

# **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

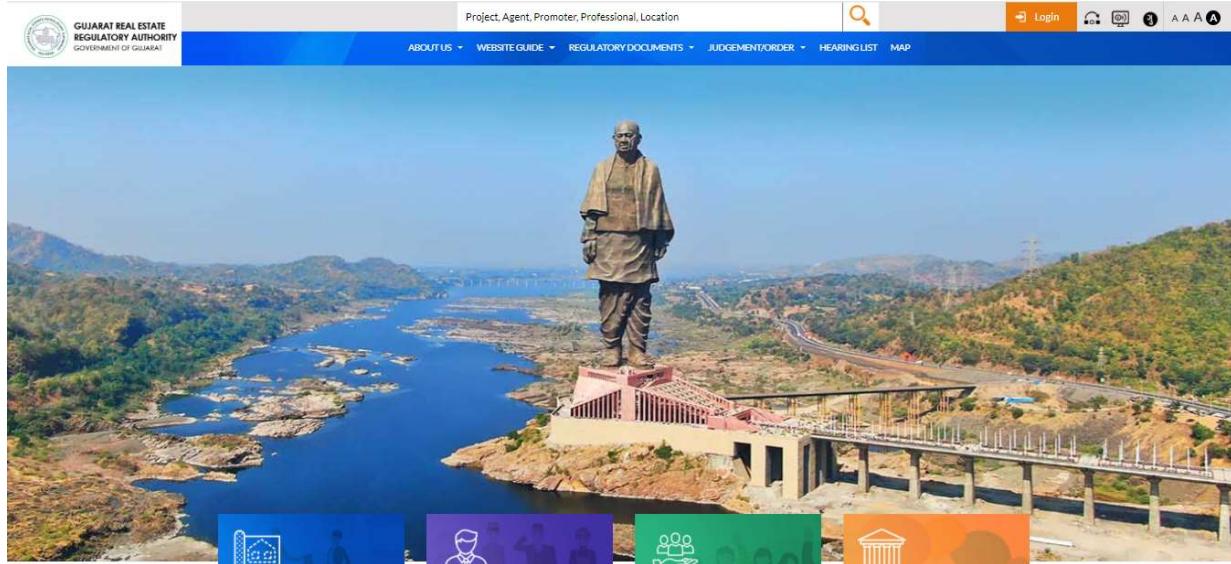
No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area within Gujarat, without registering the real estate project with the Gujarat 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.

## 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.



<b>Add</b>	1.52 First Name DEVIN	1.53 Middle Name DEVIN	1.54 Last Name(Surname) NAGAR
	1.55 PAN No FLTPS0023N	1.56 Mobile No 9854454444	1.57 Email ID devin.nagar@gmail.com
	1.58 Address Line 1 R.K.Vihar	1.59 Address Line 2 Not Available	1.60 Pincode 380013
	1.61 State GUJARAT	1.62 District Ahmedabad	1.63 Taluka Ahmedabad City
	1.64 Upload Colored PAN Card <a href="#">View File / 5</a>	1.65 Upload Authorization Certificate <a href="#">View File / 1</a>	1.66 Photograph 

<b>Add</b>	1.52 First Name SUDHITO	1.53 Middle Name ASUTOSH	1.54 Last Name(Surname) MUKERJEE
	1.55 PAN No AQIPR9803C	1.56 Mobile No 9854454443	1.57 Email ID sudhito.m@gmail.com
	1.58 Address Line 1 Vishnupuri	1.59 Address Line 2 Not Available	1.60 Pincode 380013
	1.61 State GUJARAT	1.62 District Ahmedabad	1.63 Taluka Ahmedabad City
	1.64 Upload Colored PAN Card <a href="#">View File / 1</a>	1.65 Upload Authorization Certificate <a href="#">View File / 1</a>	1.66 Photograph 

Is the Land Owner other than Promoter?

Yes  No

#### OTHER PROMOTER DETAILS

If the promoter name does not match with previous record (in 7.42, property card 162), the promoter has to provide REGISTERED DEVELOPMENT AGREEMENT as per GuREIA 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 through Admn Panel.

Promoter Type PARTNERSHIP FIRM	Type of Entity NG GROUP FINANCIAL SERVICES	PAN No AAJMPFLPSA	Download Agreement <a href="#">View File / 1</a>	Land Owner Yes	Action <a href="#">Delete</a>
<b>PARTNERS</b>					
1.67 First Name ZARANA	1.68 Middle Name NAZRINSHAH	1.69 Last Name(Surname) PATIL			
1.70 PAN No ALRPP9297N	1.71 Address Line 1 Wardha Nagar	1.72 Address Line 2 Not Available			
1.73 Mobile No 9854454345	1.74 Pincode 380002	1.75 State GUJARAT			
1.76 District Ahmedabad	1.77 Taluka Ahmedabad City	1.78 Email ID zaran@gmail.com			
1.79 Colored PAN Card <a href="#">View File</a>	1.80 Photograph 				

1.81 First Name BALRAM	1.82 Middle Name SHARATSHAI	1.83 Last Name(Surname) PADIWALA
1.84 PAN No ALRPP9297N	1.85 Address Line 1 Saiji Mithi	1.86 Address Line 2 Not Available
1.87 Mobile No 9854454345	1.88 Pincode 380002	1.89 State GUJARAT
1.90 District Ahmedabad	1.91 Taluka Ahmedabad City	1.92 Email ID balram@gmail.com
1.93 Colored PAN Card <a href="#">View File</a>	1.94 Photograph 	

#### AUTHORIZED SIGNATORY

1.95 First Name ZARANA	1.96 Middle Name NAZRINSHAH	1.97 Last Name(Surname) PATIL
1.98 PAN No ALRPP9297N	1.99 Mobile No 9854454345	2.00 Address Line 1 Wardha Nagar
2.01 Address Line 2 Not Available	2.02 Pincode 380002	2.03 State GUJARAT
2.04 District Ahmedabad	2.05 Taluka Ahmedabad City	2.06 Email ID zaran@gmail.com
2.07 Colored PAN Card <a href="#">View File</a>	2.08 Authorization Certificate <a href="#">View File / 1</a>	2.09 Photograph 
2.10 First Name BALRAM	2.11 Middle Name SHARATSHAI	2.12 Last Name(Surname) PADIWALA
2.14 PAN No ALRPP9297N	2.15 Mobile No 9854454343	2.16 Address Line 1 Akola temple
2.17 Address Line 2	2.18 Pincode	2.19 State GUJARAT

S.103. Project Name BIRLAAGRAHA	S.102. Project Name BIRLAAGRAHA	S.103. Last Name/Name RAJENDRAKUMAR
S.104. Project No. BIRLAAGRAHA	S.105. Mobile No. 9898984848	S.106. Address Line 1 BIRLAAGRAHA
S.107. Address Line 2 Plot Availability	S.108. Pincode 399001	S.107. Address Line 2 BIRLAAGRAHA
S.109. District Aurangabad	S.109. Taluka Aurangabad	S.110. Email Aurangabad@gmail.com
S.110. Coloured PAN Card	S.110. Authorization Certificate	S.110. Photograph



S.103. Project Name BIRLAAGRAHA	S.102. Project Name BIRLAAGRAHA	S.103. Last Name/Name RAJENDRAKUMAR
S.104. Project No. BIRLAAGRAHA	S.105. Mobile No. 9898984848	S.106. Address Line 1 BIRLAAGRAHA
S.107. Address Line 2 Plot Availability	S.108. Pincode 399001	S.107. Address Line 2 BIRLAAGRAHA
S.109. District Aurangabad	S.109. Taluka Aurangabad	S.110. Email Aurangabad@gmail.com
S.110. Coloured PAN Card	S.110. Authorization Certificate	S.110. Photograph



## 2.2. Previous Project Detail

Step 4: The Second screen of the application form is the Previous Project details page. Fill the Previous Project Details if promoter user is having any by clicking on the Radio Button “YES/NO” and then click on Next button to proceed to the next page of the application.

**Note:** The systemically pre-fetched Approved Projects should be visible to Promoter under Gujrera Previous Project Section are read only and non-editable which cannot be changed by the applicant.



Promoter Detail

- [Previous Project](#)
- [Project Detail](#)
- [Development Detail](#)
- [Add Professionals](#)
- [Upload Document](#)
- [Block Entry](#)
- [Map](#)
- [Assign Professionals](#)
- [Perform Certification](#)
- [Declaration](#)
- [Payment Page](#)

**PREVIOUS PROJECT DETAILS(LAST 5 YEARS)**  
(SEE SECTION 4, 11, GENERAL RULE 3, 4, AUTHORITY RULE 10, REGULATION AND ORDERS)

**Gujrera Previous Project**

Sr.No.	Project Name	Current Status	Expected Completion Date	Project Description	Address Line1	Address Line2
1	Ronda	New	06-05-2024	abcxyzabc	vastrapur road	
2	NAND APARTMENT	New	06-05-2024	abcxyzabc	vastrapur road	
3	AMALTAZ ENCLAVE	New	06-05-2024	abcxyzabcxyz	vastrapur	
4	Elegance	Ongoing	06-05-2024	3 bhks	vastrapur road	
5	GREEN BHAVAN	New	06-05-2024	abcxyzabc	vastrapur road	
6	HARI OM HOM	New	05-06-2025	abcxyzabc	Gandhinagar road	
7	WATER RAIN	New	06-05-2025	abcxyzabcxyz	vastrapur road	
8	DIARY2021	New	06-05-2025	abcxyz6646	vastrapur	
9	PIN DROP	New	05-06-2025	Description	vastrapur	
10	TEST APPLICATION	New	05-06-2025	abcxyz123456	vastrapur	
11	Irishna Enclave	New	22-07-2022	good	gujrat	
12	SHALIMAR BAGH	New	30-06-2025	Flats with all facilities	Near Prahar Living Opp. Hotel Pumps, -45 Nek Chand road	
13	BOOTCAMP	New	06-04-2027	Project with all the facilities available	Vastrapur	
14	GARDEN	New	06-07-2027	Project with all the facilities. Project with all the facilities.Project with all th...	Vastrapur Road	<a href="#">View More</a>
15	TEST0123	New	04-05-2028	Project Description	Vastrapur	
16	SPEAKER@1	New	06-05-2040	Description of Project is Required	Vastrapur Road	
17	Kivality Walls	New	29-06-2040	Project Description, Project Description	Vastrapur Road	
18	CREAMBELL	New	28-04-2035	Project Description...xyzxyz	Vastrapur Road	
19	Vardhan Heights	New	05-06-2026	Enter Project Description mentioning with all the amenities	Vastrapur Road	
20	Prahlad Kunj	New	04-06-2023	Flat with all facilities. lat with all facilities.Flat with all the facilities. Flat with...	Vastrapur Road	<a href="#">View More</a>
21	naina vihar	New	18-03-2025	shakilbuilders@gmail.com	gujrat	
22	Kunj Wand Villa	New	31-01-2024	Flat with all facilities. lat with all facilities.Flat with all the facilities. Flat with...	Vastrapur Road	<a href="#">View More</a>
23	Best Buy Things	New	06-05-2023	Flat with all facilities Flat with all facilities Flat with all facilities Flat with all ...	Shenbhal Road, Ahmedabad, Gujarat 380001	<a href="#">View More</a>
24	Mantra Vihar	New	31-03-2024	Flats with all the facilities. Flats with all the facilities. Flats with all the facilities...	Vastrapur Road	<a href="#">View More</a>
25	Project Monitor	Ongoing	04-03-2024	Flat with all facilities Flat with all facilities Flat with all facilities Flat with all ...	Vastrapur Road	<a href="#">View More</a>
26	Crystal Heights	New	06-04-2024	Flat with all facilities Flat with all the facilities. Flat with all the facilities. Flat...	Vastrapur road	<a href="#">View More</a>
27	Utop Apartments	Ongoing	05-06-2024	abcxyzabc	vastrapur	
28	Vasant Kunj	Ongoing	04-05-2025	Flat with all the facilities. Flat with all the facilities.Flat with all the facilities...	vastrapur road	<a href="#">View More</a>
29	Pathika Ashram	New	04-03-2024	Flats with all facilities	vastrapur road	<a href="#">View More</a>
30	VandeBhart	New	05-06-2024	Flat with all the facilities. Flat with all the facilities.Flat with all the facilities...	Prahlad Nagar	<a href="#">View More</a>

**Other Previous Project**

Sr.No.	Project Name	Current Status	BU Document/Project Completion certificate(PDF)	Project Image	Project Brochure	Expected Completion Date	Number of Months Delay
1	Sunflower	Completed	<a href="#">View File /1</a>	<a href="#">View File</a>	<a href="#">View File /1</a>		

Is there any previous project?

