Payment Gateway Facility on GU/RERA Portal (here), the payment of amount does not in any way guarantee issuance of services and the paid amount is not eligible for refund or chargeback in any case.
 - In an unlikely event of user making double payment by mistake, the refund (part/ full) may be considered, as may be decided by GU/RERA, subject to:
 - The user bringing it to the notice of the GU/RERA authority by email within 7 days of making such payment. Any request beyond 7 days will not be entertained.
 - The user has to request for refund by creating Support Request/ Ticket under "Finance & Accounts- Apply for Refund" section on GU/RERA portal from your User Account.
 - In case of any dispute, the email should be sent to sparenet@upasana.com with subject line clearly mentioning "Request for Refund" words along with other details of the transaction.
 - The refund (in case of double payment by mistake only), via the same source of payments made in such cases, will be initiated in 3 to 5 working days after receiving the refund Support Request/ Ticket and the decision about the refund taken by the GU/RERA Authority will remain final and binding for user.
 - In case of auto-refund by SBI ePay (when the transaction does not reach GU/RERA Account), the time taken for credit depends on bank and varies from bank to bank and GU/RERA has no control over it. Hence, one may contact the respective bank for such transactions.

TERM & CONDITION

- ☒ I agree to all Terms and Condition defined by GU/RERA for using Online Payment Gateway Facility using this Portal. The detailed T&C can be found "Terms & Conditions" Section on this website. Please accept Terms and Conditions.
- ☒ The required information as per the RERA act will be displayed in public domain. Please affirm the declarations.
- ☒ I/We solemnly affirm and declare that the particulars given herein are correct to [my/our] knowledge and belief and nothing material has been concealed by [me/us] therefrom. Please affirm the declarations.
- ☒ I/We hereby affirm and declare that, I/We have read all the particulars on this website and in the event if this project is submitted as a "New Project" and found as "Ongoing" at the time of evaluation, I/We stand liable to abide by the actions taken as per the GU/RERA Authority/ Act. Please affirm the declarations.

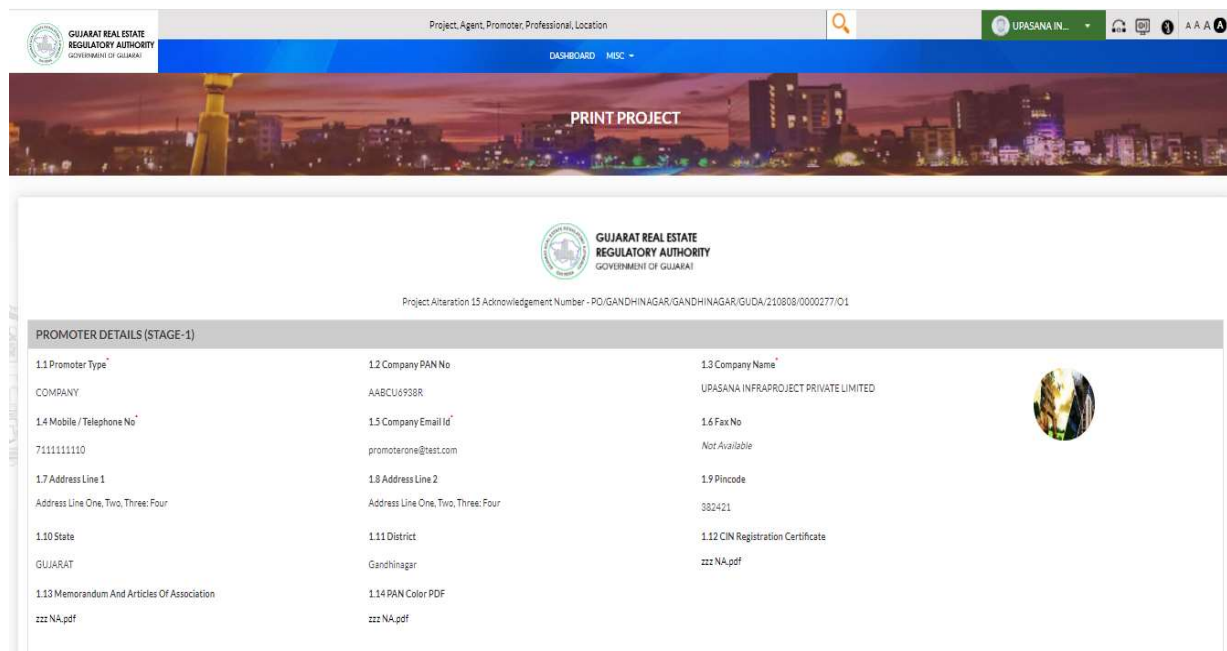
[Previous](#)
[Agree & Pay 5,000](#)

12.9. Confirmation



The Acknowledgement No. for the Section 15 Application is generated on the Confirmation page. Click on Print application and Print Receipt to view the system generated PDF (screenshot below) for reference. Moreover, the Acknowledgement No. shall also be visible alongside the application to the promoter in the Dashboard post Login.

12.10. Print Application



12.11. Print Receipt



Gujarat Real Estate Regulatory Authority (RERA)
www.gujrera.gujarat.gov.in

Office Address:- 4th Floor, Sahyog Sanikut, Sector-11, Gandhinagar-382010
Website: gujrera.gujarat.gov.in, Ph. No. (079) 232-58559 Email Id: infomera@gujarat.gov.in

E-RECEIPT FOR GUJARAT RERA PAYMENT

Date of Payment	08/08/2021
Type of Payment	Section 15 application fees
Stamp No.	NA
Challan No.	NA
Receipt No.	65198
GujRERA Token No.	PAXLIRJD5103
SBI ePay Transaction No.	ONTXNO65198213308112243
Amount (Rs)	5,000.00
Additional Amount (Rs)	0.00
Total Amount (Rs)	5,000.00
PROMOTER Name	UPASANA INFRAPROJECT PRIVATE LIMITED
Mobile No.	7111111110
Email Id	promoterone@test.com
Remarks	


Note:

- The Total Amount is paid through SBI ePay with user accepting all disclaimer and terms and conditions of GujRERA Online Payment mentioned on www.gujrera.gujarat.gov.in
- For any payment related Enquiry, please contact SBI ePay on Contact Number: +91-22-2752 3816, 1800-221-401 (Operational Hours (Monday to Friday: 10.30 AM to 06.30 PM, Saturday (1st, 3rd & 5th Saturdays of the week) : 10.30 AM to 06.30 PM)
- For support from GujRERA, you may write on infomera@gujarat.gov.in



13. STAGE-1 Project Alteration(Section-15) (Inquiry Compliance Process)

Step 1: Promoter has to click on the Project on which alteration section-15 has applied.



GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

UPASANA IN...

DASHBOARD

MISC

PROMOTER DASHBOARD

The Spenta Shyama

AMALTAZ ENCLAVE

INFRA RED ENCLAVE

GANPATI HOUSE

Test Project,22072021

SHANTINIKETAN

APARTMENT

GANESH ENCLAVE

ECHO LAKE

6 Pending with Promoter

1 Pending with Authority

0 Withdrawn & Rejected Project(s)

0 Transferred Project(s)

0 Section-15 (Stage-2)

PENDING WITH PROMOTER

Total Result - 6/6

MY NOTIFICATIONS

Inquiry for your Project GANPATI HOUSE application under Section-15 is Raised

08-08-2021, 01:31 PM

Search

--Select--

Filter

Reset

Export PDF

Export Excel

Send Email

Step 2: Promoter can see the status of Application as Awaiting compliance on Project Dashboard and from there he will click on “Reply” button for inquiry compliance.

The screenshot shows the 'PROJECT DASHBOARD' for 'GANPATI HOUSE'. It displays a registration number and a status bar with five categories: Pending on Promoter (1), Pending on Authority (0), Summary (1), Pending on Professional (0), and Bank Change Request (0). Below this, there are two tables. The 'Pending on Promoter' table has one entry for 'Alteration-15' with a status of 'Awaiting Compliance' and a 'Reply' button. The 'Pending on Authority' table shows 'No record found!'.

Application	Project Name	Type	Ack. No.	Status	Action
Alteration-15	GANPATI HOUSE	Mixed Development	PO/GANDHINAGAR/GANDHINAGAR/GUDA/210808/0000277/O1	Awaiting Compliance	Reply

Step 3: Once Promoter clicks on Reply button, he can view the consolidated enquiry list department wise and then click on “Next” button for compliance.

The screenshot shows the 'ONLINE ENQUIRY' page for 'GANPATI HOUSE'. It displays a consolidated list of enquiries by department: TP DEPARTMENT (No enquiries Raised by TP Team), LEGAL DEPARTMENT (1 - Draft of Project Transfer Deed/Draft Of Development Agreement Transfer Deed), and FINANCE DEPARTMENT (No enquiries Raised by Finance Team). A 'Next' button is visible at the bottom.

Step 4: Promoter will thus comply all the enquiries raised by authority and clicks on Next button.

The screenshot shows the 'ONLINE ENQUIRY' page for 'GANPATI HOUSE'. It displays the enquiry details for '1 - Draft of Project Transfer Deed/Draft Of Development Agreement Transfer Deed'. Below this, there is a 'DOCUMENTS' section showing the draft of the deed and a 'File Upload' button. At the bottom, there are 'Previous' and 'Upload & Next' buttons.

Step 5: After clicking on Next button, promoter will enter the remarks and submit his response to authority by clicking on submit button.

14. Stage 2 – Application for Section 15

Step 1: Intending Promoter Logs into system.

Step 2: Intending Promoter Dashboard lookout for Section 15 (Stage 2) Section and click on Apply for Stage-2 button highlighted in Yellow.

SECTION-15 (STAGE-2)

Project Name	Project Type	Project Reg No.	Ack No.	Status	Apply
Jewel Hills	Residential/Group Housing	PR/GJ/AHME/AHMEDABAD CITY/AH-AHMED/RAA00199/190321	PO/AHMEDABAD/AHMEDABAD CITY/AH-AHMED/210326/0000209/O1	Level One	
GANPATI HOUSE	Mixed Development	PR/GJ/GANDHI/GANDHINAGAR/GUDA/MAA00234/260721	PO/GANDHINAGAR/GANDHINAGAR/GUDA/210808/0000277/O1	Stage - 1 Completed	Apply For St

My Complaints 1

Conciliation Consent Requests for Me 0

My Support Requests 8

My Penalties 0

Show Cause Notice 1

All Grievances on My Projects 0

--Select--
Filter
Reset

Export PDF
Export Excel
Send Email

Stamp No.	Complaint No.	Complaint Type	Application Date	View Application	Complaint Status
CMP0108202126156	CON/ONLINE/Gandhinagar/01082021/00117	CONCILIATION_FORUM	01-08-2021	Edit Draft	DRAFT

Previous
1
Next

Apply

14.1. Intending Promoter Details

Step 3: Promoter will verify the details, can assign Authorized signatory details and then click on Add authorized signatory button highlighted in Green and can add Land owner details if any and then clicks on Next button.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
 GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

GINGER PRO...

DASHBOARD MISC

SECTION-15 (STAGE-2 INTENDING-PROMOTER)

Intending Promoter Details

Upload Document

Add Bank Detail

Payment Page

PROMOTER DETAIL

1.1 Promoter Type COMPANY	1.2 Company PAN No AACGG0202C	1.3 Company Name GINGER PROPERTIES PRIVATE LIMITED
1.4 Mobile / Telephone No 7000042069	1.5 Company Email Id ds719@gmail.com	1.6 Fax No Not Available
1.7 Address Line 1 INDIA COLONY (BLOCK A) GERATPUR	1.8 Address Line 2 Not Available	1.9 Pincode 380015
1.10 State GUJARAT	1.11 District Ahmedabad	
1.12 CIN Registration Certificate View File	1.13 Memorandum And Articles Of Association View File / 1	1.14 PAN Color PDF View File / 1

PARENT ENTITY DETAILS FORM

1.15 Total no. Of Years Of Work Experience Of Group Entity In Gujarat States/UTs Not Available	1.16 Total no. Of Years Of Work Experience Of Group Entity In Other States/UTs Not Available	1.17 Total no. of years of Work Experience Of Group Entity Not Available
1.18 Total Area Constructed Till Date By Group Entity For Completed Projects(Sq Mtrs) Not Available	1.19 Total Area Constructed Till Date By Group Entity For Ongoing Projects(Sq Mtrs) Not Available	1.20 Total Area Constructed By Group Entity Till Date(Sq Mtrs) Not Available
1.21 Total no. Of Completed Projects By Group Entity Not Available	1.22 Total no. of Ongoing Projects By Group Entity Not Available	1.23 Total Projects Carried Out By Group Entity Till Date Not Available
1.24 Developer Group Name Not Available	1.25 Developer or Group website URL Not Available	1.26 Type Of Enterprise Not Available
1.27 Group Entity Office Address Not Available	1.28 Pincode Not Available	1.29 State Not Available
1.30 District Not Available	1.31 Taluka Not Available	1.32 Facebook page link Not Available
1.33 Twitter Handle Not Available	1.34 Youtube channel link Not Available	1.35 Promoter Group History Details Not Available
1.36 Developer Group (relevant certificate for B/7)(C) File Not Available		

DIRECTORS

1.37 First Name USHABEN	1.38 Middle Name ARVINDSHAI	1.39 Last Name(Surname) CHITRODA
1.40 PAN No AEAPC0289B	1.41 Address Line 1 Prahlad Nagar	1.42 Address Line 2 Not Available
1.43 Mobile No 8975433453	1.44 Pincode 380026	1.45 State GUJARAT
1.46 District Ahmedabad	1.47 Taluka Ahmedabad City	1.48 Email Id ushaben@gmail.com
1.49 Colored PAN Card View File	1.50 Photograph 	

AUTHORIZED SIGNATORY

1.51 First Name USHABEN	1.52 Middle Name ARVINDSHAI	1.53 Last Name(Surname) CHITRODA
1.54 PAN No AEAPC0289B	1.55 Mobile No 8975433453	1.56 Address Line 1 Prahlad Nagar
1.57 Address Line 2 Not Available	1.58 Pincode 380026	1.59 State GUJARAT
1.60 District Ahmedabad	1.61 Taluka Ahmedabad City	1.62 Email Id ushaben@gmail.com
1.63 Colored PAN Card View File	1.64 Authorization Certificate View File / 1	1.65 Photograph 

121

GUJARAT REAL ESTATE
REGULATORY AUTHORITY
Government of Gujarat

Project, Agent, Promoter, Professional, Location

Intending Promoter Details

Upload Document

Add Bank Detail

Payment Page

SECTION-15 (STAGE-2 INTENDING-PROMOTER)

Upload Document (Stage-2)

TP DOCUMENTS

2.1 Draft Brochure of the current Project

1 (1) (2) (2) (1) pdf

LEGAL DOCUMENTS

2.2 7/12 Property card or Gam namoona no 2nd

Whether revenue records i.e. 7/12, property card, Gam Namuna, etc. indicates promoters / land owner name?