Yes  No

2.1 Project Name\*

2.2 Current Status\*

2.3 Type of Project\*

2.4 Project Description\*

2.5 Is there any LEGAL case pending?

Yes  No

2.6 Address Line1\*

2.7 Is Payment for Project Land Pending?

Yes  No

2.8 Address Line2\*

2.9 Address Line2\*

2.10 Pincode\*

2.11 State/UT\*

2.12 District\*

2.13 Taluka\*

2.14 Project Image\*

[File Upload](#)

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

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## 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.

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

3.1 Project Name*	3.2 Project Type*	3.3 Project Status*
Ronda	Residential	New
3.4 Project Description*	3.5 Project Start Date*	3.6 Project End Date*
abcoyzbac	04/05/2021	06/05/2024
3.7 Total Land Area of Approved Layout* (Sq Mtrs)	3.8 Total Covered Land Area (Sq Mtrs)*(ground coverage of all buildings)	3.9 Total Open Land Area (Sq Mtrs)*
5463	4561	902
3.10 Land Area for Project Under Registration* (Sq Mtrs)	3.11 Total carpet area under approved layout* (Sq Mtrs)	3.12 Total Carpet Area for Project Under Registration* (Sq Mtrs)
4532	4500	4500
3.13 No. of Garages*	3.14 Area of Garage (Sq Mtrs)*	3.15 No. of Open Parking*
4	546	4
3.16 No. of Covered Parking*	3.17 Area of Open Parking* (Sq Mtrs)	3.18 Area of Covered Parking* (Sq Mtrs)
5	643	544
3.19 Is the Project in TP Area? <input type="radio"/> Yes (TP Area including Gantala Area) <input type="radio"/> 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)*	3.27 City Survey No.*	
na	na	
3.28 Address Line 1*	3.29 Address Line 2*	
vastrapur road		
3.30 Pincode*	3.31 State/UT*	3.32 District*
3800015	Gujarat	Ahmedabad
3.33 Plan approving Authority*	3.34 Taluka*	
Ahmedabad Urban Development Authority	Ahmedabad City	

**PROXIMITY**

3.35 Fire Station Distance from the Projects(Km)	3.36 Multi-Speciality Hospital Distance from Projects(Km)	3.37 Main Railway Station Distance from the Projects(Km)
2	2	2
3.38 Police Station Distance from the Projects(Km)	3.39 Public Garden Distance from the Projects(Km)	3.40 Public Transit Distance from the Projects(Km)
2	2	2
3.41 ULB Service delivery point Distance from the Projects(Km)	3.42 Airport Distance from the Projects(Km)	
2	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
3.44 A/c Holder Name as per Bank Statement/Passbook*	3.45 Account Number*	3.46 IFSC Code*
Ritvik	6564553353	ICIC0003244
It should be as per <a href="#">RERA Banking Directions &amp; SOPs</a>		
3.47 Bank Name*	3.48 Branch Name*	3.49 Pincode*
ICICI BANK LIMITED	ISHCON CROSS ROAD	380016
3.50 State/UT*	3.51 District*	3.52 Taluka*
Gujarat	Ahmedabad	Ahmedabad City
3.53 RERA Bank Account Statement or First Page of Passbook*		
<a href="#">View File / 1</a>		

## 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.**

**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 Inventory*	4.2 No of Inventory*	4.3 Carpet Area (Sq Mtr)*
Flat	10	4500
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*
865	0	0

**INTERNAL DEVELOPMENT WORK**

4.7 Road System*	4.8 Water Supply*	4.9 Sewage and Drainage System*
Self Development	Self Development	Self Development
4.10 Electricity Supply Transformer And Sub Station*	4.11 Solid Waste Management And Disposal*	
Self Development	Self Development	

**Click here to Agree & Add**

**OTHER INTERNAL DEVELOPMENT WORK**

**WATER SUPPLY**

4.14 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)	+	Commercial (m3/day)	=	Total (m3/day)
10		9		19

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

10		9		19
----	--	---	--	----

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

100
-----

(d) Water to be supplied from:

Borewell at Project Site    Tankers    Other abxyz

**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?

No
----

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

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

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

STP at Project Site    Septic Tank with Soak Well    Other Site abxyz

(c) Whether recycling of treated effluent is proposed:

No	abxyz
----	-------

**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)\*

Yes
-----

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

**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.

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC SEARCH GINGER PRO... LOGOUT

PROJECT REGISTRATION

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 EmailId

5.6 Mobile No

5.7 Address

Add

ARCHITECT (ONLY REGISTERED WITH GUJRERA) \*

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) \*

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) \*

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

Add

Previous Next

## 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.

Project, Agent, Promoter, Professional, Location

SEARCH

GINGER PRO

PROJECT REGISTRATION

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

**FINANCIAL DOCUMENTS**

6.1 Balance Sheet\*  6.2 Balance Sheet (2018-19)\*  6.3 Balance Sheet (2019-20)\*

6.4 Profit & Loss Statement\*  6.5 Profit & Loss Statement (2018-19)\*  6.6 Profit & Loss Statement (2019-20)\*

6.7 Cash Flow Statement\*  6.8 Cash Flow Statement (2018-19)\*  6.9 Cash Flow Statement (2019-20)\*

6.10 Directors Report\*  6.11 Directors Report (2018-19)\*  6.12 Directors Report (2019-20)\*

6.13 Auditor Report\*  6.14 Auditor Report (2018-19)\*  6.15 Auditor Report (2019-20)\*

6.16 Income Tax Return Acknowledgement\*  6.17 Income Tax Return Acknowledgement (2018-19)\*  6.18 Income Tax Return Acknowledgement (2019-20)\*

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 Fire Safety Certificate (NA) Order and Fire Opinion from Authority\*

6.25 Project Photo (GFO only)\*  6.26 Project Specification\*  6.27 Any other Document

Not Uploaded

**TECHNICAL DOCUMENTS**

6.28 Date of issuance of Document\*  6.29 Land Owner Name  6.30 Contact Details

05/07/2023 Radisson Enterprise GORADHANBHAI RANPARIYA 9765434535

6.31 Document\*

6.32 Revenue Records (Form No. 7/12 /Property card/Gram nambaa no. 2) Yes\*  No\*  6.33 Document\*

6.33 Date of issuance of Document\*  6.34 Issuing Advocate Name  6.35 Contact Details

13/07/2023 PARMAR SUDHIRKUMAR RAMNIKAL 9999999999

6.36 Lawyer issued certificate\*

6.37 Date of issuance of Document\*  6.38 Issuing Advocate Name  6.39 Contact Details

20/07/2023 PARMAR SUDHIRKUMAR RAMNIKAL 9999999999

6.40 Lawyer issued certificate\*

6.41 Date of issuance of Document\*  6.42 Issuing Advocate Name  6.43 Contact Details

13/07/2023 PARMAR SUDHIRKUMAR RAMNIKAL 9999999999

6.43 Date of issuance of Document\*  6.44 Authorized Signatory of Project who has signed Form B  6.45 Date of issuance of Document\*  6.46 Authorized Signatory of Project who has signed Form B  6.47 Contact Details

14/07/2023 SUDIPTO AUTOSH MUKERJEE 8970767667

6.48 Declaration (Form B)\*  6.49 Drainage Affidavit\*

6.50 Declaration (Form B-1)\*  6.51 Authorized Signatory of Project who has signed Form B1  6.52 Contact Details

13/07/2023 SUDIPTO AUTOSH MUKERJEE 8970767667

6.53 Declaration (Form B-1)\*  6.54 Land owners Name  6.55 Land owners Name  6.56 Contact Details

13/07/2023 SURESHBHAI GORADHANBHAI RANPARIYA 9765434535

6.57 Declaration (Form B-2)\*  6.58 Performance for Sale Agreement\*  6.59 Draft Allotment Letter\*  6.60 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.**

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	<input type="button" value="View File / 1"/>	05-06-2020	AB/76564556/7646456	500	100	300	<input type="button" value="Edit"/> <input type="button" value="Delete"/>

## 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	test123@gmail.com	8764534534	ASSIGNED	<b>Re-Assign</b>

**FORM 2**

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

**FORM 2 A**

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

**FORM 3**

CA Membership Number	CA Name	Email ID	Mobile No	Status	Action
260189	PRATIKSINH PARMAR	gear@gmail.com	8780928476	ASSIGNED	<b>Re-Assign</b>

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)

**Previous**

## 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.

**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 Q1	Assigned	04-08-2021	<b>Accept</b> <b>Reject</b>
NAND APARTMENT	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 1(A & B)	Quarter Q1	Assigned	04-08-2021	<b>Accept</b> <b>Reject</b>
ABC	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	03-08-2025	Form 1(A & B)	Project Registration	Save As Draft	03-08-2021	<b>Open</b> <b>Reject</b>
Greater Kailash	RIVSWASTIK BUILDCON LLP	23-03-2021	30-07-2021	Form 1(A & B)	Quarter Q1	Assigned	30-07-2021	<b>Accept</b> <b>Reject</b>
Bela Residency	RIVSWASTIK BUILDCON LLP	04-07-2021	07-01-2022	Form 1(A & B)	Quarter Q1	Assigned	30-07-2021	<b>Accept</b> <b>Reject</b>
AMALTAZ ENCLAVE	UPASANA INFRAPROJECT PRIVATE LIMITED	26-07-2021	07-01-2022	Form 1(A & B)	Quarter Q1	Save As Draft	29-07-2021	<b>Open</b> <b>Reject</b>

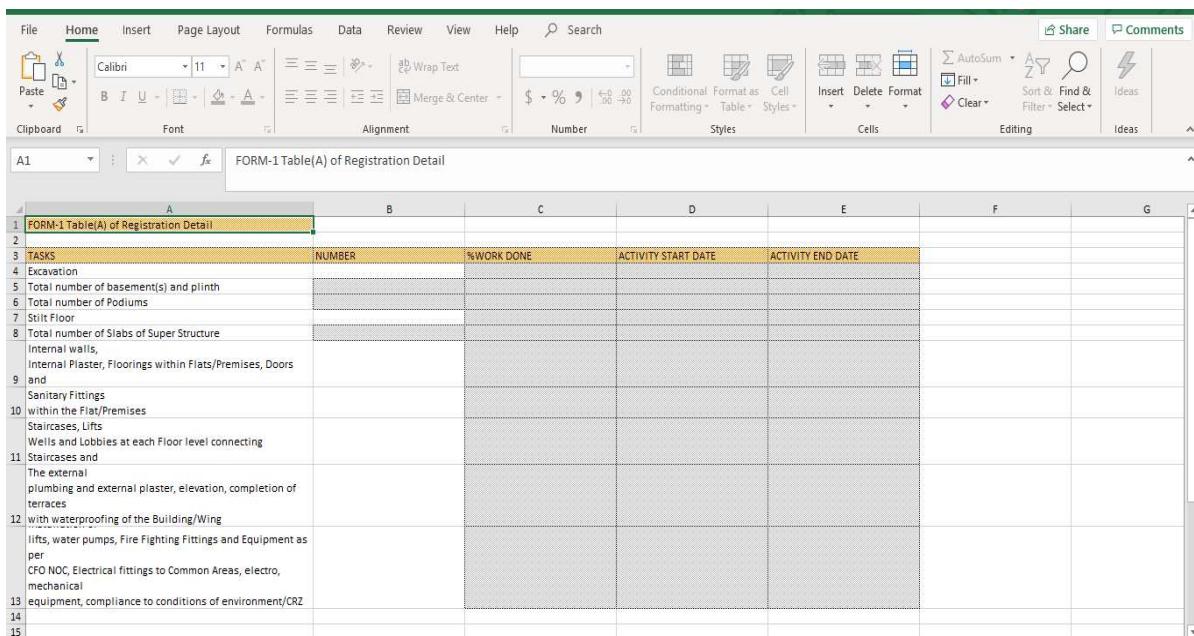
**TOTAL RESULT - 10/28**

**MY NOTIFICATIONS**

- Form 1 Architect Form for Q1-1 of GEETA BHAWAN is assigned  
04-08-2021, 07:04 PM
- Form 1 Architect Form for Q1-1 of NAND APARTMENT is assigned  
04-08-2021, 08:41 PM
- Form 1 Architect Form for Q1-1 of GEETA BHAWAN is assigned  
04-08-2021, 08:29 PM
- Form 1 Architect Form for Ronda is accepted  
04-08-2021, 01:39 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

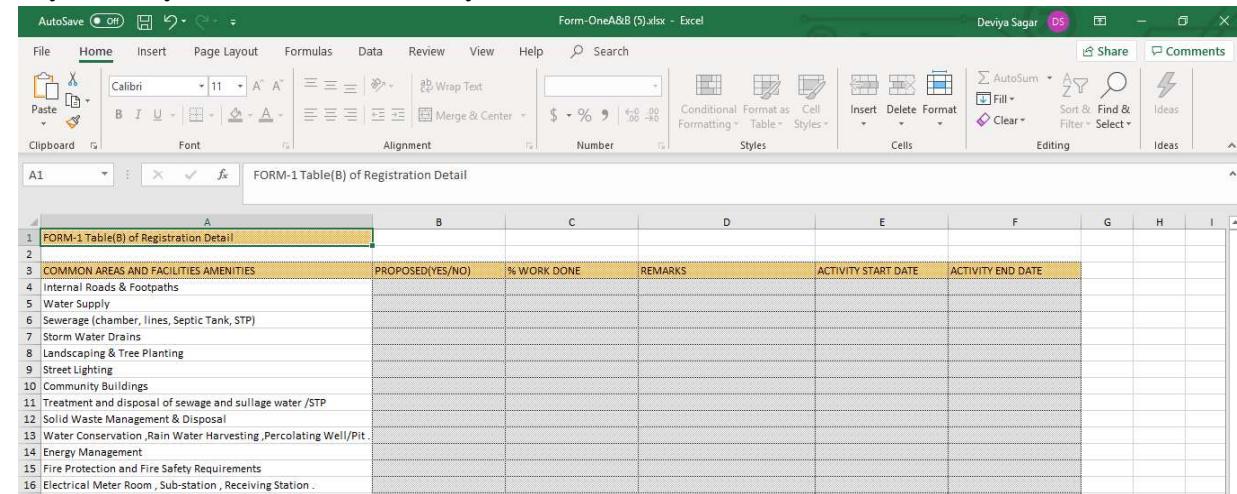
Click on Download Excel template for Form-1A and fill in the excel template. Below are the excel templates for Form 1:

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.



FORM-1 Table(A) of Registration Detail				
	NUMBER	% WORK DONE	ACTIVITY START DATE	ACTIVITY END DATE
1				
2				
3	<b>TASKS</b>			
4	Excavation			
5	Total number of basement(s) and plinth			
6	Total number of Podiums			
7	Stilt Floor			
8	Total number of Slabs of Super Structure			
9	Internal walls,			
10	Internal Plaster, Floorings within Flats/Premises, Doors and			
11	Sanitary Fittings within the Flat/Premises			
12	Staircases, Lifts			
13	Wells and Lobbies at each Floor level connecting Staircases and			
14	The external plumbing and external plaster, elevation, completion of terraces			
15	12 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			
16				

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



FORM-1 Table(B) of Registration Detail					
	PROPOSED(YES/NO)	% WORK DONE	REMARKS	ACTIVITY START DATE	ACTIVITY END DATE
1					
2					
3	<b>COMMON AREAS AND FACILITIES AMENITIES</b>				
4	Internal Roads & Footpaths				
5	Water Supply				
6	Sewerage (Chamber, lines, Septic Tank, STP)				
7	Storm Water Drains				
8	Landscaping & Tree Planting				
9	Street Lighting				
10	Community Buildings				
11	Treatment and disposal of sewage and sullage water /STP				
12	Solid Waste Management & Disposal				
13	Water Conservation, Rain Water Harvesting, Percolating Well/Pit				
14	Energy Management				
15	Fire Protection and Fire Safety Requirements				
16	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.**

Form-OneA&B (1).xlsx - Excel									
<span>File</span> <span>Home</span> <span>Insert</span> <span>Page Layout</span> <span>Formulas</span> <span>Review</span> <span>View</span> <span>Help</span> <span>Search</span> <span>Share</span> <span>Comments</span>									
<span>Font</span>		<span>Font</span>		<span>Font</span>		<span>Font</span>			
<span>Font</span>		<span>Font</span>		<span>Font</span>		<span>Font</span>			
J23									
1	A	B	C	D	E	F	G	H	I
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									

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.

FORM 1 A & B OF PROJECT REGISTRATION APPLICATION - ABC

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.

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 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<sup>1</sup> ⓘ

1 10840\_1941\_090321\_155254.jpg

Latitude: 28.6101802  
Longitude: 77.2916945

[View File](#)

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

## 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 ⓘ

[File Upload](#)

ONGC-NOC ⓘ

[File Upload](#)

Jali-NOC ⓘ

[File Upload](#)

Coastal 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



Project Detail Form 1

**FORM 1 DETAILS**

**A BLOCK**

TASKS	NUMBER	% WORK DONE	ACTIVITY START DA
Excavation		10%	05-06-2021
Total number of Basement(s) and Plinth	2	10%	06-06-2021
Total number of Podiums	3	10%	07-06-2021
Stilt Floor		10%	08-06-2021
Total number of Slabs of Super Structure	1	10%	09-06-2021
Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		10%	10-06-2021
Sanitary Fittings within the Flat/Premises		0%	11-06-2021
Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks		0%	12-06-2021
The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing		0%	13-06-2021
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		0%	14-06-2021

**FORM 1**

**ARCHITECT'S CERTIFICATE**

1. ARCHITECT/ DEVELOPER

2. PROMOTER

3. CONSTRUCTION

4. SUBCONTRACTORS

5. MATERIALS

6. EQUIPMENT

7. PLANNING & ZONING

8. CONSTRUCTION

9. FINISHING

10. COMPLETION

11. COMMISSIONING

12. HANDOVER

13. ARCHITECT'S CERTIFICATE

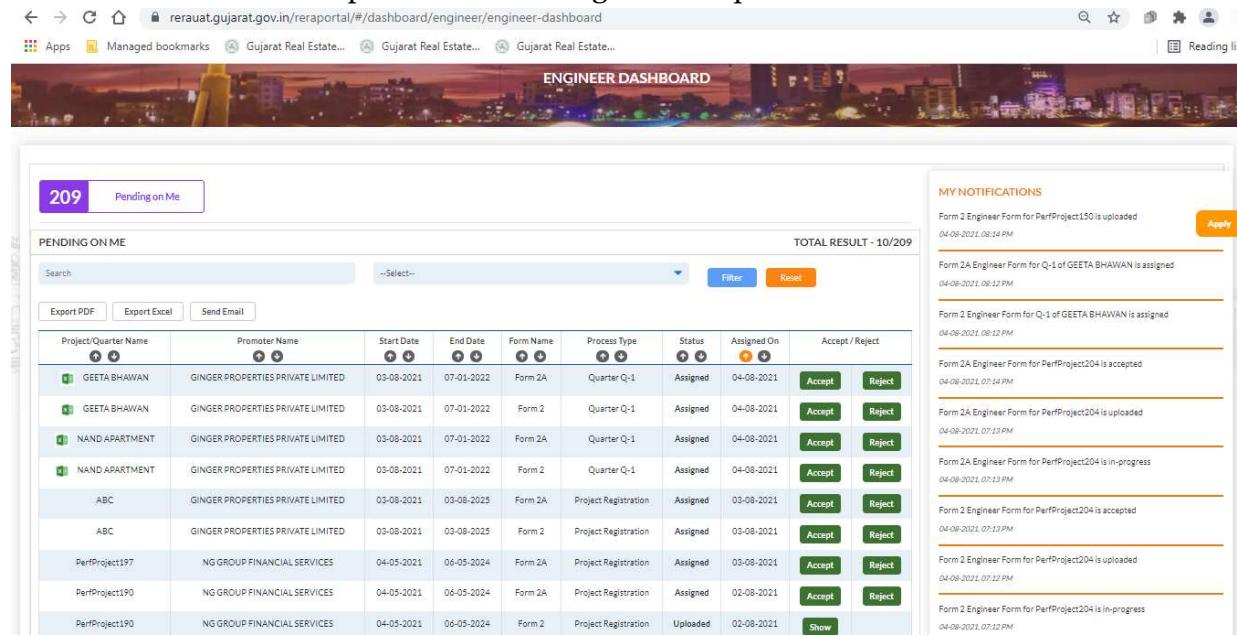
14. ARCHITECT'S SIGNATURE

15. DATE

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 shows the 'ENGINEER DASHBOARD' interface. At the top, a banner displays a city skyline at night. Below the banner, a header bar includes a search bar, a dropdown menu, and several icons. A sub-header 'PENDING ON ME' shows the count '209' and a 'Pending on Me' button. The main content area is titled 'PENDING ON ME' and shows a table of assignments. The table columns are: Project/Quarter Name, Promoter Name, Start Date, End Date, Form Name, Process Type, Status, Assigned On, and Accept/Reject buttons. The table lists several entries, including 'GEETA BHAWAN' and 'NAND APARTMENT'. To the right of the table is a 'MY NOTIFICATIONS' sidebar with a list of recent events, each with a timestamp and a brief description. Buttons for 'Apply' and 'Show' are also present.