☒ Yes ☐ No

2.2.1 Original 7/12 Document

1 (1) (2) (2) (1) pdf

2.3 Notarized affidavit

1 (1) (2) (2) (1) pdf

2.4 Executed Agreement and Transfer Deed For Project Transfer

1 (1) (2) (2) (1) pdf

2.5 Registered Development Agreement

1 (1) (2) (2) (1) pdf

2.6 Performa for Allotment Letter

1 (1) (2) (2) (1) pdf

2.7 Performa for Sale Agreement

1 (1) (2) (2) (1) pdf

2.8 Performa for Sale Deed

1 (1) (2) (2) (1) pdf

Land Documents/Ownership Documents/Conveyance Deed

(Registered Purchase/Sale Deed with Index Copy, Registered Gift Deed with Index Copy, Will, Registered Release Deed with Index Copy)

BAIR3721E

Search

2.9 Date of Issuance of Document

01/08/2021

2.10 Land Owner Name

Radiation Enterprise GORADHANBHAI RANDARIYA

2.11 Contact Details

9765434535

2.12 Document

1 (1) (2) (2) (1) pdf

Form B (Declaration Drainage/Carpet Affidavit Along With Form-B To Be Uploaded Here)

(Affidavit by Promoter)

2.13 Date of Issuance of Document

01/08/2021

2.14 Authorized Signatory of Project who has signed Form B

SUDIPTO ASUTOSH MUKERJEE

2.15 Contact Details

8978767867

2.16 Declaration (Form B)

1 (1) (2) (2) (1) pdf

2.17 Drainage Affidavit

1 (1) (2) (2) (1) pdf

Form B-3 At The Time Of Development Agreement

(Affidavit by Promoter)

2.18 Date of Issuance of Document

01/08/2021

2.19 Authorized Signatory of Project who has signed Form B1

SUDIPTO ASUTOSH MUKERJEE

2.20 Contact Details

8978767867

2.21 Declaration (Form B1)

1 (1) (2) (2) (1) pdf

Form B-2 At The Time Of Development Agreement

(Affidavit by Promoter and Land Owner)

BAIR3721E

Search

2.22 Date of Issuance of Document

01/08/2021

2.23 Land owners Name

SURESHBHAI GORADHANBHAI RANDARIYA

2.24 Contact Details

9765434535

2.25 Declaration (Form B2)

1 (1) (2) (2) (1) pdf

Encumbrance Certificate (Intending Promoter)

NOTE: By ten years experienced advocate issued in Last 6 months, In case of mortgage mention name of Mortgagor, loan Amount, and Details of Mortgage Deed in case of Pending civil suit mention details of Case in Encumbrance certificate and provide case status + Dava Avj + orders if any passed by Honble Civil Court along with certificate.

G/1106/1992

Search

2.26 Date of Issuance of Document

01/08/2021

2.27 Issuing Advocate Name

GIANCHANDANI RAMESH METHARAM

2.28 Contact Details

7645456354

2.29 Lawyer issued certificate

1 (1) (2) (2) (1) pdf

Title Clearance Certificate

NOTE: By ten years experienced advocate

G/1106/1992

Search

2.30 Date of Issuance of Document

01/08/2021

2.31 Issuing Advocate Name

GIANCHANDANI RAMESH METHARAM

2.32 Contact Details

7645456354

2.33 Lawyer issued certificate

1 (1) (2) (2) (1) pdf

Title Report

NOTE: By ten years experienced advocate & Indicate 30 Year Land History in title report

G/1106/1992

Search

2.34 Date of Issuance of Document

01/08/2021

2.35 Issuing Advocate Name

GIANCHANDANI RAMESH METHARAM

2.36 Contact Details

7645456354

2.37 Lawyer issued certificate

1 (1) (2) (2) (1) pdf

Previous

Save & Next

14.3. Bank Details

Step 6: Promoter has to enter all the Bank Details as mentioned in the application

BANK DETAIL (STAGE-2)

Expected name of Project RERA Bank-Account as per RERA banking Directions

Promoter Name: GINGER PROPERTIES PRIVATE LIMITED RERA A/C for: GANPATI HOUSE

3.1 A/c Holder Name as per Bank Statement/ Passbook: Divanshi
It should be as per RERA Banking Directions & SOPs

3.2 Account Number: 756453545345 3.3 IFSC Code: ICIC0003244

3.4 Bank Name: ICICI BANK LIMITED 3.5 Branch Name: ISKON CROSS ROAD 3.6 Withdrawal Amount: 0

3.7 Deposit Amount: 0 3.8 Opening Balance of Existing RERA A/C: 75453 3.9 Closing Balance of Existing RERA A/C: 564533

3.10 Opening Date: 05/08/2021 3.11 Closing Date: 08/08/2021 3.12 Pincode: 380015

3.13 State/UT: Gujarat 3.14 District: Ahmedabad 3.15 Taluka: Ahmedabad City

3.16 Upload Banker Certificate: 3.17 Bank Statement/Passbook scan Upload:

Previous Save & Next

14.4. Payment

The Payment screen shows the system calculated Fees for the given Alteration Section 15 application. Click on all the Terms & Conditions checkboxes and click on Agree & Pay button to Proceed as shown below:

PAYMENT (STAGE-2)

PLEASE DO NOT PRESS BACK OR REFRESH" FROM THIS POINT ONWARDS.

PAYMENT DETAILS (STAGE-2)

Payment head: Section 15 Application Fees

GujRERA Unique Token Number: PAC2XKEDS116

Amount (₹) (A): 96,496.35

Addl. Amount (₹) (B): 0

Total Amount (₹) (A+B): 96,496.35

NOTE

- You will be re-directed to SBI ePay Payment Gateway from which you can pay this amount using "Net Banking", "Credit Card", "Debit Card" options available on SBI ePayment Gateway.
- In Corporate Account - Net Banking "Maker - Checker" Scenario, the Checker has to ensure performing "Check and Approve" on this transaction within 20 minutes post initiating the transaction by the Maker, to ensure successful transaction. Failing this, the transaction will be treated as Failed. For further Inquiry/ refund please contact SBI ePay on (T) +91-22-2752-3816, (E) support.sbiepay@sbi.co.in
- REFUND (Scenario and Process)**
 - As stated in detailed T&C for using Online Payment Gateway Facility on GUJRERA Portal (here), the payment of amount does not in any way guarantee Issuance of services and the paid amount is not eligible for refund or chargeback in any case.
 - In an unlikely event of User making double payment by mistake, the refund (part/ full) may be considered, as may be decided by GUJRERA, subject to:
 - The user bringing it to the notice of the GUJRERA authority by email within 7 days of making such payment. Any request beyond 7 days will not be entertained.
 - The user has to request for refund by creating Support Request/ Ticket under "Finance & Accounts> Apply for Refund" section on GUJRERA portal from your User Account.
 - In case of any dispute, the email should be sent to epay-rera@gujarat.gov.in with subject line clearly mentioning "Request for Refund" words along with other details of the transaction.
 - The refund (in case of double payment by mistake only), via the same source of payments made in such cases, will be initiated in 3 to 5 working days after receiving the refund Support Request/ Ticket and the decision about the refund taken by the GUJRERA Authority will remain final and binding for user.
 - In case of auto-refund by SBI ePay (when the transaction does not reach GUJRERA Account), the time taken for credit depends on bank and varies from bank to bank and GUJRERA has no control over it. Hence, one may contact the respective bank for such transactions.

TERM & CONDITION

- ☒ I agree to all Terms and Condition defined by GUJRERA for using Online Payment Gateway Facility using this Portal. The detailed T&C can be found "Terms & Conditions" Section on this website. Please accept Terms and Conditions.
- ☒ The required Information as per the RERA act will be displayed in public domain Please affirm the declarations.
- ☒ I/We solemnly affirm and declare that the particulars given herein are correct to [my/our] knowledge and belief and nothing material has been concealed by [me/us] therefrom Please affirm the declarations.
- ☒ I/We hereby affirm and declare that, I/We have read all the particulars on this website and in the event if this project is submitted as a "New Project" and found as "On-going" at the time of evaluation, I/We stand liable to abide by the actions taken as per the GUJ RERA Authority/ Act Please affirm the declarations.

Previous Agree & Pay 96,496.35

14.5. Confirmation

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

SECTION 15 (STAGE-2)

Your payment has been successfully paid and your acknowledge number is PO/GANDHINAGAR/GANDHINAGAR/GUDA/210808/0000277/01

Print Application Print Receipt

14.6. Print Application

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

PRINT PROJECT

PROMOTER DETAIL

1.1 Promoter Type COMPANY	1.2 Company PAN No AADCG0202C	1.3 Company Name GINGER PROPERTIES PRIVATE LIMITED
1.4 Mobile / Telephone No 7006042059	1.5 Company Email Id ds719@gmail.com	1.6 Fax No Not Available
1.7 Address Line 1 INDIA COLONY (BLOCK A) GERATPUR	1.8 Address Line 2 Not Available	1.9 Pincode 380015
1.10 State GUJARAT	1.11 District Ahmedabad	1.14 PAN Color PDF
1.12 CIN Registration Certificate www.cin2india.com	1.13 Memorandum And Articles Of Association	

14.7. Print Receipt

GUJARAT REAL ESTATE REGULATORY AUTHORITY (RERA)
www.gujrera.gujarat.gov.in

Office Address:- 4th Floor, Sahyog Senkal, Sector-11, Gandhinagar-382010
Website: gujwre.gujarat.gov.in, Ph. No. (079) 232-55559 Email Id: info@gujrat.gov.in

E-RECEIPT FOR GUJARAT RERA PAYMENT

Date of Payment	08/08/2021
Type of Payment	Section 15 application fees
Stamp No.	NA
Challan No.	NA
Receipt No.	106235
GuRERA Token No.	PAC2XEKD6116
SBI ePay Transaction No.	ONTXNO106235213308214356
Amount (Rs)	96,496.35
Additional Amount (Rs)	0.00
Total Amount (Rs)	96,496.35
PROMOTER Name	GINGER PROPERTIES PRIVATE LIMITED
Mobile No.	7006042059
Email Id	ds719@gmail.com
Remarks	

Note:

- The Total Amount is paid through SBI ePay with user accepting all disclaimer and terms and conditions of GuRERA Online Payment mentioned on www.gujrera.gujarat.gov.in
- For any payment related Enquiry, please contact SBI ePay on Contact Number: +91-22-2752 3816, 1800-221-401 (Operational Hours (Monday to Friday): 10.30 AM to 06.30 PM, Saturday (1st, 3rd & 5th Saturdays of the week): 10.30 AM to 06.30 PM)
- For support from GuRERA, you may write on info@gujrat.gov.in

QR Code

15. STAGE-2 Alteration(Section-15) (Inquiry Compliance Process)

Step 1: Promoter can see the status of Application as Awaiting compliance on Project Dashboard and from there he will click on “Reply” button for inquiry compliance.

SECTION-15 (STAGE-2)

Project Name	Project Type	Project Reg No.	Ack No.	Status	Apply	Action
Jewel Hills	Residential/Group Housing	PR/G/AHME/AHMEDABAD CITY/AH-AHMED/RAA00199/190321	PO/AHMEDABAD/AHMEDABAD CITY/AH-AHMED/210324/0000208/O1	Level One		...
GANPATI HOUSE	Mixed Development	PR/G/JGANDHI/GANDHINAGAR/GUDA/MAA00234/260721	PO/GANDHINAGAR/GANDHINAGAR/GUDA/210808/0000277/O1	Awaiting Compliance		Reply

My Complaints: 1 Conciliation Consent Requests for Me: 0 My Support Requests: 8 My Penalties: 0 Show Cause Notice: 1 All Grievances on My Projects: 0

Search: --Select-- [Filter](#) [Reset](#) Total Result - 1/1

[Export PDF](#) [Export Excel](#) [Send Email](#)

Stamp No.	Complaint No.	Complaint Type	Application Date	View Application	Complaint Status
CMPO108002126156	CON/ONLINE/Gandhinagar/O1082021/00117	CONCILIATION_FORUM	01-08-2021	Edit Draft	DRAFT

[Previous](#) [Next](#)

Step 2: Once Promoter clicks on Reply button, he can view the consolidated enquiry list department wise and then click on “Next” button for compliance.

PROMOTER DASHBOARD

Project, Agent, Promoter, Professional, Location

ONLINE ENQUIRY

Project Name: GANPATI HOUSE Ack No.: PO/GANDHINAGAR/GANDHINAGAR/GUDA/210808/0000277/O1

[View Enquiry](#) [Documents](#) [View Summary](#)

TP DEPARTMENT

1 - Affidavit cum consent of Ersbville Promoter

Remark: enq

LEGAL DEPARTMENT

No enquiries Raised by Legal Team.

FINANCE DEPARTMENT

No enquiries Raised by Finance Team.

[Next](#)

Step 3: Promoter will thus comply all the enquiries raised by authority and clicks on Next button.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MSC

PROMOTER DASHBOARD

ONLINE ENQUIRY

Project Name: GANPATI HOUSE Ack No.:PO/GANDHINAGAR/GANDHINAGAR/GUDA/210808/0000277/01

View Enquiry Documents View Summary

ENQUIRY

1 - Affidavit cum consent of Erstwhile Promoter

DOCUMENTS

Affidavit cum consent of Erstwhile Promoter

File Upload

Previous Upload & Next

Step 4: After clicking on Next button, promoter will enter the remarks and submit his response to authority by clicking on submit button.

PROMOTER DASHBOARD

ONLINE ENQUIRY

Project Name: GANPATI HOUSE Ack No.:PO/GANDHINAGAR/GANDHINAGAR/GUDA/210808/0000277/01

View Enquiry Documents View Summary

TP DEPARTMENT

1 - Affidavit cum consent of Erstwhile Promoter ✓

Remarks: enq ✓

LEGAL DEPARTMENT

No enquiries Raised by Legal Team.

FINANCE DEPARTMENT

No enquiries Raised by Finance Team.

Message

Enquiry compliance submitted successfully.