PENDING ON ME									TOTAL RESULT - 10/209	
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		
GEETA BHAWAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	<span>Accept</span>	<span>Reject</span>	
GEETA BHAWAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2	Quarter Q-1	Assigned	04-08-2021	<span>Accept</span>	<span>Reject</span>	
NAND APARTMENT	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	<span>Accept</span>	<span>Reject</span>	
NAND APARTMENT	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2	Quarter Q-1	Assigned	04-08-2021	<span>Accept</span>	<span>Reject</span>	
ABC	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	03-08-2025	Form 2A	Project Registration	Assigned	03-08-2021	<span>Accept</span>	<span>Reject</span>	
ABC	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	03-08-2025	Form 2	Project Registration	Assigned	03-08-2021	<span>Accept</span>	<span>Reject</span>	
PerfProject197	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 2A	Project Registration	Assigned	03-08-2021	<span>Accept</span>	<span>Reject</span>	
PerfProject190	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 2A	Project Registration	Assigned	02-08-2021	<span>Accept</span>	<span>Reject</span>	
PerfProject190	NG GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 2	Project Registration	Uploaded	02-08-2021	<span>Show</span>		

**MY NOTIFICATIONS**

- Form 2 Engineer Form for PerfProject150 is uploaded 04-08-2021, 08:14 PM
- Form 2A Engineer Form for Q-1 of GEETA BHAWAN is assigned 04-08-2021, 08:12 PM
- Form 2 Engineer Form for Q-1 of GEETA BHAWAN is assigned 04-08-2021, 08:12 PM
- Form 2A Engineer Form for PerfProject204 is accepted 04-08-2021, 07:14 PM
- Form 2A Engineer Form for PerfProject204 is uploaded 04-08-2021, 07:13 PM
- Form 2A Engineer Form for PerfProject204 is in-progress 04-08-2021, 07:13 PM
- Form 2 Engineer Form for PerfProject204 is accepted 04-08-2021, 07:13 PM
- Form 2 Engineer Form for PerfProject204 is uploaded 04-08-2021, 07:12 PM
- Form 2 Engineer Form for PerfProject204 is in-progress 04-08-2021, 07:12 PM

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.

## FORM 2 UPLOAD

Project Detail
Form 1
Form 2

FORM 2 OF PROJECT REGISTRATION APPLICATION - PERFPROJECT150

Form 2 excel file is uploaded successfully.

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**FORM 2 A DETAILS**

Block Name	Total Estimated Cost <small>(*)</small>	Cost Incurred <small>(*)</small>	Incurred As On Date <small>(*)</small>	Work done <small>(*)</small>	Balance Cost to be Incurred <small>(*)</small>	Cost Incurred on Additional/Extra <small>(*)</small>
A	50,000	700	03-08-2021	1%	49,300	0

**FORM 2 B DETAILS**

Form Type	Total Estimated Cost <small>(*)</small>	Cost Incurred <small>(*)</small>	Incurred As On Date <small>(*)</small>	Workdone <small>(*)</small>	Balance Cost to be Incurred <small>(*)</small>	Cost Incurred on Additional/Extra <small>(*)</small>
FORM-TWO-B	50,000	700	04-08-2021	1%	49,300	0

**FORM 2 C DETAILS**

Item Description <small>(*)</small>	Incurred Cost <small>(*)</small>
Total	0

**FORM 2 ENGINEER**

Name of the Engineer <small>(*)</small>	KENNETH PETER DCUNHA
Local Authority licence number <small>(*)</small>	kenn123
Local Authority licence no. valid till <small>(*)</small>	05-06-2030
Date of Physical Visit* <small>(*)</small>	04/08/2021
Firm Name* <small>(*)</small>	Retail
Remark* <small>(*)</small>	na

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

## ENGINEER DASHBOARD (FORM-2A Annexure)

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

TOTAL RESULT - 10/209								
PENDING ON ME								
Search: <Select> Filter Reset								
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	07-02-2022	Form 2A	Quarter Q1-1	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 Q1-1	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 Q1-1	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 Q1-1	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	NO GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 2A	Project Registration	Assigned	03-08-2021	<button>Accept</button> <button>Reject</button>
PerProject190	NO GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 2A	Project Registration	Assigned	02-08-2021	<button>Accept</button> <button>Reject</button>
PerProject190	NO GROUP FINANCIAL SERVICES	04-05-2021	06-05-2024	Form 2	Project Registration	Uploaded	02-08-2021	<button>Show</button> <button>Accept</button> <button>Reject</button>

**MY NOTIFICATIONS**

- Form 2 Engineer Form for PerProject150 is uploaded 04-08-2021, 08:14 PM
- Form 2A Engineer Form for Q-1 of GEETA BHAWAN is assigned 04-08-2021, 08:12 PM
- Form 2 Engineer Form for Q-1 of GEETA BHAWAN is assigned 04-08-2021, 08:12 PM
- Form 2A Engineer Form for PerProject204 is accepted 04-08-2021, 07:14 PM
- Form 2A Engineer Form for PerProject204 is uploaded 04-08-2021, 07:13 PM
- Form 2A Engineer Form for PerProject204 is in-progress 04-08-2021, 07:13 PM
- Form 2 Engineer Form for PerProject204 is accepted 04-08-2021, 07:13 PM
- Form 2 Engineer Form for PerProject204 is uploaded 04-08-2021, 07:12 PM
- Form 2 Engineer Form for PerProject204 is in-progress 04-08-2021, 07:12 PM

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.

**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 2535:1986 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 have 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 Licences no. **ken123** 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 2A ENGINEER**

Engineer Name* <input type="text" value="KENNETH PETER DCUNHA"/>	Engineer Licenses No.* <input type="text" value="ken123"/>
Engineer Mobile No.* <input type="text" value="7856456456"/>	Date of Physical Visit* <input type="text" value="04/08/2021"/>
Firm Name* <input type="text" value="Ratal"/>	Remark* <input type="text" value="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** **Print**

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

SEARCH

**ENGINEER DASHBOARD**

Project Detail Form 1 Form 2 Form 2A

**FORM 2 A (Assuree)**  
ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE  
Project Registration No.: Submitted On: 16-08-2023

1. I declare for the project coding \_\_\_\_\_

2. I, KENNETH PETER DCUNHA have undertaken the preparation of supervision of the said project.

3. Our Responsibility  
Ensuring the work is conducted on the relevant codes and per the approved plan. Also, ensuring that the work carried out is in accordance with the relevant codes and per the approved plan. Also, ensuring that the work carried out is in accordance with the relevant codes and per the approved plan. The materials used in the project are conforming to the module of the relevant codes.

4. Project Details  
I have applied the following tests in prescribed number and frequency on the basic materials used in the construction.

5. Cement -  
It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS code 3353:1986 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.

6. 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.

7. Bricks / Blocks -  
They have been tested for water absorption, crushing strength etc. as per IS 4545:1978 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

8. 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.

9. 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.

10. 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.

11. 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.

12. Fire Resistance  
The materials/composites used in construction compiled to the required fire resistance.

2. WORKMANSHIP:

13. 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:

14. 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/NBC code.

4. STRUCTURAL ENGINEER:

15. 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 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:

16. 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.

6. DECLARATION

17. 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.

18. 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	dfssdfsfdfsfdfsf

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.

The screenshot shows a web-based CA dashboard. On the left, a table lists various assignments with columns for Project Name, Service Provider, Date, Status, and other details. Each row has 'Open', 'Accept', and 'Reject' buttons. On the right, a sidebar displays a log of recent activities:

- 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, 07:09 PM

Buttons for 'Apply' and 'View All' are visible at the bottom of the sidebar.

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.*

1	BLOCK NAME/FLAT/DEVELOPER/USAG	C	D	E	F	G	H	I	J	K	L	M	N	O	P
2															
3															
4															
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
16															
17															
18															
19															
20															
21															
22															

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

1	DETAILS	PROPOSED	BOOKED
2	No. of Garages	0	0
3	No. of Covered Parking	0	0
4	No. of Open Parking	0	0
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			

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.

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. i	Land Cost: Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost			
2. a	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			
3. b	Acquisition cost of TDR (if any)			
4. c	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.			
5. d	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.			
6. e	Under Re-development/Rehabilitation Scheme: Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	Applicable (YES/NO):		
7. f	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)			
8. (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, Cost of Adm. Premium, etc, charges and security deposits or maintenance deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation.			
9. (ii)	Sub-Total of Land Cost	0	0	
10. a (i)	Development Cost/Cost of Construction: Estimated Cost of Construction as certified by Engineer (Column - A)	1800000		
11. 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)			
12. 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.			
13. b	Authority, interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:			
14. c	Sub-Total of Development Cost	1800000	0	

FORM3   BOOKED-STATUS   FORM3C   FORM3LOAN   SOP-Help   +									
23	A	B	C	D	E	F	G	H	I
24	2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of incurred and paid Column - B Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project) Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost(3/2) Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid(Sr. number 5) Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	18000000 0 0 0 0	D	E	F	G	H	I
25	3	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	0	D	E	F	G	H	I
26	4			D	E	F	G	H	I
27	5			D	E	F	G	H	I
28	6			D	E	F	G	H	I
29	7	Less:		D	E	F	G	H	I
30	8			D	E	F	G	H	I
31				D	E	F	G	H	I
32				D	E	F	G	H	I
33				D	E	F	G	H	I
34				D	E	F	G	H	I
35				D	E	F	G	H	I
36				D	E	F	G	H	I
37				D	E	F	G	H	I
38				D	E	F	G	H	I
39				D	E	F	G	H	I
40				D	E	F	G	H	I
41				D	E	F	G	H	I
42				D	E	F	G	H	I
43				D	E	F	G	H	I

FORM3   BOOKED-STATUS   FORM3C   FORM3LOAN   SOP-Help   +									
44	A	B	C	D	E	F	G	H	I
45		Details of Separate RERA Account:		IICI BANK LIMITED					
46		Bank Name		IICI BANK LIMITED					
47		Branch Name		77855653345					
48		Account Number		Geeta					
49		Account Name		IFC00003244					
50		IFSC Code		6000					
51		Opening Balance		17/07/2021					
52		Opening Balance Date (DD-MM-YYYY)		0					
53		Deposit during the period		0					
54		Withdrawal during the period		0					
55		Closing Balance		6000					
56		Closing Balance Date (DD-MM-YYYY)		20-07-2021					
57		State		GUJARAT					
58		District		Gandhinagar					
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)		18000000					
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)		0					
62	3	Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts)		0					
63	ii	Estimated Receivables 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) 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.		100					
65	5								

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**

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.