OK

SUBMIT ENQUIRY RESPONSE

Remark

submit

Previous Submit

16. Project Alteration (Section-15) (Withdraw)

Step 1: From Project Dashboard, Promoter can apply for withdrawal by clicking on “withdraw” button

The screenshot shows the 'PROJECT DASHBOARD' for 'SHANTINIKETAN'. The dashboard includes a navigation bar with 'Dashboard' and 'Project Summary' tabs. Below the navigation bar, there are status indicators for 'Pending on Promoter' (0), 'Pending on Authority' (1), 'Summary' (1), 'Pending on Professional' (0), and 'Bank Change Request' (0). The 'Pending on Authority' section contains a table with the following data:

Application	Project Name	Type	Ack. No.	Status	Action
Alteration-15	SHANTINIKETAN	Mixed Development	PO/RAJ/KOT/RAJ/KOT/RMC/210809/0000281/O1	Level One	Withdraw

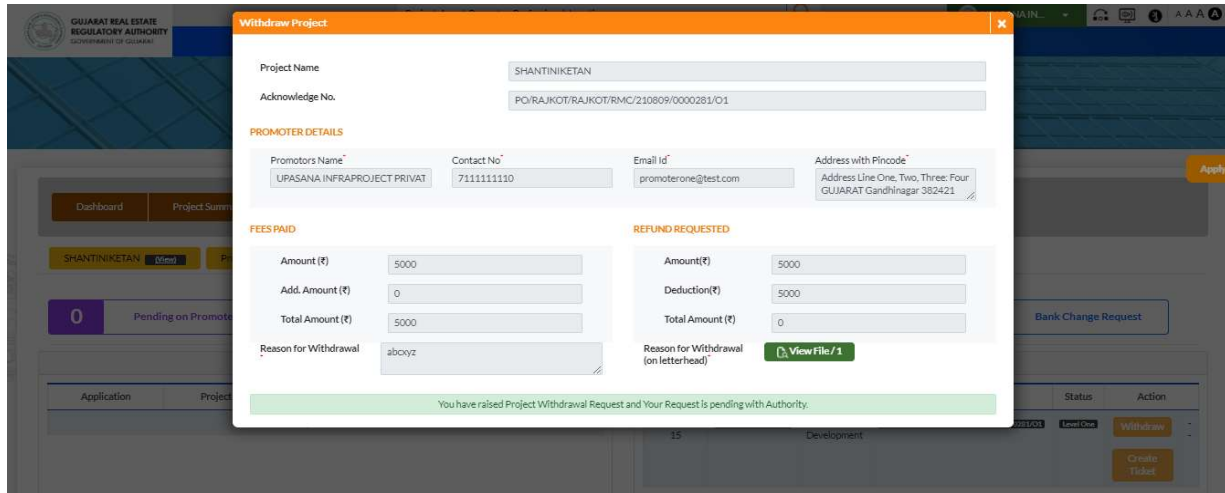
Step 2: Once clicking on withdraw button, withdrawal form will get open and promoter has to fill mandatory fields and upload mandatory document and then click on “submit” button

The screenshot shows the 'Withdraw Project' form. The form includes the following sections:

- Project Name:** SHANTINIKETAN
- Acknowledge No.:** PO/RAJ/KOT/RAJ/KOT/RMC/210809/0000281/O1
- PROMOTER DETAILS:**
 - Promoters Name: UPASANA INFRAPROJECT PRIVAT
 - Contact No: 7111111110
 - Email Id: promoterone@test.com
 - Address with Pincode: Address Line One, Two, Three, Four GUJARAT Gandhinagar 382421
- FEES PAID:**
 - Amount (₹): 5000
 - Add. Amount (₹): 0
 - Total Amount (₹): 5000
 - Reason for Withdrawal: abcd
- REFUND REQUESTED:**
 - Amount (₹): 5000
 - Deduction (₹): 5000
 - Total Amount (₹): 0
 - Reason for Withdrawal (on letterhead): 1 (1) (2) (1).pdf

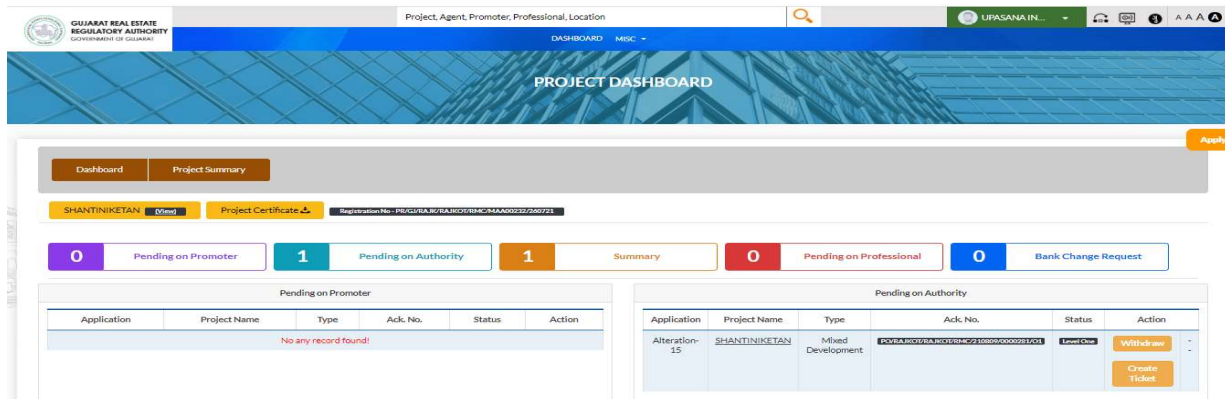
The form has a 'Submit' button at the bottom.

Step 3: Once Promoter clicks on submit button, he will get the pop-up stating, “You have raised Project Withdrawal Request and your request is pending with authority”. Promoter will wait till further update.

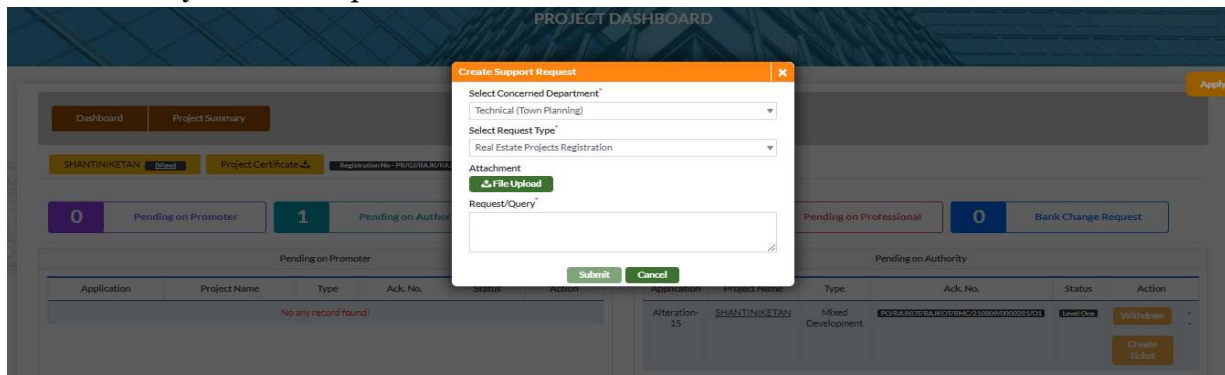


17. Project Alteration (Section-15) (Create Ticket)

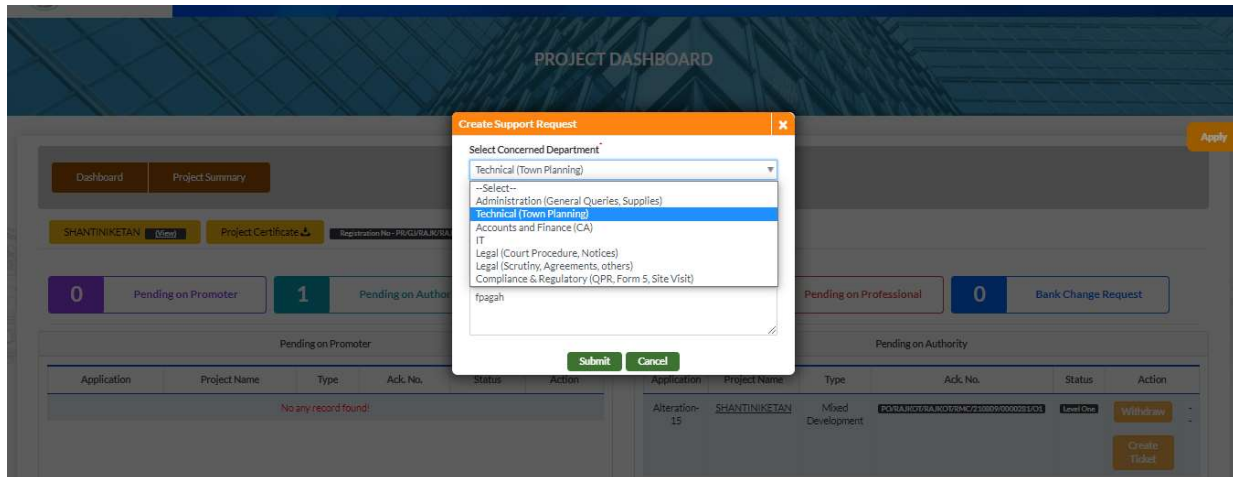
Step 1: From Project Dashboard, promoter can create ticket as well. By clicking on “Create Ticket” button (highlighted in Yellow) promoter can raise ticket to authority users



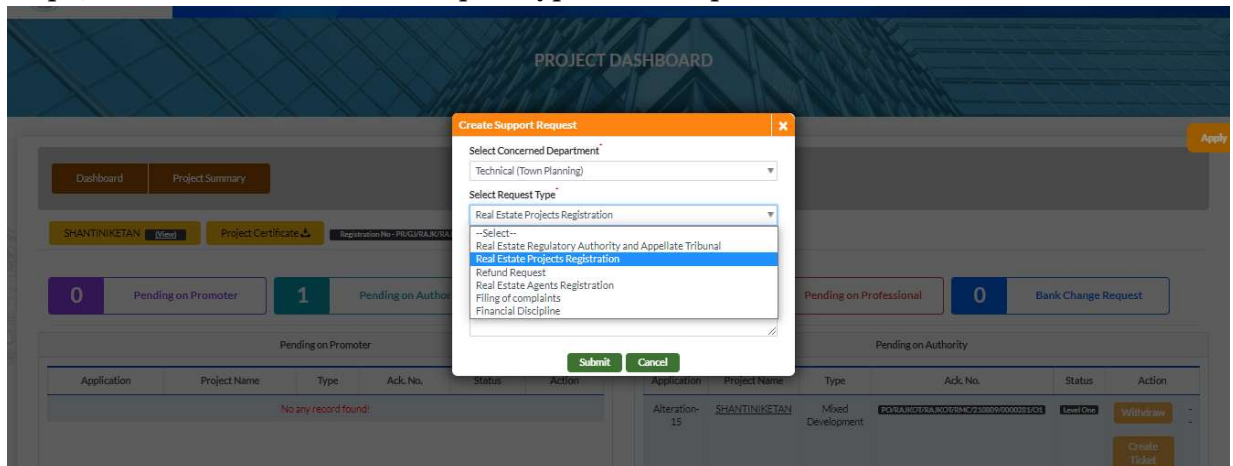
Step 2: By clicking on “Create Ticket” button Ticket form will pop up and Promoter has to fill all the mandatory fields as required.



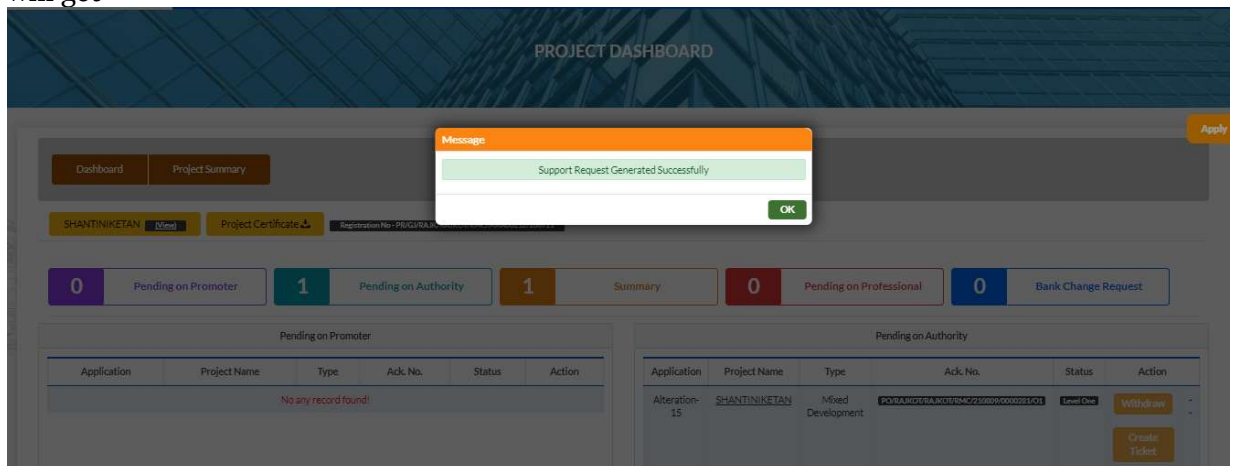
Step 3: Promoter can select the concerned department form dropdown on which he wants to raise the ticket.



Step 4: Promoter can select the Request type from Dropdown.



Step 5: After filling the details, promoter has to click on submit button and submit request pop up will get



18. Project Extension

18.1. Project Extension background

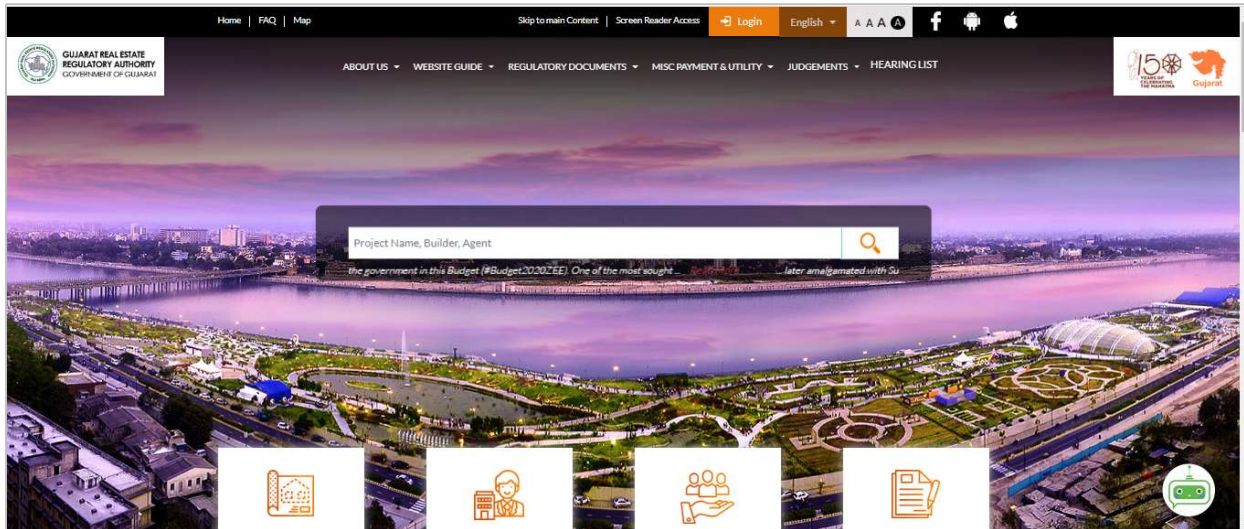
Real Estate Act, 2016

The registration granted under section 5 may be extended by the Authority on an application made by the promoter due to force majeure, in such form and on payment of such fee as may be specified by regulations made by the Authority: Provided that the Authority may in reasonable circumstances, without default on the part of the promoter, based on the facts of each case, and for reasons to be recorded in writing, extend the registration granted to a project for such time as it considers necessary, which shall, in aggregate, not exceed a period of one year: Provided further that no application for extension of registration shall be rejected unless the applicant has been given an opportunity of being heard in the matter.

Explanation — For the purpose of this section, the expression "force majeure" shall mean a case of war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project

19. Project Extension Application Process

Step 1: The promoter user clicks on the Login link on the Home Page and then enters the Login ID and Password for accessing the Promoter Dashboard



Step 2: The promoter then clicks on the Approved Project (highlighted in yellow tabs) on the top of the Dashboard screen for which application for Project Extension is to be initiated.

Acknowledge Number	Promoter Type -Name	Project Name	Project Type	Start Date	End Date	Status
PR/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD MUNICIPAL CORPORATION/200420/008994	LIMITED LIABILITY PARTNERSHIP FIRM - DHARTI MADRID COUNTY LLP	Braxtile	Mixed Development	23-01-2020	03-02-2025	Awaiting Compliance
PR/AHMEDABAD/MANDAL/AHMEDABAD URBAN DEVELOPMENT	LIMITED LIABILITY	@-Ticket	Residential/Group	19-02	19-02	Awaiting Compliance

NOTIFICATION / ANNOUNCEMENT

Government of India has enacted the Real Estate (Regulation and Development) Act 2016

More... 10 Dec 2019

Step 3: Click on the Apply flag shown on the right side of the Screen and click on Project Extension option from the collapsible list.