5. 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*
qwerty	767	<a href="#">View File / 1</a>
Loan Disbursal Received (INR)	Loan Repaid (INR)	Balance of Loan (Outstanding) (INR)
767	676	91
Total Number of Project Units Mortgaged:	Mortgaged Document*	
76	<a href="#">View File / 1</a>	

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

- 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  
REGISTRATION AUTHORITY  
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location  
DASHBOARD MDC

PRATIBHINH

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 <span style="color: red;">*</span>	9,898	9,898
	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 <span style="color: red;">*</span>	999	8,987
	Acquisition cost of TDR (any) <span style="color: red;">*</span>	898	98
	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. <span style="color: red;">*</span>	999	898
	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities. <span style="color: red;">*</span>	999	98
	Under Re-development/ Rehabilitation Scheme: <span style="color: red;">*</span>	Applicable	NO
	Estimated construction cost of an old building including site development and infrastructure for the same as certified by Engineer (in Column-A) <span style="color: red;">*</span>	0	0
	Actual Cost of construction of redeveloped/ new 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) <span style="color: red;">*</span>	999	99
	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. <span style="color: red;">*</span>	0	0
	Cost of ASR (fixed premium, fees, charges and security deposits or maintenance deposit), or any amount whatsoever payable to any authorities towards and in respect of revaluation. <span style="color: red;">*</span>	0	0
	Sub-Total of Land Cost <span style="color: red;">*</span>	13,763	13,763
	Development Cost/Cost of Construction: <span style="color: red;">*</span>		
	a (i) Estimated Cost of Construction as certified by Engineer (Column - A) <span style="color: red;">*</span>	1,88,101	
	all (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) <span style="color: red;">*</span>		977
	all (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, materials, labour, plant, equipment, transport, storage, insurance, maintenance, depreciation, interest rates 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. <span style="color: red;">*</span>	999	56
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority. <span style="color: red;">*</span>	569	9,987
	c. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction. <span style="color: red;">*</span>	7,857	88
	Sub-Total of Development Cost <span style="color: red;">*</span>	197,546	11,112
2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A) <span style="color: red;">*</span>		21,11,309
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B) <span style="color: red;">*</span>		24,875
4	"Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)" <span style="color: red;">*</span>		98
5	Proportion of the Cost Incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost (3/2) <span style="color: red;">*</span>		0.12
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost "Proportion of cost incurred and paid (3/2) * number 5" <span style="color: red;">*</span>		24,875
7	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement <span style="color: red;">*</span>		56
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate. <span style="color: red;">*</span>		24,819

**DETAILS OF SEPARATE RERA BANK ACCOUNT:**

Bank Name* <span style="color: red;">*</span>	Branch Name* <span style="color: red;">*</span>	Account No.* <span style="color: red;">*</span>
STATE BANK OF INDIA	STATE BANK OF INDIA	070767077777
Account Name* <span style="color: red;">*</span>	IFSC Code* <span style="color: red;">*</span>	
455	SBIN0002977	
Opening Balance* <span style="color: red;">*</span>	Opening Balance Date* <span style="color: red;">*</span>	Deposit during the period* <span style="color: red;">*</span>
8,06,47,83,99,239	12-12-2020	87,85,554
Withdrawal during the period* <span style="color: red;">*</span>	Closing Balance* <span style="color: red;">*</span>	Closing Balance Date* <span style="color: red;">*</span>
5,78,886	8,38,48,63,05,607	12-12-2020
State* <span style="color: red;">*</span>		
GUJARAT		

**(ADDITIONAL INFORMATION FOR PROJECTS)**

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) <span style="color: red;">*</span>	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)	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 <span style="color: red;">*</span>	0
	(ii) Estimated Receivables in respect of unbooked apartments as per Annexure-A to this certificate <span style="color: red;">*</span>	0
4	Estimated receivables of project, Sum of 2 + 3 <span style="color: red;">*</span>	14,93,93,95,000
5	Percentage to be deposited in Designated Account - 70% on 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. <span style="color: red;">*</span>	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

Project Name* <span style="color: red;">*</span>	Project's Name* <span style="color: red;">*</span>
Aastha group of business	2.0 testing
Project RERA Bank Account Passbook* <span style="color: red;">*</span>	
(1)(2)(3).pdf	

**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)* <span style="color: red;">*</span>	Membership Number* <span style="color: red;">*</span>	COP Date* <span style="color: red;">*</span>
PRATIBHINH PARMAR	200189	01-01-2021
UDIN Number* <span style="color: red;">*</span>	CA FRN No* <span style="color: red;">*</span>	CA Firm Name* <span style="color: red;">*</span>
2120013920013924001	2001916	Associate & Co. <span style="color: red;">*</span>
CA Designation* <span style="color: red;">*</span>	CA Place* <span style="color: red;">*</span>	Additional Notes to the Certificate (If any)* <span style="color: red;">*</span>
Proprietor	Gandhinagar	na

Previous Confirm and Submit

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

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, 07:15 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

Pre RERA Registration Cash Flow															
1	Sr. No.	1(i)	1(ii)	1(iii)	1(iv)	1(v)	1(vi)	Other Costs related to Project (Not forming part of [1(i)+(ii)+(iii)+(iv)+(v)+(vi)])	Total Project Cost	2(i)	2(ii)	2(iii)	3(i)		
2	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]						Repayment of Other Borrowed Funds	Repayment Total [a1+(a2(i)+(ii)+(iii)+(iv))]	C Total Cash Outflow [A+B]	Promoter's Capital
3	Total	449383275.00	20100000.00	89876555.00	89876555.00	89876555.00		0	920013240	0	0	0	920013240	0	
4	Pre RERA Registration Cash Flow								0	0	0	0	0		
5	JUN-2021								0	0	0	0	0		
6	SEP-2021								0	0	0	0	0		
7	DEC-2021								0	0	0	0	0		
8	MAR-2022								0	0	0	0	0		
9	JUN-2022								0	0	0	0	0		
10	SEP-2022								0	0	0	0	0		
11	DEC-2022								0	0	0	0	0		
12	MAR-2023								0	0	0	0	0		
13	JUN-2023								0	0	0	0	0		
14	SEP-2023								0	0	0	0	0		
15	DEC-2023								0	0	0	0	0		
16	MAR-2024								0	0	0	0	0		
17	JUN-2024								0	0	0	0	0		
18	SEP-2024								0	0	0	0	0		
19	DEC-2024								0	0	0	0	0		
20	MAR-2025								0	0	0	0	0		
21	JUN-2025								0	0	0	0	0		
22	SEP-2025								0	0	0	0	0		

Pre RERA Registration Cash Flow																	
	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE
1	3(i)	3(ii)	3(iii)	3(iv)	3(v)	D	E	F	G	I	J						
2	Promoter's Capital	Project Loan Disbursement (if any)	CC/OD taken (if any)	Other Borrowed Funds (if any)	Receipts from Allotees	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 Month	Projected Receipts from Allotees						
3	0	0	0	0	0	0	0	-920013240	0	0	0						
4						0	0	0				0					
5						0	0	0				0					
6						0	0	0				0					
7						0	0	0				0					
8						0	0	0				0					
9						0	0	0				0					
10						0	0	0				0					
11						0	0	0				0					
12						0	0	0				0					
13						0	0	0				0					
14						0	0	0				0					
15						0	0	0				0					
16						0	0	0				0					
17						0	0	0				0					
18						0	0	0				0					
19						0	0	0				0					
20						0	0	0				0					
21						0	0	0				0					
22						0	0	0				0					

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

FORM-3 MEANS OF FINANCE DETAILS

Form Three A excel validated successfully.

CA Designation: Proprietor

Notes To Certificate: To submit Ground View

Particulars	1(i)	1(ii)	1(iii)	1(iv)	1(v)	1(vi)	A
Total	30,00,00,000	40,00,000	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	40,00,000	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
JUN-2024	0	0	0	0	0	0	0
SEP-2024	0	0	0	0	0	0	0
DEC-2024	0	0	0	0	0	0	0
MAR-2025	0	0	0	0	0	0	0
JUN-2025	0	0	0	0	0	0	0
SEP-2025	0	0	0	0	0	0	0

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

Particulars	1(i)	1(ii)	1(iii)	1(iv)	1(v)	1(vi)	A
Total	30,00,00,000	40,00,000	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	40,00,000	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
JUN-2024	0	0	0	0	0	0	0
SEP-2024	0	0	0	0	0	0	0
DEC-2024	0	0	0	0	0	0	0
MAR-2025	0	0	0	0	0	0	0
JUN-2025	0	0	0	0	0	0	0
SEP-2025	0	0	0	0	0	0	0

Land Cost: 30,00,00,000 Projected Sales: 0 Owned Funds: 0

Development Cost: 18,40,00,000 Project Cost: 48,40,00,000 Borrowed Funds: 0

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.

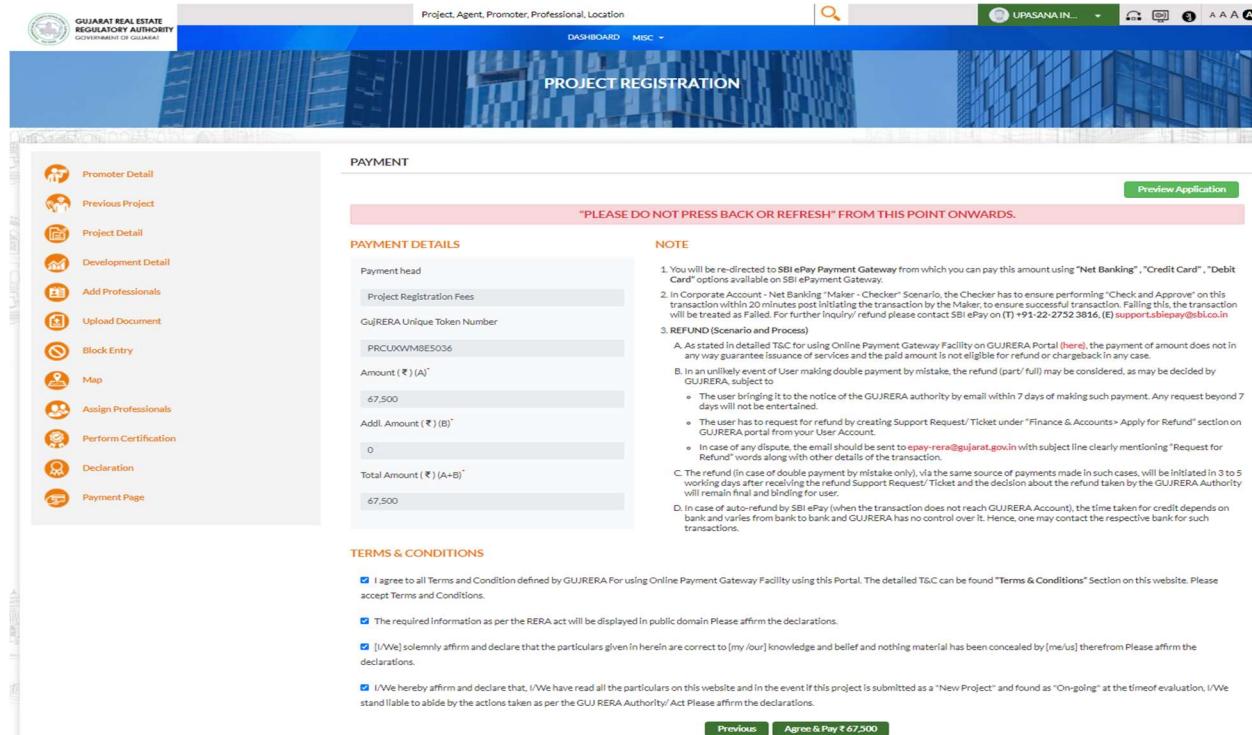
## 2.11. Declaration

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.

## 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.



Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

SEARCH

UAPASANA IN...

AAA

PROJECT REGISTRATION

PROMOTER DETAIL

PREVIOUS PROJECT

PROJECT DETAIL

DEVELOPMENT DETAIL

ADD PROFESSIONALS

UPLOAD DOCUMENT

BLOCK ENTRY

MAP

ASSIGN PROFESSIONALS

PERFORM CERTIFICATION

DECLARATION

PAYMENT PAGE

PAYMENT

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

Preview Application

PAYMENT DETAILS

Payment head: Project Registration Fees

GUJERA Unique Token Number: PRCUXWMBE5036

Amount (₹) (A): 67,500

Addl. Amount (₹) (B): 0

Total Amount (₹) (A+B): 67,500

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.sbiipay@sbi.co.in

3. REFUND (Scenario and Process)

A. As stated in detailed T&C for using Online Payment Gateway Facility on GUJERA Portal ([here](#)), the payment of amount does not in any way guarantees issuance of services and the paid amount is not eligible for refund or chargeback in any case.

B. In case of any event of User making double payment by mistake, the refund (part/ full) may be considered, as may be decided by GUJERA Authority to

- The user bringing it to the notice of the GUJERA 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 GUJERA portal from your User Account.
- In case of any dispute, the email should be sent to [epay-rera@gujarat.gov.in](mailto: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. The user will receive an email and Support Request/ Ticket and the decision about the refund taken by the GUJERA Authority will remain final and binding for user.