The screenshot displays the GURERA Project Dashboard. At the top, there's a navigation bar with links like Home, FAQ, Map, and a language selector set to English. The main header area includes the GURERA logo and the text 'DASHBOARD | VIEW SEMINAR'. Below this, the 'PROJECT DASHBOARD' title is prominent. The dashboard is divided into two main sections: 'Pending on Promoter' and 'Pending on Authority'. The 'Pending on Promoter' section shows a table with columns for Application, Project Name, Project Type, Ack. No., Status, and Action, but it is currently empty with a message 'No any record found!'. The 'Pending on Authority' section shows a similar table with one record: Application 'Extension', Project Name 'Seminar', Project Type 'Residential/Group Housing', Ack. No. 'EXT/200502/010017', and Status 'Level C'. A red 'Apply' button is located on the right side of the dashboard. A sidebar on the far right contains a list of options including Section 14 (Alteration), Section 15, Project Extension, Bank Change Request, TP Profile Change Request, Legal Profile Change Request, Form 5, QPR, Seal For Trust, and Execute Seal For Trust.


19.1. Project Extension Form

Step 3: The Project Extension application form is open for application. The First screen of the application form is the Project Extension Form. Fill all the editable details including Extend to Date, the Reason for Seeking Extension (dropdown multiple checkbox selection) and upload the Supporting Documents if there is any, along with Form-B, (B1 and B2 in case of Joint development) and then click on Next button to proceed to the next page of the application.


Note: The systemically pre-fetched fields from the Project Registration viz. Block Details like Block Name, Development Start Date, Development End Date, Height, FSI, built up Area, Commencement Certificate No., and Commencement Certificate Date are read only and non-editable which cannot be edited by the applicant only


Also, User cannot extend the Project beyond one year, except if granted special Extension as per Order-45





Refer Screenshot on next page.


**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location






INDIVIDUAL








DASHBOARD
MISC

PROJECT EXTENSION

 **Project Extension Detail**

 Assign Professionals

 Perform Certification

 Payment

PROJECT EXTENSION FORM

1.1 Extend To Date*

05/05/2030

1.2 Reason for Seeking Extension*

BU Permission is not received as per RERA Act x

BU Permission is received but Society formation is stuck due to 10 members not available for Society Registration x

BU Permission and Society Registration - both are not received x

Block Name	Development Start Date	Development End Date	Height (in Meter) as per Section Plan of this Block	FSI	Builtup Area	Commencement Certificate No.	Date of Latest Commencement Certificate	All Commencement Certificates of this block	Action
A	04-02-2021	05-04-2023	15	543	654	A/B/6564656456/78576576746	01-02-2021	--	Edit
B	04-02-2021	05-04-2023	15	543	654	A/B/6564656456/78576576746	01-02-2021	--	Edit

1.3 Supporting Documents(If Any) ☒ YES ☐ NO

1A

Delete

View File / 1

1.3.1 Document*

File Upload

Form B (Declaration Drainage/Carpet Affidavit Along With Form-B To Be Uploaded Here)*
 [Affidavit by Promoter]

1.4 Date of Issuance of Document

07/06/2021

1.5 Authorized Signatory of Project who has signed Form B

MEHUL HEMRAJ RATHOD

1.6 Contact Details

9885445555

1.7 Declaration Form-B

View File / 1

1.7.1 New Declaration Form-B*

View File / 1

IN CASE OF JOINT DEVELOPMENT

Form B-1 At The Time Of Development Agreement*
 [Affidavit by Promoter]

1.8 Date of Issuance of Document

07/06/2021

1.9 Authorized Signatory of Project who has signed Form B1

MEHUL HEMRAJ RATHOD

1.10 Contact Details

9885445555

1.11 Declaration Form-B1

View File / 1

1.11.1 New Declaration Form-B1*

View File / 1

Form B-2 At The Time Of Development Agreement*
 [Affidavit by Promoter and Land Owner]

1.12 Date of Issuance of Document

05/06/2021

1.13 Land Owner's Name

ZARANA NARSINHBHAI PATEL

1.14 Contact Details

9654656345

1.15 Declaration Form-B2

View File / 1

1.15.1 New Declaration Form-B2*

View File / 1

1.16 Order-45*

View File / 1

Save & Next

19.2. Assign Professional

Step 2: The Second screen of the application form is the Assign Professional page. The Certifying professionals viz. Architect, Engineer & CA for the given Projects must be added and assigned Form-1,2 and 3 respectively on this page.

Enter the valid PAN No. of the RERA registered Professionals Certifying for the given project viz. Architect, Engineer and Chartered Accountant in the Search box provided for each professional and click on Search.

If the PAN no. entered is that of a RERA registered professional the relevant KYC details shall be auto-fetched as provided at the time of Professional Registration.

Click on Add to associate the said professional with the project and view the detail summary for each. Click on Assign for each professional to assign Form-1,2 and 3. The Promoter may Re-assign to the same/other professional by clicking on Re-Assign.

Note: Only the RERA registered professionals can be assigned Form-1,2 and 3 for the given Project.

The screenshot shows the 'PROJECT EXTENSION' page on the Gujarat Real Estate Regulatory Authority (RERA) website. The page has a sidebar with navigation options: Project Extension Detail, Assign Professionals, Perform Certification, and Payment. The main content area displays three forms for assigning professionals:

FORM ONE

COA No	Architect Name	Email Id	Mobile No	Status	Action
CA/1111/555555	NILPESH KATAKIYA	temp_parmar.pratiksinh@yahoo.com	98765432107	ASSIGNED	Re-Assign

FORM TWO

Engineer License Number	Engineer Name	Email Id	Mobile No	Status	Action
ENG/4444/666666	VIKRANT NARESHRAO SURVE	sa2-rera@gujarat.gov.in	8200052083	ASSIGNED	Re-Assign

FORM THREE

CA Membership Number	CA Name	Email Id	Mobile No	Status	Action
260189	PRATIKSINH PARMAR	gear@gmail.com	8780938476	ASSIGNED	Re-Assign

At the bottom of the forms, there is a 'Previous' button.

19.3. Perform Certification

The Respective professionals to whom the Form-1,2 and 3 have been assigned by the promoter shall receive a notification regarding the assignment request and shall in turn login to their respective accounts and Accept/Reject the request from their task-list under the section: Pending on Me by clicking on the Accept/Reject Button against the request.

ARCHITECT DASHBOARD (FORM-1)

Architect user will login. The below example shows the Architect dashboard. Click on “Accept” for Form-1 assignment request.

The screenshot shows the Architect Dashboard for the Gujarat Real Estate Regulatory Authority. It features a navigation bar with links like Home, FAQ, Map, and a user profile. The main content area is divided into two sections: 'PENDING ON ME' and 'PENDING ON AUTHORITY'.

PENDING ON ME					
End Date	Form Name	Process Type	Status	Accept / Reject	
22-05-2025	Form One(A & B)	Project Extension	Assigned	Accept	Reject
20-03-2025	Form One(A & B)	Project Registration	Save As Draft	Open	Reject
30-	Form One(A	Project	Uploaded	Show	

PENDING ON AUTHORITY				
Ack. No.	Name	Pending From	Details	Status
12532	Complaint	10/12/2019		Open
3523	Query - 1	10/12/2019		Closed
3523	Query - 2	10/12/2019		Closed

Click on Download Excel template for Form-1A and all and fill in the excel template. Below are the excel templates for Form 1:

1. In Form one(Annexure)- The details should be auto fetched from the Registration and user can only change the Fields Highlighted in Blue like work done and Development End date. The fields highlighted in Red should be in read only mode and non-editable for user.

The screenshot shows the Excel template for Form-1 Table(A) of Registration Detail. The table has columns for Tasks, Number, %WORK DONE, ACTIVITY START DATE, and ACTIVITY END DATE. The tasks are listed in the first column, and the corresponding data is in the subsequent columns. The table is divided into sections for different types of work, such as Excavation, Internal walls, and Sanitary Fittings.

TASKS	NUMBER	%WORK DONE	ACTIVITY START DATE	ACTIVITY END DATE
Excavation	90		10-06-2020	25-06-2021
Total number of basement(s) and plinth	91		11-06-2020	26-06-2021
Total number of Podiums	92		12-06-2020	27-06-2021
Stilt Floor	93		13-06-2020	28-06-2021
Total number of Slabs of Super Structure	94		14-06-2020	29-06-2021
Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Sanitary Fittings within the Flat/Premises	95		15-06-2020	30-06-2021
Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and The external plumbing and external plaster, elevation, completion of terraces	96		16-06-2020	01-07-2021
Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRZ	97		17-06-2020	02-07-2021
	98		18-06-2020	03-07-2021
	99		19-06-2020	04-07-2021

2. In Form one(B)- Fill the fields highlighted in Blue like Work done, Remarks if any and Activity End Date

Note: The fields highlighted in Red like PROPOSED(YES/NO) and Activity Start Date are in read only mode and non-editable for user for Extension application. User may update the values of the % Work done and the Activity End Date

For project where work done is reduced or a correction is made from the previous form 1 submission, the reduction in work done will be flagged in red for reconsideration by professional or promoter. Please note the system does not stops user from submitting decreased value in work done %.

Project Detail Form 1 Form 2

FORM 1 DETAILS
DOWNLOAD EXCEL | DOWNLOAD PDF

ABLOCK

TASKS	NUMBER	% WORK DONE	ACTIVITY START DATE	ACTIVITY END DATE
Excavation		9%	07-08-2021	06-07-2024
Total number of Basement(s) and Plinth	2	12%	07-08-2021	06-07-2024
Total number of Podiums	1	10%	07-08-2021	06-07-2024
Stilt Floor		10%	07-08-2021	06-07-2024
Total number of Slabs of Super Structure	1	10%	07-08-2021	06-07-2024
Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		10%	07-08-2021	06-07-2024
Sanitary Fittings within the Flat/Premises		10%	07-08-2021	06-07-2024
Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks		10%	07-08-2021	06-07-2024
The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing		10%	07-08-2021	06-07-2024
Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby's, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate		10%	07-08-2021	06-07-2024

FORM-1 Table(B) of Registration Detail						
COMMON AREAS AND FACILITIES AMENITIES	PROPOSED(YES/NO)	% WORK DONE	REMARKS	ACTIVITY START DATE	ACTIVITY END DATE	
Internal Roads & Footpaths	YES	45	Inprogress	10-06-2020	25-06-2021	
Water Supply	YES	46	Inprogress	11-06-2020	26-06-2021	
Sewerage (chamber, lines, Septic Tank, STP)	YES	47	Inprogress	12-06-2020	27-06-2021	
Storm Water Drains	YES	48	Inprogress	13-06-2020	28-06-2021	
Landscaping & Tree Planting	YES	49	Inprogress	14-06-2020	29-06-2021	
Street Lighting	YES	50	Inprogress	15-06-2020	30-06-2021	
Community Buildings	YES	51	Inprogress	16-06-2020	01-07-2021	
Treatment and disposal of sewage and sullage water /STP	YES	52	Inprogress	17-06-2020	02-07-2021	
Solid Waste Management & Disposal	YES	53	Inprogress	18-06-2020	03-07-2021	
Water Conservation ,Rain Water Harvesting ,Percolating Well/Pit .	NO	NA	NA	NA	NA	
Energy Management	NO	NA	NA	NA	NA	
Fire Protection and Fire Safety Requirements	YES	56	Inprogress	21-06-2020	21-06-2020	
Electrical Meter Room , Sub-station , Receiving Station .	YES	57	Inprogress	22-06-2020	07-07-2021	

- In Form one C- Fill the fields Highlighted in Blue like Work Done, Remarks and Activity End date may be updated by the user.

Note: The fields highlighted in Red like Other Common areas and Facilities Amenities Proposed column and Activity Start Date shall be in non-editable mode which cannot be edited by the applicant

COMMON AREAS AND FACILITIES AMENITIES	% WORK DONE	REMARKS	ACTIVITY START DATE	ACTIVITY END DATE
abc123	45	gt56	27-06-2020	12-07-2021
xyz@	13	gh56	28-06-2020	13-07-2021

Click on Upload your Form One A&B excel file button to upload the filled Excel template and preview.

If all details have been filled correctly, fill the Firm Name and Remark fields and click Next. Else, make changes in the downloaded file and upload again to proceed.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

ARCHITECT DASHBOARD | VIEW SEMINAR

FORM ONE UPLOAD

Project Detail | Form One A | Form One Doc

FORM A & B EXCEL UPLOAD

Upload Form One A & B File

Choose File No file chosen

Download Form-One A&B Template

Upload Your Form One A&B Excel File

FORM ONE(A) DETAILS

Upload block-wise NOC documents and Site photographs through Mobile App (refer SOP for Mobile App photo upload) and click Next to upload NOC for entire project and previous filled NOCs should be prefetched and then Click on Confirm and Submit Form 1.

PDF link on the preview page and Submit for Promoter Preview.

Project Detail **Form One**

FORM ONE(A) DETAILS [DOWNLOAD AS PDF](#)

A BLOCK

TASKS	NUMBER	% WORK DONE	ACTIVITY START DATE	ACTIVITY END DATE
Excavation		0	01-May-2020	30-Apr-2021
Total number of Basement(s) and Plinth	2	0	01-May-2020	30-Apr-2021
Total number of Podiums	0	0	01-May-2020	30-Apr-2021
Stilt Floor		0	01-May-2020	30-Apr-2021
Total number of Slabs of Super Structure	5	0	01-May-2020	30-Apr-2021
Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises		0	01-May-2020	30-Apr-2021

ARCHITECT'S CERTIFICATE

Table 1: Details of Work

Sr.	Particulars	Quantity of work	Unit	Rate	Amount
1	Excavation	1	m ³	1000	1000
2	Foundation	1	m ²	2000	2000
3	Plinth	1	m ²	1500	1500
4	Podium	1	m ²	1500	1500
5	Stilt Floor	1	m ²	1500	1500
6	Slab	1	m ²	1500	1500
7	Internal walls	1	m ²	1500	1500
8	Internal Plaster	1	m ²	1500	1500
9	Floorings	1	m ²	1500	1500
10	Doors and Windows	1	m ²	1500	1500

Table 2: Summary of Work

Sr.	Particulars	Quantity of work	Unit	Rate	Amount
1	Excavation	1	m ³	1000	1000
2	Foundation	1	m ²	2000	2000
3	Plinth	1	m ²	1500	1500
4	Podium	1	m ²	1500	1500
5	Stilt Floor	1	m ²	1500	1500
6	Slab	1	m ²	1500	1500
7	Internal walls	1	m ²	1500	1500
8	Internal Plaster	1	m ²	1500	1500
9	Floorings	1	m ²	1500	1500
10	Doors and Windows	1	m ²	1500	1500

Once the Promoter Reviews the submission, he may Accept /Reject the submission made by the Professional. Upon clicking Accept the Promoter proceeds to the form-2 submission.

ENGINEER DASHBOARD(FORM-2)

Engineer user has to login. The below example shows the Engineer dashboard. Click on “Accept” for Form-2 assignment request.