D. In case of auto-refund by SBI ePay (when the transaction does not reach GUJERA Account), the time taken for credit depends on bank and varies from bank to bank and GUJERA 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 GUJERA 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.

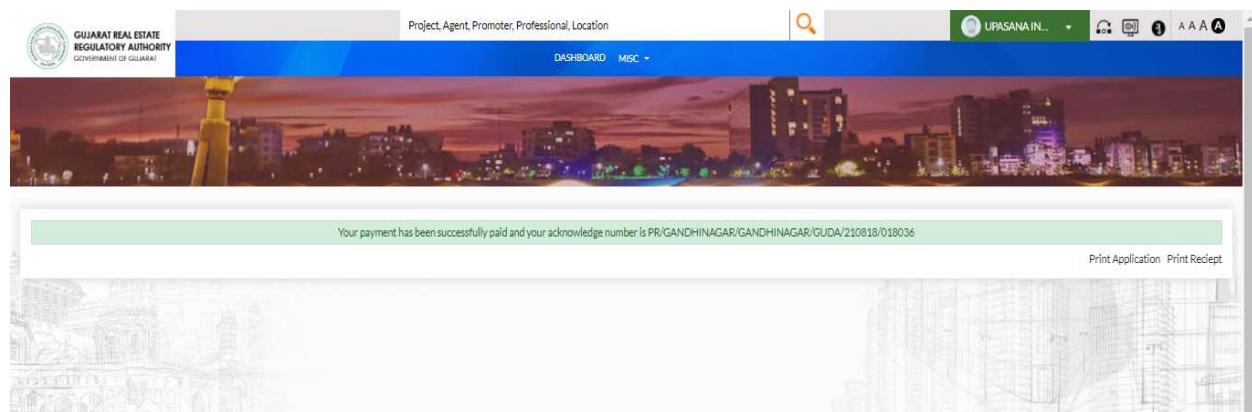
The required information as per the RERA act will be displayed in public domain Please affirm the declarations.

[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 GUJERA Authority/ Act Please affirm the declarations.

Previous Agree & Pay ₹ 67,500

## 2.13. Confirmation



Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

SEARCH

UAPASANA IN...

AAA

PROJECT REGISTRATION

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

Print Application Print Receipt

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.

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

PROMOTER DETAIL		
1.1 Promoter Type COMPANY	1.2 Company PAN No AABCU6936R	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, Sahyadri Sankul, Sector-51, Gandhinagar-382016  
Website: gujrera.gujarat.gov.in, Ph. No. (079) 232-58659, Email id: info@gujrera.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
GujRERA Token No.	PRCLUXWMRFE5036
SBI ePay Transaction No.	OINTXNO65258213418003549
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

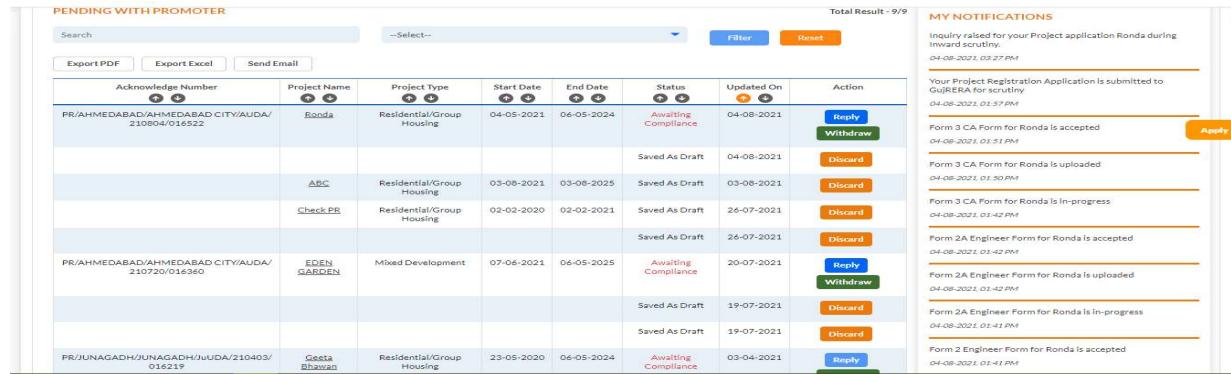
**Note:**

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](http://www.gujrera.gujarat.gov.in).
2. For any payment related Enquiry, please contact SBI ePay on Contact Number: +91-22-2752 3818, 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@gujrera.gov.in](mailto:info@gujrera.gov.in).



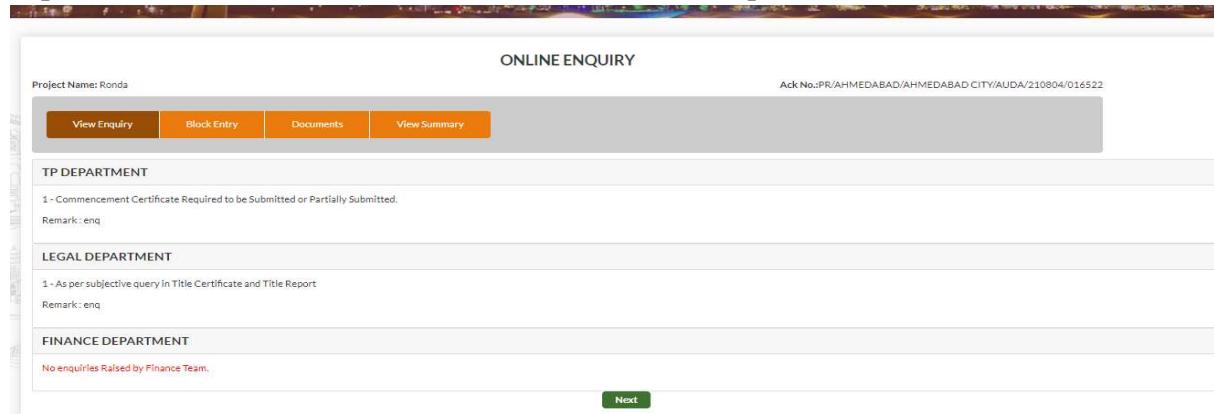
### 3. Project Registration (Inquiry Compliance Process)

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.



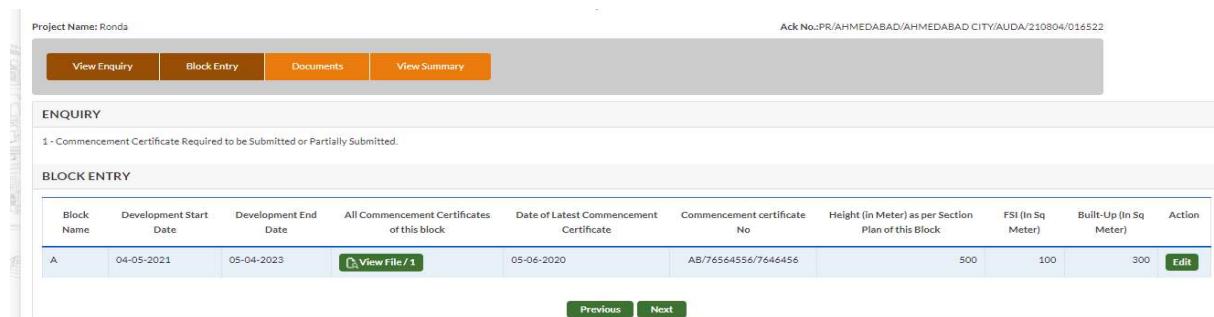
The screenshot shows a dashboard titled 'PENDING WITH PROMOTER' with a table of applications. One application for 'Ronda' is listed with the status 'Awaiting Compliance'. The 'Reply' button for this application is highlighted in blue, indicating it has been clicked. The dashboard also includes sections for 'MY NOTIFICATIONS' and 'Total Result - 9/9'.

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.



The screenshot shows the 'ONLINE ENQUIRY' page for project 'Ronda'. It includes sections for 'TP DEPARTMENT', 'LEGAL DEPARTMENT', and 'FINANCE DEPARTMENT'. The 'TP DEPARTMENT' section has a note about the Commencement Certificate. The 'FINANCE DEPARTMENT' section notes 'No enquiries Raised by Finance Team.' A 'Next' button is at the bottom of the page.

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



The screenshot shows the 'ENQUIRY' and 'BLOCK ENTRY' pages. The 'ENQUIRY' page has a note about the Commencement Certificate. The 'BLOCK ENTRY' page shows a table with columns for 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), and Built-Up (In Sq Meter). A 'Next' button is at the bottom of the 'BLOCK ENTRY' page.

**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\*  Issuing Advocate Name  Contact details\*  Title Certificate\*

dd/mm/yyyy

**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\*  Issuing Advocate Name  Contact details\*  Title Report\*

dd/mm/yyyy

**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.

**TP DEPARTMENT**  
1 - Commencement Certificate Required to be Submitted or Partially Submitted ✓  
Remarks : eng ✓

**LEGAL DEPARTMENT**  
1 - As per subjective query in Title Certificate and Title Report ✓  
Remarks : eng ✓

**FINANCE DEPARTMENT**  
No enquiries Raised by Finance Team.

**SUBMIT ENQUIRY RESPONSE**

Remark\*

response submitted

**Previous** **Submit**

#### 4. Project Registration (Withdraw)

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

**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	<b>Withdraw</b> <b>Create Ticket</b>
PR/AHMEDABAD/AHMEDABAD CITY/AMC/210714/016323	COMPANY - GINGER PROPERTIES PRIVATE LIMITED	ACE HEIGHTS	Mixed Development	06-05-2020	07-06-2025	Level One	<b>Withdraw</b> <b>Create Ticket</b>

**Previous** **Next**

UO-UO-JUL-1, 11:24 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

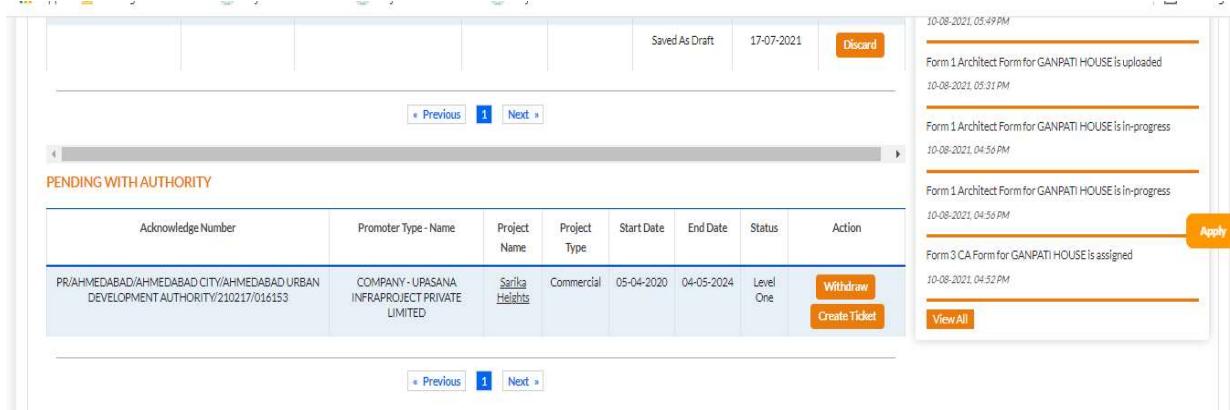
**View All**

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

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.