ENGINEER DASHBOARD

[Apply For Complaint](#) [Appellate Tribunal](#) [Apply for Review Judgment](#)

PENDING ON ME

Start Date	End Date	Form	Process Type	Status	Accept / Reject
03-01-2020	22-05-2025	Form Two	Project Extension	Assigned	Accept Reject
20-03-1999	20-03-2025	Form Two	Project Registration	Save As Draft	Open Reject

PENDING ON AUTHORITY

Ack. No.	Name	Pending From	Details	Status
12532	Complaint	10/12/2019	Details	Open
3523	Query - 1	10/12/2019	Details	Closed
3523	Query - 2	10/12/2019	Details	Closed

Click on Download Excel template for Form-2 and fill in the excel template. Below are the excel templates for Form 2:

3. In Form 2(A&B)- Fill the fields highlighted in Blue like: Cost Incurred, Cost Incurred as on Date and Cost Incurred on Additional/Extra.

Note: Cost Incurred as on Date should be equal to or less than Current Date.

Also, the fields highlighted in Red should be auto calculated and become non-editable fields for user and Total estimated cost cannot be changed

FORM_TYPE	BLOCK_NAME/ITEM_DESCRIPTION	TOTAL ESTIMATED COST	COST_INCURRED	COST INCURRED AS ON DATE	WORK DONE IN PERCENTAGE	BALANCE COST TO BE INCURRED	COST INCURRED ON ADDITIONAL/EXTRA
FORM-TWO-A	Lotus	2356.00	45.00	09-May-2020	0.01910017	2311.575.00	
FORM-TWO-B		456.00	45.00	09-May-2020	0.096684211	413.564.00	

2. In Form 2(C)- Fill the Other Details if any like: Cost Incurred and the field highlighted in Red like Block Name should be non-editable for the user and cannot be changed

BLOCK_NAME/ITEM_DESCRIPTION	COST_INCURRED																
abc	453.00																

Click on Upload your Form Two AB&C excel file button to upload the filled Excel template and preview.

If all details have been filled correctly, fill the Firm Name and Remark fields and click Next. Else, make changes in the downloaded file and upload again to proceed.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

ENGINEER DASHBOARD | VIEW SEMINAR

FORM TWO A,B & C EXCEL UPLOAD

Success! Excel Uploaded Successfully.

Upload Form Two A,B & C File *

Choose File Form-Two.xlsx

Download Form Two A,B & C Template

Upload Your Form Two A,B & C Excel File

FORM 2 A DETAILS

Block Name	Total Estimated Cost	Cost Incurred	Incurred As On Date	Work done in Percentage	Balance Cost to be Incurred	Cost Incurred on Additional/Extra
Lotus	456	55	21-Mar-2020	0.13	401	56

FORM 2 B DETAILS


Form Type	Total Estimated Cost	Cost Incurred	Incurred As On Date	Work done in Percentage	Balance Cost to be Incurred	Cost Incurred on Additional/Extra
FORM-TWO-B	456	55	21-Mar-2020	0.13	401	56

FORM 2 C DETAILS

Item Description	Incurred Cost
Lotus	1235223
A	1255686
Total	2490909


Previous Next


Fill Form 2(Annexure)- Engineer's Quality for Quality Assurance. Details such as Date of Physical visit, Firm name and Remark needs to be filled in the QA form and then after filling the details, confirm (tick) the declarations and click on Confirm & Submit button to proceed with the submission of the Form-2 Annexure by the Engineer to the promoter post successful submission of the mobile otp.








**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location



 KENNETH PE...

DASHBOARD
MISC

FORM 2 A

Project Detail
Form 1
Form 2
Form 2 A

FORM 2 A ENGINEER'S FOR QUALITY ASSURANCE

1. MATERIAL TESTING:

I / We have applied the following tests in prescribed number and frequency on the basic materials used in the construction.

i. Cement -

It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 3535:1966 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.

ii. Coarse Aggregate -

It has been tested, for deleterious materials, clay lumps, crushing value, impact value as per IS 2430:1986 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

iii. Bricks / Blocks -

They have been tested for water absorption, crushing strength etc. as per IS 5454:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

iv. Concrete / Ready-mix Concrete -

It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

v. Reinforcement -

It has been tested as per IS 2062:2011 or as per other relevant IS/BS/NBC code or as per industry standards for tensile strength, elongation and gauge length etc. and its results are within permissible limits.

vi. Testing of Other Materials -

Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.

vii. Codes of foreign country

Other material used in the project for which IS code or standard is not available, the same is tested using relevant code of other countries or as per standards laid down by the industry.

viii. Fire Resistance

The materials/composites used in construction complied to the required fire resistance.

2. WORKMANSHIP:

I / We hereby certify that work has been carried out under my / our supervision. I / We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.

3. ELECTRICAL MATERIALS AND WORKMANSHIP:

Works of all the electrical wiring / connections / Bt Installation / other electrical installations have been carried out under authorized / registered electrical engineer and its records has been maintained. The materials used conform to the relevant IS / BS/ National Building Codes or as per industry standards.

4. DETAILS OF STRUCTURAL ENGINEER:

Promoter has engaged Mr./Mrs. **KENNETH PETER DCUNHA** having Licenses no. **kenn123** having office no. or cell no. **7856456456**. The structural design of buildings in this project has been done under his supervision. I have checked the soil report before laying PCC for foundation in consultation with soil consultant. The formwork and concrete mix design have been done as per relevant codes as applicable. His/her periodic checks and certificates for STABILITY and SAFETY have been kept on record.

5. PRESERVATION OF RECORDS:

Record of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law. If substandard material found used in the project and it is not tested, I/We/Promoter will be responsible for that.

DECLARATION

I further declare that above information is correct as per best knowledge of me.

FORM 2 A ENGINEER

Engineer Name *	KENNETH PETER DCUNHA
Engineer Licenses No. *	kenn123
Engineer Mobile No. *	7856456456
Date of Physical Visit *	10/08/2021
Firm Name *	ABC
Remark *	ABC

☒ I declare, all the tests mentioned above may be required as per NBC and relevant IS codes as may be applicable for this project as per the approved plan has been carried out and necessary records are preserved.

☒ Execution is carried out as per structural design prepared by the Structural Engineer.

Previous
Confirm & Submit

The Engineer can view the Form-2 system generated Certificate by clicking on the Download as PDF link on the preview page and Submit for Promoter Preview.

Project Detail

Form One

Form Two A,B & C

FORM 2 A DETAILS

DOWNLOAD FORM 2 A DETAILS

Block Name	Total Estimated Cost	Cost Incurred	Incurred Cost as On	Work done In Percentage	Balance Cost to be Incurred	Cost Incurred on Additional/Extra
Lotus	2,356	45	09-May-2020	0.0191	2,311	575

FORM 2 B DETAILS

Form Type	Total Estimated Cost	Cost Incurred	Incurred Cost as On	Work done In Percentage	Balance Cost to be Incurred	Cost Incurred on Additional/Extra
Common area and Facilities Amenities	456	45	09-May-2020	0.0986	411	564

FORM 2 C DETAILS

Item Description	Incurred Cost
abc	453
Total	453

FORM - 2 (ANNEXURE) ENGINEER'S FOR QUALITY ASSURANCE

DOWNLOAD ENGINEER'S FOR QUALITY ASSURANCE

1. MATERIAL TESTING:

1/ We have applied following mandatory checks on the basic materials, used in the construction:

i. Cement -

It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 3833:1996 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.

NO

ii. Coarse Aggregate -

It has been tested for deleterious materials, clay lumps, crushing value, Impact value as per IS 3430:1986 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

NO

iii. Bricks / Blocks -

They have been tested for water absorption, crushing strength etc. as per IS 3443:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

NO

iv. Concrete / Ready-mix Concrete -

It has been tested for compressive strength for various periods as per IS 456:2000 and IS 1199 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

NO

v. Steel for Concrete -

It has been tested as per IS 2062:2011 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

NO

vi. Testing of Other Materials -

Other materials like sand, crushed sand, floor tiles, fixtures and fittings, pipes and sanitary fittings etc. (List out all items) used in this project conform to relevant IS/BS/NBC code or as per standards laid down by the industry for a particular material.

NO

vii. Number and Frequency of testing

The materials used are subjected to required tests in prescribed number and frequency.

NO

viii. Codes of foreign country

Material used in the project for which IS code or standard is not available, the same is tested using relevant code of other country or as per standards laid down by the industry.

NO

ix. Fire Resistance

The materials/composites used in construction complied to the required fire resistance.

NO

2. WORKMANSHIP:

1/ We hereby certify that work has been carried out under my / our supervision, 1/ We further certify that workmanship and quality is satisfactory and up to the mark and the work has been acceptable within the permissible limits of deviations as per relevant code of practice.

NO

3. ELECTRICAL MATERIALS AND WORKMANSHIP:

Works of all the electrical wiring / connections / lift installation / other electrical installations have been carried out under authorized / registered electrical engineer and its records has been maintained. The materials used conform to the relevant IS / BS / National Building Codes or as per industry standards.

NO

4. STRUCTURAL ENGINEER:

Promotor has engaged structural engineer Mr. VIKRANT NARESHRAO SURVE having Licenses no. ENG/4444/66666 having office no. or cell no. B2000320813. The structural design of buildings in this project has been done under his supervision. 1/ We have checked the soil report before laying PCC for foundation in consultation with soil consultant. The formwork and concrete mix design have been done as per relevant codes as applicable. His / Her periodic checks and certificates for STABILITY and SAFETY have been kept on record. The structural design is carried out considering applicable earthquake and/or wind load for this project and complies with the required fire resistance.

NO

5. PRESERVATION OF RECORDS:

Record of all test results of this project have been properly kept in the prescribed formats and will be preserved at least up to the defect liability period or for the period as required by any other provision of law.

YES

Download File

6. THE FOLLOWING MATERIALS OR ANY OTHER ITEM OF WORK WHICH WERE NOT CONFORMING TO THE STANDARD SPECIFICATIONS AND WHICH WERE NOT REJECTED, BECAUSE OF REASONS SPECIFIED HEREUNDER:

Reason

abc

Name of the Engineer

VIKANT NARESHRAO SURVE

Local Authority licence number

ENG/4444/66666

Local Authority licence no. valid till

31-03-2025

Date of Physical Visit

12-05-2020

Firm Name

Retal

Remark

NA

Previous

ENGINEER

ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

1. PROJECT DETAILS

2. ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

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100. ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE

Once the Promoter Reviews the submission, he may Accept /Reject the submission made by the Professional. Upon clicking Accept the Promoter proceeds to the form-3 submission.

CA DASHBOARD(FORM-3)

CA user has to login. The below example shows the CA dashboard. Click on “Accept” for Form-3 assignment request.

The screenshot displays the 'FORM THREE VIEW' interface. The main section is titled 'CA DASHBOARD' and contains two primary tables: 'PENDING ON ME' and 'PENDING ON AUTHORITY'.

PENDING ON ME Table:

Start Date	End Date	Form	Process Type	Status	Accept / Reject
03-01-2020	22-05-2025	Form 3A & C	Project Extension	Assigned	<input type="button" value="Accept"/> <input type="button" value="Reject"/>
20-03-1999	20-03-2025	Form 3A & C	Project Registration MODF	Assigned	<input type="button" value="Accept"/> <input type="button" value="Reject"/>
20-03-1999	20-03-2025	Form 3A & C	Project Registration	Save As Draft	<input type="button" value="Open"/> <input type="button" value="Reject"/>
05-	24-	Form 3A & C	Project	Assigned	<input type="button" value="Accept"/> <input type="button" value="Reject"/>

PENDING ON AUTHORITY Table:

Ack. No.	Name	Pending From	Details	Status
12532	Complaint	10/12/2019		<input type="button" value="Open"/>
3523	Query - 1	10/12/2019		<input type="button" value="Closed"/>
3523	Query - 2	10/12/2019		<input type="button" value="Closed"/>

Navigation tabs at the top: Apply For Complaint, Judgement List, Appellate Tribunal, Apply for Review Judgment. An 'Apply' button is on the right. A chat icon is at the bottom right.

Click on Download Excel template for Form-3 and fill in the excel template. Below are the excel templates for Form 3:

13. In Form 3A- Fill the fields Highlighted in Blue like: Status, Unit Amount, Received Amount, Date of Agreement of Sale, Encumbrance Status, Allottee Name, Type of KYC, KYC ID, Mobile Number and Redevelopment
14. In Form 3A- Fill the fields like: Block Name, Flat/Bungalow/Office, Usage, Carpet Area, Area of Balcony, Status, Unit Amount, Received Amount, Date of Agreement of Sale, Encumbrance Status, Allottee Name, Type of KYC, KYC ID, Mobile Number and Redevelopment

Note:

- Date of Agreement of Sale executed in DD/MM/YYYY format
- Status of Encumbrance at the time of submitting Form 3 as follows:
- No Encumbrance/ Created/ Released (Case Sensitive)
- Name of Allottee to be entered only in case of BOOKED unit (Alphabetic name with space is allowed)
- Standard KYC Document ID to be entered in case of BOOKED unit. Fixed names like PAN to be entered
- KYC unique ID in standard format to be entered in case of BOOKED Unit as per the standard syntax [PAN Format (<5Alpha><4Digit><1Alpha>)]
- Mobile number of Allottee to be entered in case of BOOKED Unit (10 digit mobile no.)
- Any Unit under Redevelopment would always have Booking status as “BOOKED” and Redevelopment status as “YES”. No other combination would be allowed in case of Redevelopment.

- *IMPORT will give error if blocks entered are not same as declared on Block Entry Stage in Portal*
- *IMPORT will give error if USAGE or STATUS is not entered as per the Allowed Values as they are case sensitive values*
- *IMPORT will give error if RECEIVED AMOUNT is greater than UNIT AMOUNT for particular Unit*
- *IMPORT will give error if STATUS is UNBOOKED and RECEIVED AMOUNT is written for particular Unit*
- *IMPORT will give error when the user changes any of the row value in column BLOCK TYPE, FLAT/BUNGLOW/OFFICE, USAGE, CARPET AREA and AREA OF EXCLUSIVE BALCONY after EXPORT while sharing any of the subsequent updates (i.e. in Quarterly return filing, extension application etc)*
- *Please Do Not Change Name Of Sheet As Specified In The Sample/ Export*
- *Please Do Not Use Any Formulas In The Excel Sheet (Invalid File Type: Error)*
- *Please Do Not Keep Any Blank Rows Anywhere*
- *Please Do Not Keep Balance Amount, Total Amount Calculated Anywhere In Your Data*

	A	B	C	D	E	F	G	H	I	J	K
	BLOCK NAME	FLAT/BUNGLOW/OFFICE	USAGE	CARPET AREA	AREA OF EXCLUSIVE BALCONY	STATUS	UNIT AMOUNT	RECEIVED AMOUNT	DATE OF AGREEMENT OF SALE	ENCUMBRANCE STATUS	ALLOTTEE NAME
2	Lotus	101	Resident	3454	133.12	BOOKED	4566	1000	11/04/2020	Created	DIVYA
3	Lotus	102	Resident	3455	134.12	BOOKED	4567	500	04/03/2020	Released	AMIT
4	Lotus	103	Resident	3456	135.12	BOOKED	4568	2000	05/04/2020	Released	DIAM
5											
6											
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20											
21											
22											
23											

15. The Booked Status Details like No. of Garages, No. of Covered Parking and No. of Open Parking should be auto fetched and can be editable for user

DETAILS	PROPOSED	BOOKED
Number of Garages	567	44
Number of Covered Parking	4	4
Number of Open Parking	4	

16. After filling Form 3A and Booked Status successfully, CA will be filling the Form 3 (Certificate).

As per the requirement, CA can make any changes Highlighted in Blue in the Form-3 certificate section.

Sr. No.	Particulars	Estimated Amount (in Rs.)	Incurred & Paid Amount (in Rs.)
1.	Land Cost:		
a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	45.00	43.00
b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	45.00	43.00
c	Acquisition cost of TDR (if any)	45.00	43.00
d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	45.00	43.00
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	45.00	43.00
f	Under Re-development/Rehabilitation Scheme:	Applicable	NO
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	0.00	0.00
(ii)	Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0.00	0.00
(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	0.00	0.00

The screenshot displays the 'Form-Three (1).xlsx' Excel spreadsheet, specifically the 'FORM3C' tab. The spreadsheet is organized into columns A through Q and rows 14 through 26. The data is categorized into three main sections: 'Sub-Total of Land Cost', 'Development Cost/Cost of Construction', and 'Total Estimated Cost of the Real Estate Project'. The 'Sub-Total of Land Cost' section includes rows 14-15, with a total of 225. The 'Development Cost/Cost of Construction' section includes rows 16-21, with a total of 2854. The 'Total Estimated Cost of the Real Estate Project' section includes rows 22-26, with a total of 3079. The 'FORM3C' tab is selected, and the 'FORM3' and 'FORM3LOAN' tabs are visible in the background.

Row	Column	Description	Value	Value
14	(iv)	Cost of Port (including primary, secondary, and security deposit or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	0.00	0.00
15		Sub-Total of Land Cost	225	225
16	ii	Development Cost/Cost of Construction:		
17	a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	2812.00	
18	a (ii)	Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) (Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		13.00
19	a (iii)	On-site expenditure for development or entire project excluding cost or construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	14.00	13.00
20	b	Authority:	14.00	14.00
21	c	Proportion of the Cost incurred and paid on i and Cost and Construction Cost to the Total	14.00	14.00
22		Sub-Total of Development Cost	2854	2854
23				
24	2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A)	3079	
25	3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B	283	
26	4	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	56.00	

17. After Filling Form 3 Certificate successfully, CA can make any changes in the auto fetched Loan and Lender Section.

Note: If there is an Encumbrance reported as "Created" against a unit in Form-3 Annexure, the Details of Project loan and lenders is mandatory to be filled without which system shall not allow the submission

[Home](#) | [FAQ](#) | [Map](#)
[Skip to main Content](#) | [Screen Reader Access](#)
PRATIKSINH P...
English
A A A

GUJARAT REAL ESTATE
REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

CA DASHBOARD | VIEW SEMINAR

Project Detail
Form One
Form Two
Form Three A
Form Three C

FORM-3 (ANNEXURE) OF REGISTRATION DETAIL

Form Three A excel validated successfully.

Upload Form 3 A and B

Choose File Form-Three.xlsx

Download Annexure template

Upload Your Form 3 Annexure Excel File

BLOCK DETAILS

SR.No.	BLOCK NAME	FLAT/ BUNGALOW/ OFFICE NO/ PLOT NO.	USAGE	CARPET AREA (in Sq. Mts.)	AREA OF EXCLUSIVE BALCONY
1	Lotus	101	Residential	3454	133.1
2	Lotus	102	Residential	3455	134.1
3	Lotus	103	Residential	3456	135.1
4	Lotus	104	Residential	3457	136.1
5	Lotus	105	Residential	3456	135.1
6	Lotus	106	Residential	3457	136.1
7	Lotus	107	Residential	3458	137.1
8	Lotus	108	Residential	3459	138.1
9	Lotus	109	Residential	3460	139.1
10	Lotus	110	Residential	3461	140.1
11	Lotus	111	Residential	3462	141.1
12	Lotus	112	Residential	3463	142.1
13	Lotus	113	Residential	3464	143.1
14	Lotus	114	Residential	3465	144.1
15	Lotus	115	Residential	3466	145.1
16	Lotus	116	Residential	3467	146.1
17	Lotus	117	Residential	3468	147.1

BLOCK SUMMARY

TOTAL UNIT BOOKED	TOTAL UNBOOKED UNIT	TOTAL NO. OF UNIT	TOTAL CONSIDERATION AMOUNT	TOTAL RECEIVED AMOUNT
12	5	17	4580.0	2000.0

Books of account verified till

04-05-2020

Previous Submit

18. Then Upload the Loan Agreement Document and Mortgaged Document and click on Next Button

	completion of project)"	
5	Proportion of the Cost Incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	0.09
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost Incurred and paid (Sr. number 2 *Sr. number 5)	269
7	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement"	12
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	257

DETAILS OF PROJECT LOAN AND LENDERS:

Name of Lender	Amount of Loan taken for Project as per Agreement (INR)	Loan Agreement Document *
abc	564	File Upload
Loan Disbursal Received (INR)	Loan Repaid (INR)	Balance of Loan (Out Standing) (INR)
545	45	500.0
Total Number of Project Units Mortgaged:	Mortgaged Document *	
5	File Upload	

[Previous](#)
[Next](#)

19. Chartered Accountants are issuing Form 3 considering Form 1 and 2, that is Architect Certificate and Engineers certificate, as working papers for their certification. They do assess the reliability of other experts' work. The prima facie or material difference in certification by these experts would prompt Chartered Accountants to submit disclosure of the fact that the Certificates he is relying on are not in coherence. This facility is made available to Chartered Accountant to report his observations and to enable him to seek and report necessary clarifications from the promoter.

CA can respond "Yes/ No" to this clause and in case of "No", CA shall have to enter the reason/s for the variation. CA may enter one or more reasons in this section as provided by the promoter.

Note: Fields for Entering UDI Number pre-populated with <2-digit Current year in YY Format><6-digit CA Number>. A user enterable 10-digit Alpha numeric number as generated in ICAI website needs to be entered. Due care needs to be taken to avoid typo error as the same can result into error for other CA.

Fill the CA FRN No. in correct format

CA Designation must be entered (Select from Dropdown)

Additional Notes to Certificate (free text) must be entered by the user prior to Form-3 Certificate submission.

After filling all the details in Form 3, click on Confirm and submit button

FORM-3(CA CERTIFICATE) OF REGISTRATION DETAIL			
Sr.No	Particulars	Amount (in Rs.)	
		Estimated (Column - A)	Incurred & Paid (Column - B)
1	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, Interest cost incurred or payable on Land Cost and legal cost Method of land valuation	6,00,00,000 Market Value	40,00,000 View File / 1
	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	6,00,00,000	40,00,000
	Acquisition cost of TDR (if any)	6,00,00,000	40,00,000
	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	6,00,00,000	40,00,000
	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	6,00,00,000	40,00,000
	Under Re-development/Rehabilitation Scheme:	Applicable	No
	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (In Column-A)	0	
	*Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA (In Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		0
	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	0	0
	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	0	0
	Sub-Total of Land Cost	30,00,00,000	2,00,00,000
	Development Cost/Cost of Construction:		
	a (i) Estimated Cost of Construction as certified by Engineer (Column - A)	15,31,292	NA
	a(ii) *Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)*	NA	40,00,000
	a(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	6,00,00,000	40,00,000
	b. Payment of Taxes, cess, fees, charges, premiums, Interest etc. to any Statutory Authority.	6,00,00,000	40,00,000
	c. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	6,00,00,000	6,00,00,000
	Sub-Total of Development Cost	18,15,31,292	6,95,31,292
2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A)		48,15,31,292
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B)		8,95,31,292
4	*Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)*		25
5	Proportion of the Cost Incurred and paid on 1 and Cost and Construction Cost to the Total Estimated Cost (1/3)		0.19
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost Incurred and paid (Sr. number 2 *Sr. number 5)		8,95,31,292
7	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		64,333
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		8,94,66,959

DETAILS OF PROJECT LOAN AND LENDERS:			
Name of Lender:	Amount of Loan taken for Project as per Agreement (INR)	Loan Agreement Document	
SBI	6,56,66,777	View File / 1	
Loan Disbursal Received (INR)	Loan Repaid (INR)	Balance of Loan (Outstanding) (INR)	
6,56,56,654	6,56,777	6,49,99,877	
Total Number of Project Units Mortgaged:	Mortgaged Document:		
100	View File / 1		

DETAILS OF SEPARATE RERA BANK ACCOUNT:			
Bank Name	Branch Name	Account No.	
STATE BANK OF INDIA	STATE BANK OF INDIA	3567899985	
Account Name	IFSC Code	State	
GINGER PROPERTIES PRIVATE LIMITED for WATER RAIN	SBIN0060399	GUJARAT	
Opening Balance	Opening Balance Date	Deposit during the period	
1,11,11,11,111	01-08-2021	2,333	
Withdrawal during the period	Closing Balance	Closing Balance Date	
222	1,11,11,13,222	13-08-2021	

(ADDITIONAL INFORMATION FOR PROJECTS)	
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred)
2	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)
3	(i). Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts)
	(ii). Estimated Receivables in respect of unbooked apartments as per Annexure-A to this certificate.
4	Estimated receivables of project. Sum of 2 + 3 (ii)
5	Percentage to be deposited in Designated Account - 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.

(PROJECT CERTIFICATE)		
This certificate is being issued for RERA compliance for the Company and is based on the records and documents produced before me and explanations provided to me by the management of the Company, based on verification of books or accounts till: 13-08-2021		Project's Name
Promoter's Name	GINGER PROPERTIES PRIVATE LIMITED	WATER RAIN
PHYSICAL PROGRESS OF THE PROJECT AS CERTIFIED BY THE ARCHITECT (FORM-1) AND ENGINEER (FORM-2) SEEMS IN COHERENCE WITH ACTUAL EXPENDITURE INCURRED & PAID CONSIDERING PROJECT SPECIFICATIONS		
YES		
Yours Faithfully, Name of Chartered Accountant	Membership Number	COP Date:
dheeraj thwari thwari	756456	30-04-2021
UDI Number	CA FRN No	CA Firm Name
21756456dheerajthwari342e5	756456d5	sdssd
CA Designation	CA Place	Additional Notes to the Certificate (if any)
Partner	Ahmedabad	sdssd
Project RERA Bank Account Passbook		
View File / 1		

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19.4. Payment

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DASHBOARD | VIEW SEMINAR

PROJECT EXTENSION

Payment

Preview Application

"PLEASE DO NOT PRESS BACK OR REFRESH" FROM THIS POINT ONWARDS.

PAYMENT DETAILS

6.1 Unique Token Number
PKCAZV1W04261

6.2 RERA Total Fees to be Paid
22534

NOTICE:

You will be re-directed to SBI ePay Payment Gateway from which you can pay this amount using "Net Banking", "Credit Card", "Debit Card" options available on ePayment Gateway.

In Corporate Account- Net Banking Maker- Checker Scenario, Checker has to ensure to "Check and Approve" transaction within 20 minutes post initiating the transaction to ensure successful transaction. Failing to which, the transaction will be treated as Failed. For further inquiry/refund please contact SBI ePay REFUND (Scenarios and Process)

- As stated in detailed T&C, the paid fee does not in any way guarantee issuance of services and the fees paid is not eligible for refund or chargeback in any case. B. When a candidate makes double payment by mistake, the refund (part/ full) may be considered, as the Authority may decide, subject to
 - The user bring it to the notice of the GJREERA authority by email within 7 days of making such payment. Any request beyond 7 days will not be entertained
 - The email should be sent to esay-rera@gujarat.gov.in with subject line clearly mentioning "Request for Refund" words along with other details of the transaction.
 - The refund process (in case of double payment by mistake only), via the same source of payments made in such cases, will be initiated in 3 to 5 working days after receiving the refund request and due decision about the refund amount is taken by the GJREERA Authority.
 - In case of auto-refund (when the amount does not reach GJREERA Account), the time taken for credit depends on bank and varies from bank to bank and GJREERA has no control over it. Hence, one may contact the respective bank for such transactions

6.3 TERM & CONDITION

- I agree to all Terms and Condition defined by GJREERA For using Online Payment Gateway Facility using this Portal. The detailed T&C can be found "Terms & Conditions" section on this website. Please accept Terms and Conditions.
- The required information as per the RERA act will be displayed in public domain Please affirm the declarations.
- I/We solemnly affirm and declare that the particulars given in herein are correct to [my /our] knowledge and belief and nothing material has been concealed by [me/us] therefrom Please affirm the declarations.
- I/We hereby affirm and declare that, I/We have read all the particulars on this website and in the event if this project is submitted as a "New Project" and found as "On-going" at the time of evaluation, I/We stand liable to abide by the actions taken as per the GJREERA Authority/ Act Please affirm the declarations.

[Previous](#) [Agree & Pay ₹ 22534](#)

19.5. Confirmation

Home | FAQ | Map | Skip to main Content | Screen Reader Access | SHREEJI DE. | English | A A A | f | |

DASHBOARD | VIEW SEMINAR

PROJECT EXTENSION

Your payment has been successfully paid and your acknowledge number is EXT/200513/010029

[Print Application](#) [Print Receipt](#)

Gujarat Real Estate Regulatory Authority


ABOUT US
Vision Mission

REGULATORY DOCUMENTS
Misc Payment & Utility

QUICK LINKS
Copyright Policy

The Acknowledgement No. for the Project Extension is generated on the Confirmation page. Click on Print application and Print Receipt to view the system generated PDF (screenshot below) for reference. Moreover, the Acknowledgement No. shall also be visible alongside the application to the promoter in the Dashboard post Login.


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**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

Project: Agent: Promoter: Professional: Location:

LOGO: MAP: VIEW: +





PROJECT EXTENSION FORM

1.1 Extent To Date

01/03/2025

1.2 Reasons for Seeking Extension

☒ If Extension is not received as per G.R.E.A. Act

Section 18(1) Extension is not received as per G.R.E.A. Act

☐ If Extension is received but Section Extension is not due to Extension cost is available for Section Extension

Section 18(1) Extension is not received as per G.R.E.A. Act

☐ If Extension is not available due to situation like Financial / Loss Building / Labour / Material / Disruption / Business Condition etc.

Section 18(1) Extension is not received as per G.R.E.A. Act

☐ Construction work completed but M.C. Fee / Fee G.R.E.A. M.C. etc. not received or we cannot apply for it.