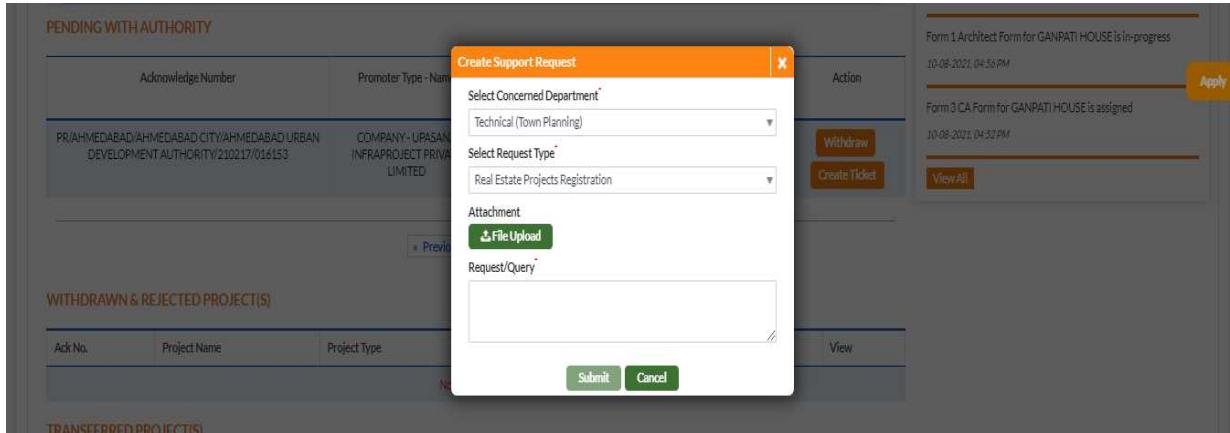
## 5. Project Registration (Create Ticket)

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



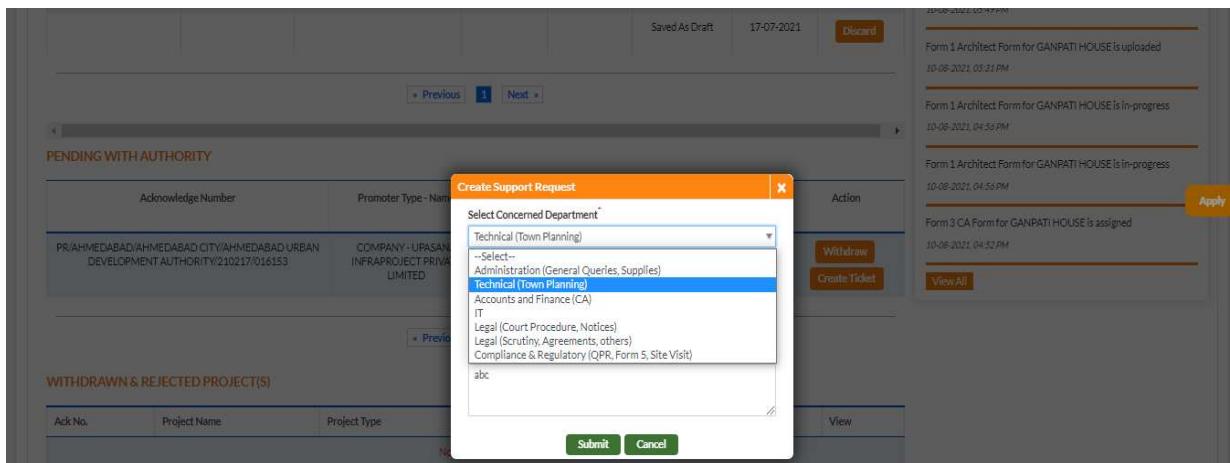
The screenshot shows a project registration dashboard. At the top, there are buttons for 'Saved As Draft' (grey), '17-07-2021' (grey), and 'Discard' (orange). Below this is a navigation bar with 'Previous' and 'Next' buttons. The main area is titled 'PENDING WITH AUTHORITY' and contains a table with columns: Acknowledge Number, Promoter Type - Name, Project Name, Project Type, Start Date, End Date, Status, and Action. The table shows one row: PR/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD URBAN DEVELOPMENT AUTHORITY/210217/016153, COMPANY - UPASANA INFRAPROJECT PRIVATE LIMITED, Srikha Heights, Commercial, 05-04-2020, 04-05-2024, Level One, with 'Withdraw' and 'Create Ticket' buttons. To the right, a sidebar shows a timeline of events with 'Apply' and 'View All' buttons.

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' dialog box. It has fields for 'Select Concerned Department' (dropdown with 'Technical (Town Planning)'), 'Select Request Type' (dropdown with 'Real Estate Projects Registration'), 'Attachment' (button 'File Upload'), and 'Request/Query' (text area). At the bottom are 'Submit' and 'Cancel' buttons. The background shows the same dashboard as the previous screenshot.

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' dialog box with the 'Concerned Department' dropdown open. The 'Technical (Town Planning)' option is selected and highlighted in blue. Other options in the dropdown include 'Administration (General Queries, Supplies)', 'Accounts and Finance (CA)', 'IT', 'Legal (Court Procedure, Notices)', 'Legal (Scrutiny, Agreements, others)', 'Compliance & Regulatory (QPR, Form 5, Site Visit)', and 'abc'. The background shows the same dashboard as the previous screenshots.

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

PENDING WITH AUTHORITY

PR/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD URBAN DEVELOPMENT AUTHORITY/210217/016153 COMPANY - UPASAN INFRAPROJECT PRIVATE LIMITED

WITHDRAWN & REJECTED PROJECT(S)

Ack No. Project Name Project Type

Saved As Draft 17-07-2021 Discard

Action Withdraw Create Ticket View All

Form 1 Architect Form for GANPATI HOUSE is uploaded 10-08-2021, 05:21 PM

Form 1 Architect Form for GANPATI HOUSE is in-progress 10-08-2021, 04:59 PM

Form 1 Architect Form for GANPATI HOUSE is in-progress 10-08-2021, 04:55 PM

Form 3 CA Form for GANPATI HOUSE is assigned 10-08-2021, 04:52 PM

Apply

Create Support Request

Select Concerned Department: Technical (Town Planning)

Select Request Type: Real Estate Projects Registration

Real Estate Regulatory Authority and Appellate Tribunal  
Real Estate Projects Registration  
Refund Request  
Real Estate Agents Registration  
Filing of complaints  
Financial Discipline

Submit Cancel

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

PENDING WITH AUTHORITY

PR/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD URBAN DEVELOPMENT AUTHORITY/210217/016153 COMPANY - UPASAN INFRAPROJECT PRIVATE LIMITED

WITHDRAWN & REJECTED PROJECT(S)

Ack No. Project Name Project Type

Saved As Draft 17-07-2021 Discard

Action Withdraw Create Ticket View All

Form 1 Architect Form for GANPATI HOUSE is uploaded 10-08-2021, 05:21 PM

Form 1 Architect Form for GANPATI HOUSE is in-progress 10-08-2021, 04:59 PM

Form 1 Architect Form for GANPATI HOUSE is in-progress 10-08-2021, 04:55 PM

Form 3 CA Form for GANPATI HOUSE is assigned 10-08-2021, 04:52 PM

Apply

Create Support Request

Message

Support Request Generated Successfully

OK

Attachment

Request/Query:

Submit Cancel

## **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.

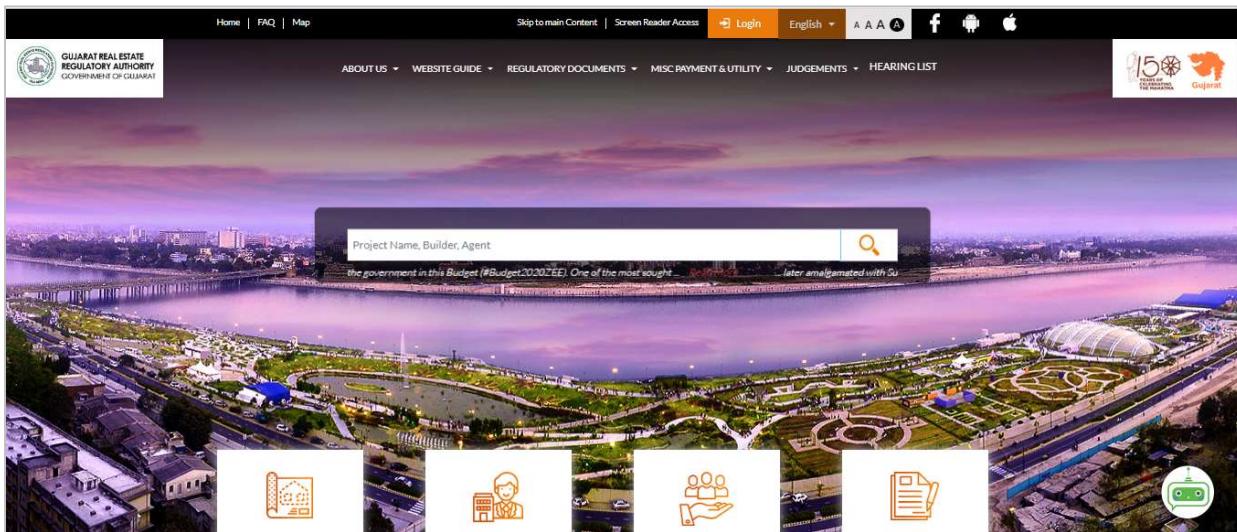
Explanation.—For the purpose of this clause, the allottees, irrespective of the number of apartments or plots, as the case may be, booked by him or booked in the name of his family, or in the case of other persons such as companies or firms or any association of individuals, etc., by whatever name called, 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?***

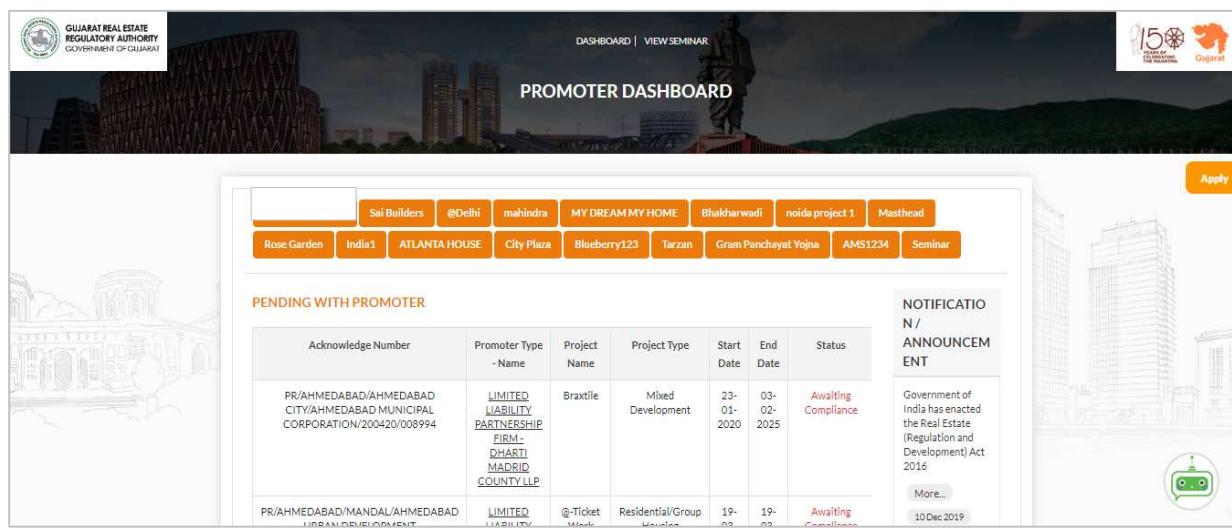
Any Guj-RERA registered project promoter, who has already obtained a revised plan keeping in consideration the above stated clause as per the RERA Act, 2017 subsequent to the revised plan approval by the local competent Plan approving authority.