Section 18(1) Extension is not received as per G.R.E.A. Act

☐ If Extension and Section 18(1) available / G.R.E.A. not not received

Section 18(1) Extension is not received as per G.R.E.A. Act

Block Name	Development Start Date	Development End Date	Height (in Meters) per Section Plan of ERI/Block	250	Building Area	Construction Certificate No.	Comm. of Latest Commencement Certificate	All Commencement Certificate of this Block
Alpha	01-03-2021	30-03-2024	345	320	324	K/L/765446/523	31-12-2020	See Document.pdf
Beta	01-03-2021	30-03-2024	345	320	324	K/L/765446/523	31-12-2020	Commencement certificate.pdf
Gamma	01-03-2021	30-03-2024	345	320	324	K/L/765446/523	31-12-2020	Commencement certificate.pdf
Delta	01-03-2021	30-03-2024	345	320	324	K/L/765446/523	31-12-2020	Commencement certificate.pdf
Epsilon	01-03-2021	30-03-2024	345	320	324		31-12-2020	Commencement certificate.pdf

1.3 Supporting Document (If Any) : YES / NO

Form 10 (Declaration/Declaration/Consent Affidavit) Along With Form 10 To Be Uploaded Here :
(Attach by Promoter)

1.4 Date of Issuance of Document

01/03/2025

1.5 Authority Signature of Project who has signed Form 10

PRADIP KUMAR

1.6 Contact Details

9920023422

1.7 Declaration Form 10

FORM 10 REV 01.pdf

1.7.1 New Declaration Form 10

See Document.pdf

1.14 2nd consent of allottee (as per section 42)

See Document.pdf

FORM 1

COA No	Architect Name	Email Id	Mobile No	Status
CA/2018/112483	SAJANSH JAIN	ted123@gmail.com	974454034	ACCEPTED

FORM 2

Engineer License Number	Engineer Name	Email Id	Mobile No	Status
1000123	KENNETH PETER DUNHA	wt123@yahoo.com	765454034	ACCEPTED

19.7. Print Receipt



Gujarat Real Estate Regulatory Authority (RERA)
www.gujrera.gujarat.gov.in

Office Address:- 4th Floor, Sahyog Bankul, Sector-11, Gandhinagar-382010
Website: gujnera.gujarat.gov.in, Ph. No. (079) 232-58850 Email id: info@gujnera.gujarat.gov.in

E-RECEIPT FOR GUJARAT RERA PAYMENT

Date of Payment	13/08/2021
Type of Payment	Project Extension Fees
Stamp No.	NA
Challan No.	NA
Receipt No.	65230
GujRERA Token No.	PXCLJUXGD5368
SBI ePay Transaction No.	ONTXNO65230213313130843
Amount (Rs)	64,267.50
Additional Amount (Rs)	0.00
Total Amount (Rs)	64,267.50
PROMOTER Name	RIVSWASTIK BUILDCON LLP
Mobile No.	8234234242
Email Id	promoterthree@test.com
Remarks	PE/VALSAD/UMARGAM/UmargamM /130821/018278/E1

Note:

1. The Total Amount is paid through SBI ePay with user accepting all disclaimer and terms and conditions of GujRERA Online Payment mentioned on www.gujrera.gujarat.gov.in
2. For any payment related Enquiry, please contact SBI ePay on Contact Number: +91-22-2752 3816, 1900-221-401 [Operational Hours (Monday to Friday: 10.30 AM to 06.30 PM, Saturday (1st, 3rd & 5th Saturdays of the week): 10.30 AM to 06.30 PM]
3. For support from GujRERA, you may write on info@gujnera.gujarat.gov.in



20. Project Extension (Inquiry Compliance Process)

Please refer the Project Registration section for Inquiry Compliance Process

21. Project Extension (Withdraw)

Please refer the Project Alteration (Section-15) for steps to Withdraw Application

22. Project Extension (Create Ticket)

Please refer the Project Alteration (Section-15) for steps to Create Ticket

23. Agent Registration

23.1. Agent Registration background

Real Estate Act, 2016

9. (1) No real estate agent shall facilitate the sale or purchase of or act on behalf of any person to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being the part of the real estate project registered under section 3, being sold by the promoter in any planning area, without obtaining registration under this section.

(2) Every real estate agent shall make an application to the Authority for registration in such form, manner, within such time and accompanied by such fee and documents as may be prescribed.

(3) The Authority shall, within such period, in such manner and upon satisfying itself of the fulfillment of such conditions, as may be prescribed—

(a) grant a single registration to the real estate agent for the entire State of Union territory, as the case may be;

(b) reject the application for reasons to be recorded in writing, if such application does not conform to the provisions of the Act or the rules or regulations made thereunder:

Provided that no application shall be rejected unless the applicant has been given an opportunity of being heard in the matter.

(4) Whereon the completion of the period specified under sub-section (3), if the applicant does not receive any communication about the deficiencies in his application or the rejection of his application, he shall be deemed to have been registered.

(5) Every real estate agent who is registered as per the provisions of this Act or the rules and regulations made thereunder, shall be granted a registration number by the Authority, which shall be quoted by the real estate agent in every sale facilitated by him under this Act.

(6) Every registration shall be valid for such period as may be prescribed, and shall be renewable for a period in such manner and on payment of such fee as may be prescribed.

(7) Where any real estate agent who has been granted registration under this Act commits breach of any of the conditions thereof or any other terms and conditions specified under this Act or any rules or regulations made thereunder, or where the Authority is satisfied that such registration has been secured by the real estate agent through misrepresentation or fraud, the Authority may, without prejudice to any other provisions under this Act, revoke the registration or suspend the same for such period as it thinks fit:

Provided that no such revocation or suspension shall be made by the Authority unless an opportunity of being heard has been given to the real estate agent.

10. Every real estate agent registered under section 9 shall—

(a) not facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being sold by the promoter in any planning area, which is not registered with the Authority;

(b) maintain and preserve such books of account, records and documents as may be prescribed;

(c) not involve himself in any unfair trade practices, namely:—

(i) the practice of making any statement, whether orally or in writing or by visible representation which—

(A) falsely represents that the services are of a particular standard or

grade;

(B) represents that the promoter or himself has approval or affiliation which such promoter or himself does not have;

(C) makes a false or misleading representation concerning the services;

(ii) permitting the publication of any advertisement whether in any newspaper or otherwise of services that are not intended to be offered.

(d) facilitate the possession of all the information and documents, as the allottee, is entitled to, at the time of booking of any plot, apartment or building, as the case may be;

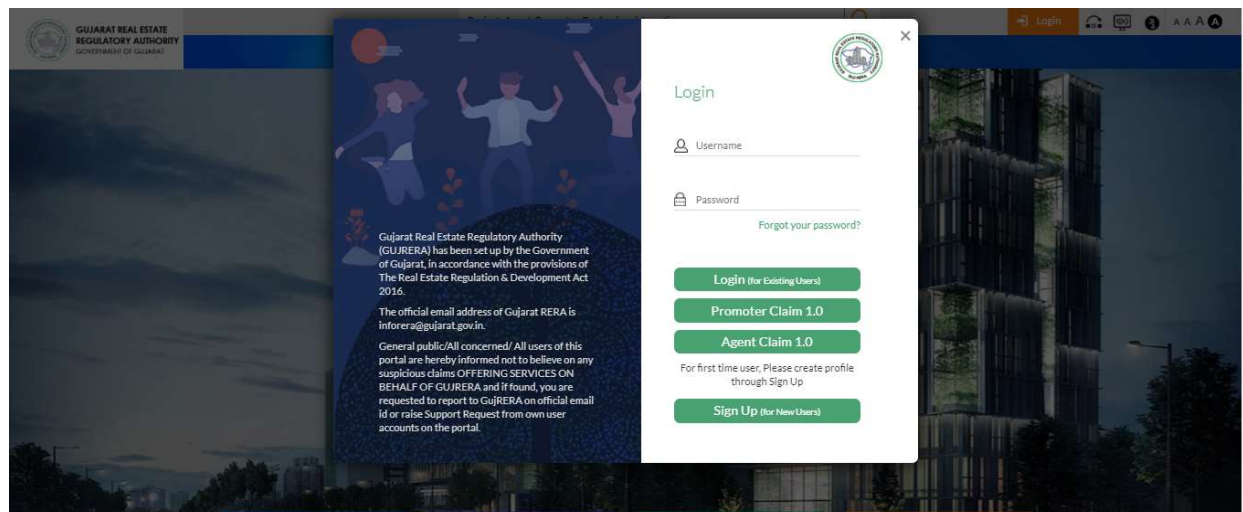
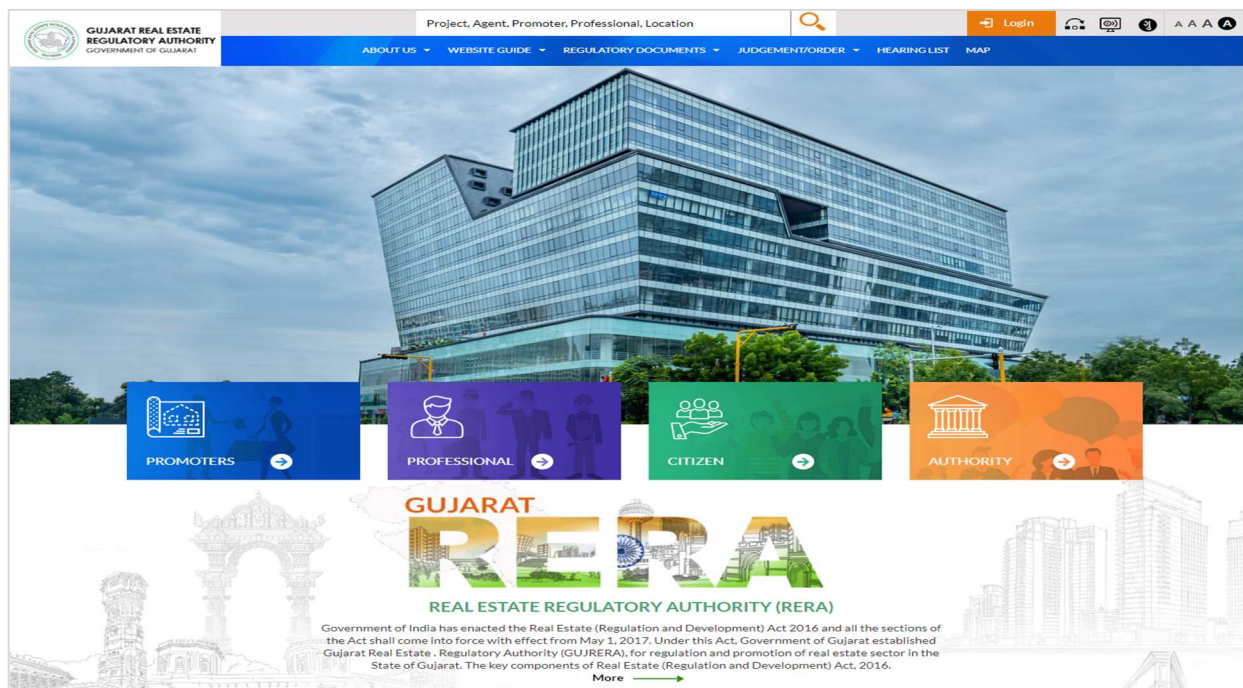
(e) discharge such other functions as may be prescribed.

24. Agent Enrollment Process

Please refer the Agent Enrollment process manual before proceeding with Agent registration application process

25. Agent Registration Application Process

Step 1: The Agent user clicks on the Login link on the Home Page and then enters the Login ID and Password for accessing the Agent Dashboard



Step 2: The Agent has to click on the Apply button on the top right of the Dashboard screen, followed by “Apply for RERA Registration” to initiate the Agent Registration Application.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

AGENT DASHBOARD

0 Pending with Agent **0** Pending with Authority **0** Rejected / Revoked Application **0** Approved Application

PENDING WITH AGENT

Agent Name	Agent Ack No.	Agent Email Id	Mobile No	Submitted Date	Status	Action
No Record Found!						

PENDING WITH AUTHORITY

Agent Name	Agent Ack No.	Agent Email Id	Agent Mobile Number	Submitted Date	Status	Payment Receipt
No Record Found!						

REJECTED / REVOKED APPLICATION

Agent Name	Agent Ack No.	Agent Email Id	Agent Mobile Number	Submitted Date	Status	Download	Payment Receipt
No Record Found!							

APPROVED APPLICATION

Agent Name	Agent Registration No.	Agent Email Id	Agent Mobile Number	Submitted Date	Status	Download	Payment Receipt
No Record Found!							

MY COMPLAINTS 0 **Conciliation Consent Requests for Me** 0 **My Support Requests** 0 **My Penalties** 0 **Show Cause Notice** 0 **All Grievances on My Projects** 0

Search: --Select-- **Filter** **Reset** Total Result - 10/

Export PDF **Export Excel** **Send Email**

View Application **Complaint Status**

MY NOTIFICATIONS

- GujRERA Account Password is changed.
- Your application for BLUE INTERGLOBE PRIVATE LIMITED is approved
- GujRERA Account Created
- Request for GujRERA Agent Account submitted

View All

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

AGENT DASHBOARD

0 Pending with Agent **1** Pending with Authority **0** Rejected / Revoked Application **0** Approved Application

PENDING WITH AGENT

Agent Name	Agent Ack No.	Agent Email Id	Mobile No	Submitted Date	Status	Action
No Record Found!						

PENDING WITH AUTHORITY

Agent Name	Agent Ack No.	Agent Email Id	Agent Mobile	Submitted	Status	Payment
No Record Found!						

MY COMPLAINTS 0 **Conciliation Consent Requests for Me** 0 **My Support Requests** 0 **My Penalties** 0 **Show Cause Notice** 0 **All Grievances on My Projects** 0

Search: --Select-- **Filter** **Reset** Total Result - 10/

Export PDF **Export Excel** **Send Email**

View Application **Complaint Status**

MY NOTIFICATIONS

- Your Agent Registration for BLUE INTERGLOBE PRIVATE LIMITED is approved
- Your Agent Registration for BLUE INTERGLOBE PRIVATE LIMITED is approved

25.1. Agent Registration application form

Step 3: Agent Registration form is open for application.

In the Other State RERA Registration details section please enter the Registration no. of the Agent user (as issued in any state other than Gujarat), select the state name from the dropdown list, Upload the Registration certificate (as issued by the other state RERA authority) by clicking on the Upload button.

Once the details are entered, selected and uploaded, click on the “Add into the list” button to save the record. If there are more than one records the user wants to enter, repeat the above process and Add to save that record. Multiple records can be added in this section. (Refer screenshot below). The user may re-enter any particular record details by clicking on Delete action button from the saved records and Add to update the particular record.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

AGENT RERA REGISTRATION

APPLY FOR AGENT RERA REGISTRATION APPLICATION

Other State RERA Registration Details

RERA Registration No.	State	Filename/view	Action
No other State Record Added.			

RERA Registration No. State Other State RERA registration certificate

MH/12345/ABCDE Maharashtra Test.pdf

Add into the list

Income Tax Return (For 3 Yr.)

Income Tax Return(2018-19) * Income Tax Return (2019-20) * Income Tax Return (2020-21) *


File Upload File Upload File Upload

In case you are exempted from filing IT Returns for any/all Financial year/s, please upload a notarized declaration pdf, stating the reason for exemption before proceeding

Save As Draft Submit & Next


Click on the “File Upload” button in each of the Income Tax Return (ITR) fields to upload the ITR for the specified financial years. Please note that the user shall be dynamically prompted to upload the ITRs for last three financial years or lesser, depending on the date of incorporation (in case of Agent type other than individual). In case of Individuals, last three financial year returns must be uploaded.

In case you are exempted from filing ITR for any/all financial years, user must upload a notarized declaration pdf stating the reason for exemption and proceed by clicking on Submit button. (Refer screenshot below)








**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location



BLUE INTERG...

DASHBOARD MISC

AGENT RERA REGISTRATION

APPLY FOR AGENT RERA REGISTRATION APPLICATION

Other State RERA Registration Details

RERA Registration No.	State	Filename/View	Action
MH/12345/ABCDE	Maharashtra	Test.pdf	Delete

RERA Registration No.

State

Other State RERA registration certificate

File Upload

Add into the list

Income Tax Return (For 3 Yr.)

Income Tax Return(2018-19) *

Income Tax Return (2019-20) *

Income Tax Return (2020-21) *

Test.pdf


Test.pdf

Test.pdf

In case you are exempted from filing IT Returns for any/all Financial year/s, please upload a notarized declaration pdf, stating the reason for exemption before proceeding


Save As Draft

Submit & Next








**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location



BLUE INTERG...

DASHBOARD MISC

AGENT RERA REGISTRATION

APPLY FOR AGENT RERA REGISTRATION APPLICATION

Other State RERA Registration Details

RERA Registration No.	State	Filename/View	Action
MH/12345/ABCDE	Maharashtra	Test.pdf	Delete

RERA Registration No.

State

Other State RERA registration certificate

File Upload

Add into the list

Income Tax Return (For 3 Yr.)

Income Tax Return(2018-19) *

Income Tax Return (2019-20) *

Income Tax Return (2020-21) *

Test.pdf

Test.pdf

Test.pdf

In case you are exempted from filing IT Returns for any/all Financial year/s, please upload a notarized declaration pdf, stating the reason for exemption before proceeding

Save As Draft

Submit & Next

Message

Agent Application Form is filled successfully, kindly do the payment in next page.

OK

On submission a popup message shall appear, prompting the user to make the agent application payment in the next page.

25.2. Payment

The Payment screen shows the Payment head, GujRERA unique token number, system calculated Amount, additional amount (if any) and total amount for the given type of Agent user. Kindly go through the Note section carefully, click on all the Terms & Conditions checkboxes and click on Agree & Pay button to Proceed as shown below. The user has to select the Payment gateway (Hdfc or SBI) through which he/she wishes to process the payment.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

BLUE INTERG...

DASHBOARD MISC

AGENT RERA REGISTRATION

PAYMENT

[Preview Application](#)

"PLEASE DO NOT PRESS BACK OR REFRESH" FROM THIS POINT ONWARDS.

PAYMENT DETAILS

Payment head

Agent Registration Fees

GujRERA Unique Token Number

ARCTTZGIE5061

Amount (₹) (A) *

50,000

Addl. Amount (₹) (B) *

0

Total Amount (₹) (A+B) *

50,000

NOTE

1. You will be re-directed to SBI ePay Payment Gateway from which you can pay this amount using "Net Banking", "Credit Card", "Debit Card" options available on SBI ePayment Gateway.
2. In Corporate Account - Net Banking "Maker - Checker" Scenario, the Checker has to ensure performing "Check and Approve" on this transaction within 20 minutes post initiating the transaction by the Maker, to ensure successful transaction. Failing this, the transaction will be treated as Failed. For further inquiry/ refund please contact SBI ePay on (T) +91-22-2752 3816, (E) support.sblepay@sbi.co.in
3. REFUND (Scenario and Process)
 - A. As stated in detailed T&C for using Online Payment Gateway Facility on GUJRERA Portal ([here](#)), the payment of amount does not in any way guarantee issuance of services and the paid amount is not eligible for refund or chargeback in any case.
 - B. In an unlikely event of User making double payment by mistake, the refund (part/ full) may be considered, as may be decided by GUJRERA, subject to
 - The user bringing it to the notice of the GUJRERA authority by email within 7 days of making such payment. Any request beyond 7 days will not be entertained.
 - The user has to request for refund by creating Support Request/ Ticket under "Finance & Accounts> Apply for Refund" section on GUJRERA portal from your User Account.
 - In case of any dispute, the email should be sent to epay-rera@gujarat.gov.in with subject line clearly mentioning "Request for Refund" words along with other details of the transaction.
 - C. The refund (in case of double payment by mistake only), via the same source of payments made in such cases, will be initiated in 3 to 5 working days after receiving the refund Support Request/ Ticket and the decision about the refund taken by the GUJRERA Authority will remain final and binding for user.
 - D. In case of auto-refund by SBI ePay (when the transaction does not reach GUJRERA Account), the time taken for credit depends on bank and varies from bank to bank and GUJRERA has no control over it. Hence, one may contact the respective bank for such transactions.

TERM & CONDITION

☐ I agree to all Terms and Condition defined by GUJRERA For using Online Payment Gateway Facility using this Portal. The detailed T&C can be found "Terms & Conditions" Section on this website. Please accept Terms and Conditions.


☐ The required information as per the RERA act will be displayed in public domain Please affirm the declarations.

☐ [I/We] solemnly affirm and declare that the particulars given in herein are correct to [my /our] knowledge and belief and nothing material has been concealed by [me/us] therefrom Please affirm the declarations.

☐ I agree to all Terms and Condition defined by GUJRERA for using Online Payment Gateway facility using this Portal ([here](#)), I also agree to all Terms and Condition defined by SBI ePay for performing the payment transaction as you will experience in subsequent steps after this page. Please accept Terms and Conditions.


[Previous](#) [Pay](#)


Before proceeding with the payment, the user may preview the entire application (user enrollment and RERA registration form details) by clicking on the "Preview Application" button on the top right corner of the page. The following preview screen shall appear which can be printed by the user, by clicking on the "Print" button. (Refer screenshot below)

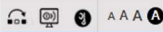


**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

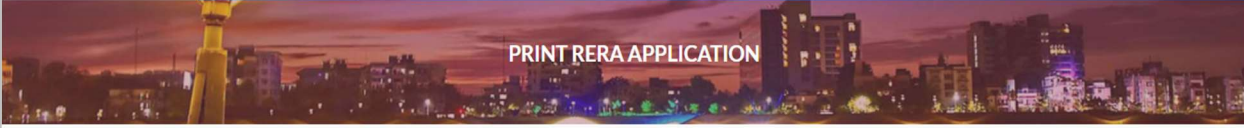
Project, Agent, Promoter, Professional, Location








DASHBOARD
MISC



PRINT RERA APPLICATION



**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

Print

AGENT REGISTRATION FORM

KYC

Agent Type	Company PAN No	Company Name
Company	AAACZ6358H	BLUE INTERGLOBE PRIVATE LIMITED
Company Email Id	CIN Number	Mobile No
agentfive@test.com	U74140GJ2013PTC073335	8871123111
Date of Incorporation (as per PAN)	Address Line 1	Address Line 2
13/01/2013	Check this line one	Check this line two
Major Activities	Pincode	Fax No
Real estate activities	382421	
Landline No	State	District
	Gujarat	Gandhinagar
Taluka		
Gandhinagar		
CIN Registration Certificate	Memorandum And Articles Of Association	Colored PAN Card
zzz NA.pdf	zzz NA.pdf	zzz NA.pdf
Company LOGO	Address Proof	
zz-partner.jpg	zzz NA.pdf	

ASSOCIATED DIRECTORS

Name	PAN No	Address	Mobile No	Pincode	State	District	Taluka	Email Id	Action
KAMLESHKUMAR GHANSHYAMBHAI VATALIYA	ADJPV9243N	Check this address line 1	8112331000	382421	GUJARAT	Gandhinagar	Gandhinagar	ttt@tt.com	View
PRAVIN NAGJIBHAI BAVADIYA	AETPB2507C	Check this address line 1	9000111223	382421	GUJARAT	Gandhinagar	Gandhinagar	uuu@uuu.com	View

APPLY FOR AGENT RERA REGISTRATION APPLICATION

Other State RERA Registration Details

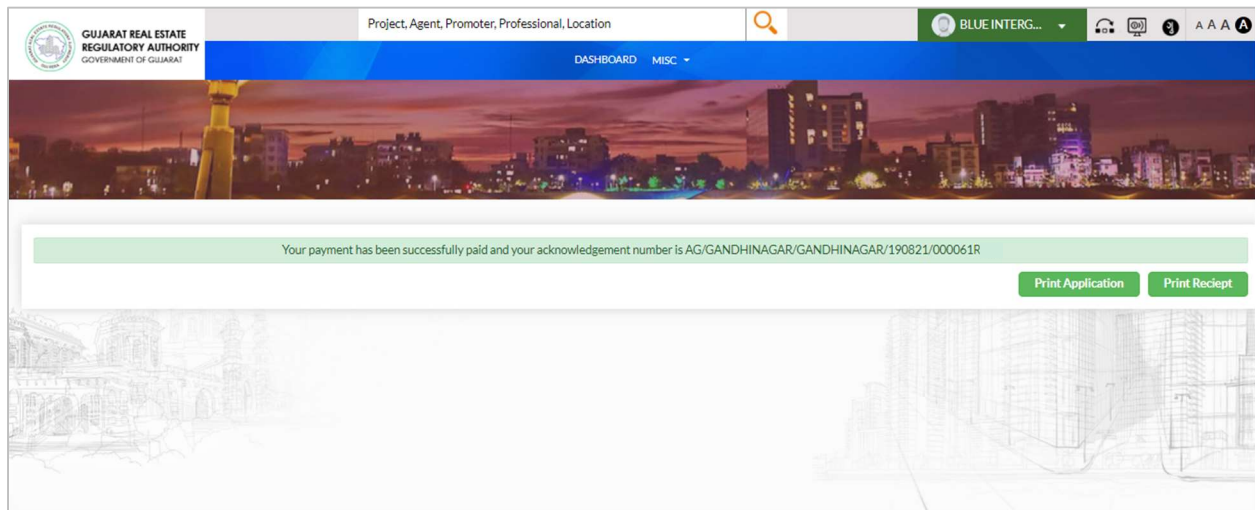
State	RERA Registration No.	Other State RERA registration certificate
Maharashtra	MH/12345/ABCDE	Test.pdf

Income Tax Return (For 3 Yr.)

Income Tax Return(2020-21)	Income Tax Return (2019-20)	Income Tax Return (2020-21)
Test.pdf	Test.pdf	Test.pdf

Print
Cancel

25.3. Confirmation



The Acknowledgement No. for the Agent Registration is generated on the Confirmation page. Click on Print application and Print Receipt to view the system generated PDF (screenshot below) for reference. Moreover, the Acknowledgement No. shall also be visible alongside the application to the Agent in the Dashboard post Login.

25.4. Print Application

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

BLUE INTERGLOBE PRIVATE LIMITED

FORM G

Gujarat Real Estate Regulatory Authority (RERA)
Government of Gujarat
Website: gujraera.gujarat.gov.in, Email: inforera@gujarat.gov.in

FORM 'G'
[See rule 10(1)]
APPLICATION FOR REGISTRATION OF REAL ESTATE AGENT

To: Gujarat Real Estate Regulatory Authority
4th Floor, Sahyog Sankul,
Sector-11, Gandhinagar-382010

Sir, I/We beg to apply for the grant of registration as a real estate agent to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in real estate projects registered in the Gujarat State in terms of the Act and the rules and regulations made thereunder

Acknowledgement No **AG/GANDHINAGAR/GANDHINAGAR/190821/000061Rnull**

No	Title	Details
1	BLUE INTERGLOBE PRIVATE LIMITED., Check this line one, Check this line two Gandhinagar, Gandhinagar, GUJARAT - 382421	

2 The requisite particulars are as under:

(i) Type/ Status of Applicant Agent	COMPANY
(ii) Name	BLUE INTERGLOBE PRIVATE LIMITED
PAN Number	AAACZ6358H
Address	Check this line one, Check this line two Gandhinagar, Gandhinagar, GUJARAT - 382421
Type/ Status of Applicant Agent	COMPANY
Occupation/ Major Activities	Real estate activities
Colored PAN Card	View File / 1
Address Proof	View File / 1
CIN Registration Certificate	View File / 1
Memorandum And Articles Of Association	View File / 1

Partners/ Directors/ Competent Person/ Members

(a) Name	KAMLESH KUMAR GHANSI HYAMBHAI VATALIYA
PAN Number	ADJPV9243N
Address	Check this address line 1 Check this address line 1 Gandhinagar Gandhinagar GUJARAT- 382421
Colored PAN Card	View File / 1
(b) Name	PRAVIN NAGJIBHAI BAVADIYA
PAN Number	AETPB2507C
Address	Check this address line 1 Check this address line 2 Gandhinagar Gandhinagar GUJARAT- 382421
Colored PAN Card	View File / 1

(iii) Income tax returns filed under the provisions of the Income Tax Act, 1961 for three financial years preceding the application or in case the applicant was exempted from filing returns under the provisions of the Income Tax Act, 1961 for any of the three year preceding the application, a declaration to such effects:

2018-19	2019-20	2020-21
View File / 0	View File / 0	View File / 0

(iv) particulars of registration including the bye-laws, memorandum of association, articles of association etc. as the case may be:

CIN Registration Certificate	Memorandum And Articles Of Association
View File / 1	View File / 1

(v) authenticated copy of the address proof of the place of business

Address Proof	View File / 1
---------------	-------------------------------

(vi) Details of registration in any other State or Union territory

State	RERA Registration No.	Other State RERA registration certificate
Maharashtra	MH/12345/ABCDE	View File / 0

(vii) Any other information the applicant may like to furnish

NA

3. I/we enclose the following documents along with, namely:

Payment Details:	
Amount (Rs.)	50,000
Transaction Date:	19-08-2021
Mode of Payment	CC
Payment Receipt	View File / 1


4. I/we solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Date:	19-08-2021
Place:	Gandhinagar

This is online submitted application with due eKYC done, hence no physical signature required
Yours faithfully,
Signature & Seal of Applicant

[Print](#) [Back](#)

25.5. Print Receipt



Gujarat Real Estate Regulatory Authority (RERA)
www.gujrera.gujarat.gov.in

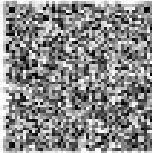
Office Address:- 4th Floor, Sahyog Sankul, Sector-11, Gandhinagar-382010
Website:- gujra.gujarat.gov.in, Ph. No. (079) 232-58559 Email id: info@gujrat.gov.in

E-RECEIPT FOR GUJARAT RERA PAYMENT

Date of Payment	19/08/2021
Type of Payment	Agent Registration Fees
Stamp No.	NA
Challan No.	NA
Receipt No.	85267
GujRERA Token No.	ARCA8DGIE5081
SBI ePay Transaction No.	ONTXNO85267213419113201
Amount (Rs)	50,000.00
Additional Amount (Rs)	0.00
Total Amount (Rs)	50,000.00
Applicant Name	BLUE INTERGLOBE PRIVATE LIMITED
Mobile No.	8871123111
Email Id	agentfive@test.com
Remarks	Payment for transaction No: A/G/GANDHINAGAR/GANDHINAGAR/190821/000081Rnul

Note:

1. The Total Amount is paid through SBI ePay with user accepting all disclaimer and terms and conditions of GujRERA Online Payment mentioned on www.gujrera.gujarat.gov.in
2. For any payment related Enquiry, please contact SBI ePay on Contact Number: +91-22-2752 3816, 1800-221-401 (Operational Hours (Monday to Friday: 10.30 AM to 06.30 PM, Saturday (1st, 3rd & 5th Saturdays of the week) : 10.30 AM to 06.30 PM)
3. For support from GujRERA, you may write on info@gujrat.gov.in



26. Agent Application (Inquiry Compliance Process)

Please refer the Project Registration section for Inquiry Compliance Process

27. Agent Application (Withdraw)

Please refer the Project Alteration (Section-15) for steps to Withdraw Application

28. Agent Application (Create Ticket)

Please refer the Project Alteration (Section-15) for steps to Create Ticket

Disclaimer

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