## 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.

GUJARAT REAL ESTATE REGULATORY AUTHORITY GOVERNMENT OF GUJARAT

PROJECT DASHBOARD

DASHBOARD | VIEW SEMINAR

Dashboard Project Summary

Seminar (View) Project Certificate (View) Registration No - PR/GJ/GANDHINAGAR/GUDA/MAA00234/260721

Pending on Promoter

Application	Project Name	Project Type	Ack. No.	Status	Action
No any record found!					

Pending on Authority

Application	Project Name	Project Type	Ack. No.	Status
Extension	Seminar	Residential/Group Housing	EXT/200502/010017	Level On

javascript:void(0)

GUJARAT REAL ESTATE REGULATORY AUTHORITY GOVERNMENT OF GUJARAT

Checklist

To ensure quick application submission, please go through below checklist and keep them ready before filling application online

A. Checklist of Key Information Required - [Download](#)

B. Checklist of Key Documents Required - [Download](#)

C. Project Document Index - [Download](#)

(Please bring hard copy of Affidavits at the time of hard copy submission of your application)

OK

GANPATI HOUSE (View) Project Certificate (View) Registration No - PR/GJ/GANDHINAGAR/GUDA/MAA00234/260721

0 Pending on Promoter 0 Pending on Authority 4 Summary 0 Pending on Professional

Pending on Promoter

Application	Project Name	Type	Ack. No.	Status	Action
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Pending on Authority

Application	Project Name	Type	Ack. No.	Status
-------------	--------------	------	----------	--------

## 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...

**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

**PROJECT DETAIL**

1.1 Project Name  Kunj Wani Villa

1.2 Project Type\*

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)

**Scenario 3: Registration of Addition / Alteration x**

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

1.32 District

1.33 Town Planning Authority\*  Bavla 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  GINGER PROPERTIES PRIVATE LIMITED

RERA A/C for  Kunj Wani Villa

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

**It should be as per RERA Banking Directions & SOP's**

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

**Project Submission of Registered RERA Bank Account Details for Lemis  
Execution of Registration Application**

According to the Provisions, it is known to the provisions of Section 42(2)(f) of the RERA Act, 2016, that the Promoter shall be responsible to maintain a copy of the registered RERA Bank Account has to be submitted for each Real Estate where 50% of the Net Revenues received annually are to be deposited.

As per the Provisions, the Promoter shall have to have Name of the Project as its suffix, So, the name of RERA Bank Account shall be "Promoter Name-RERA Project Name-RERA Bank Account No." e.g. if Promoter name is "GINGER PROPERTIES PRIVATE LIMITED" and Project Name is "Kunj Wani Villa" then the RERA Bank Account Name will be "GINGER PROPERTIES PRIVATE LIMITED-Kunj Wani Villa-RERA Bank Account No." It is requested to take note of the above mentioned points while depositing the RERA Bank Account.

Registration Copy of Bank Accounts statement or the copy of Bank Feedback of RERA Act, 2016 and the RERA Bank Account Details, also available at [RERA Act, 2016 and the RERA Bank Account Details](#), also available at [RERA Act, 2016 and the RERA Bank Account Details](#).

**Next**

## 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**

**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  2.2 No. of Inventory  2.3 Carpet Area (Sq Mtrs)

Shop 10 6433.09

2.4 Area of exclusive balcony/verandah (Sq Mtr)  2.5 Area of exclusive open terrace if any (Sq Mtr)  2.6 No. of Inventory Booked

0 0 0

**INTERNAL DEVELOPMENT WORK**

2.7 Road System  2.8 Water Supply  2.9 Sewage and Drainage System

Self Development Self Development Self Development

2.10 Electricity Supply Transformer And Sub Station  2.11 Solid Waste Management And Disposal

Self Development Self Development

**OTHER INTERNAL DEVELOPMENT WORK**

**WATER SUPPLY**

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

(a) Total quantity of drinking water required for the project as per NBC:  Residential (m3/day)  + Commercial (m3/day)  = Total (m3/day)

50 50 100

(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?

(a) Quantity of sewerage which is expected to generate from the project as per NBC  Residential (m3/day)  + Commercial (m3/day)  = Total (m3/day)

20 20 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:

**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)  Breadth(Mtrs)  Average Water Depth(Mtrs)  Capacity(Litres)

10 10 10 1000000.00

*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.*

### 7.3. Add Professionals

Step 6: The Third screen of the application form is the Add professional page.

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

In case of Architect, please enter the CoA (Council of Architects) No. in the search box and click "Search" to fetch the KYC details of Architect.

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 professional with the project and view the detail summary for each before proceeding to the Next page by clicking on Next button.

**AGENT (ONLY REGISTERED WITH GUJRERA)**

3.1 PAN No.  3.2 Agent Registration No. of RERA  3.3 Name

3.4 PAN No.  3.5 EmailId  3.6 Mobile No.

3.7 Address

**ARCHITECT (ONLY REGISTERED WITH GUJRERA)** \*

3.8 CoA Number\*  3.9 Reg. No. With CDA, Certificate  3.10 Name

CA/2019/112403  3.11 Email Id  3.12 Mobile No.  3.13 Address

3.14 No. of Key Project Completed\*  3.15 Professional Experience in Yrs.

Please enter valid No. of Key Project Completed

**STRUCTURAL ENGINEER (ONLY REGISTERED WITH GUJRERA)** \*

3.16 PAN No.  3.17 Local Authority Licence No., Certificate  3.18 Name

ADWPTD8802P  3.19 Email Id  3.20 Mobile No.  3.21 PAN No.

3.22 Address  3.23 No. of Key Project Completed\*  3.24 Professional Experience in Yrs.

Please enter valid No. of Key Project Completed

**CONTRACTOR (ONLY REGISTERED WITH GUJRERA)**

3.25 PAN No.  3.26 Email Id  3.27 Name / Firm Name

3.28 Mobile No.  3.29 PAN No.  3.30 Address

3.31 No. of Key Project Completed\*  3.32 Professional Years of experience

Please enter valid No. of Key Project Completed

**Project, Agent, Promoter, Professional, Location**  **UPASANA IN...**

**AGENT (ONLY REGISTERED WITH GUJRERA)**

3.1 PAN No.  3.2 Agent Registration No. of RERA  3.3 Name

3.4 PAN No.  3.5 EmailId  3.6 Mobile No.

3.7 Address

**ARCHITECT (ONLY REGISTERED WITH GUJRERA)** \*

3.8 CoA Number\*  3.9 Reg. No. With CDA, Certificate  3.10 Name

CA/2019/112403  3.11 Email Id  3.12 Mobile No.  3.13 Address

text123@gmail.com  8765432109  6. Shreekrishna society, opp

3.14 No. of Key Project Completed\*  3.15 Professional Experience in Yrs.

43  23

**STRUCTURAL ENGINEER (ONLY REGISTERED WITH GUJRERA)** \*

3.16 PAN No.  3.17 Local Authority Licence No., Certificate  3.18 Name

ADWPTD8802P  3.19 Email Id  3.20 Mobile No.  3.21 PAN No.

eng2@yahoo.com  7856456456  ADWPTD8802P

3.22 Address  3.23 No. of Key Project Completed\*  3.24 Professional Experience in Yrs.

Vastropur Road  45  34

**CONTRACTOR (ONLY REGISTERED WITH GUJRERA)**

3.25 PAN No.  3.26 Email Id  3.27 Name / Firm Name

3.28 Mobile No.  3.29 PAN No.  3.30 Address

3.31 No. of Key Project Completed\*  3.32 Professional Years of experience

Please enter valid No. of Key Project Completed

**Project, Agent, Promoter, Professional, Location**  **UPASANA IN...**

## 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.

Project, Agent, Promoter, Professional, Location UPIASANA IN...

DOCUMENTS

**TECHNICAL DOCUMENTS**

4.1 Approved Building/Plotting Plan\* File Upload  
4.2 Approved Layout Plan\* File Upload  
4.4 Approved Section Plan/Infrastructure Plan\* File Upload  
4.5 Area Development Plan of Project Area\* File Upload  
4.7 Project Photo (JPG only)\* File Upload  
4.8 Non Agriculture (NA) Order and Fire Opinion from Authority\* File Upload  
4.3 Promoter's affidavit & 2/3 allottee approval/consent as for section 14 (2) (2) of RERA Act\* File Upload  
For Guidance (Affidavit Format)  
4.6 Draft Brochure\* 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 )

4.9 Date of Issuance of Document\* File Upload  
4.10 Land Owner Name Search  
4.11 Contact Details File Upload  
4.12 Document\* File Upload  
09/08/2021 NG GROUP FINANCIAL SERV 855354354

4.13 Revenue Records (Form No. 7/12 /Property card/Gam namoona no. 2)\* File Upload  
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 Hon'ble civil court along with certificate.)

4.14 Date of Issuance of Document\* File Upload  
4.15 Issuing Advocate Name Search  
4.16 Contact Details File Upload  
4.17 Lawyer Issued certificate\* File Upload  
09/08/2021 GIANCHANDANI RAMESH ME 7645456354

**Title Report\*** (Note: By ten years experienced advocate & indicate 30 year land history in title report)

4.18 Date of Issuance of Document\* File Upload  
4.19 Issuing Advocate Name Search  
4.20 Contact Details File Upload  
4.21 Lawyer Issued certificate\* File Upload  
09/08/2021 GIANCHANDANI RAMESH ME 7645456354

**Title Certificate\*** (Note: By ten years experienced advocate)

4.22 Date of Issuance of Document\* File Upload  
4.23 Issuing Advocate Name Search  
4.24 Contact Details File Upload  
4.25 Lawyer Issued certificate\* File Upload  
09/08/2021 GIANCHANDANI RAMESH ME 7645456354

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

4.26 Date of Issuance of Document\* File Upload  
4.27 Authorized Signatory of Project who has signed Form B File Upload  
4.28 Contact Details File Upload  
4.29 Declaration (Form B)\* File Upload  
09/08/2021 DEVIYA SAGAR 8565434342

**4.30 Drainage Affidavit** File Upload

**Form B-1 And At The Time Of Development Agreement\*** (Affidavit by Promoter)

4.31 Date of Issuance of Document\* File Upload  
4.32 Authorized Signatory of Project who has signed Form B1 File Upload  
4.33 Contact Details File Upload  
4.34 Declaration (Form B-1)\* File Upload  
09/08/2021 DEVIYA SAGAR 8565434342

**Form B-2 And At The Time Of Development Agreement\*** (Affidavit by Promoter and Land Owner)

4.35 Date of Issuance of Document\* File Upload  
4.36 Land owners Name Search  
4.37 Contact Details File Upload  
4.38 Declaration (Form B-2)\* File Upload  
09/08/2021 ZARANA NARSINHIBHAI PATEI 9654656345

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 field.  
 The uploaded Affidavit (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](#).  
 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.**

Home | FAQ | Map Skip to main Content | Screen Reader Access K JP Pvt Ltd sin... English A A A A f 150th જાતીય દેશ પ્રચ્છા ગુજરાત

DASHBOARD | VIEW SEMINAR PROJECT ALTERATION

**BLOCK ENTRY**

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	<b>View File / 1</b>	01-05-2020	11	11

**ADD BLOCK DETAILS**

4.1 Block Name \* 4.2 Development Start Date \* 4.3 Development End Date \*

dd-mm-yyyy dd-mm-yyyy

4.4 Commencement Certificate \* 4.5 Date on Commencement Certificate \* 4.6 Commencement Certificate No \*

**File Upload** dd-mm-yyyy

4.7 Height (In Meter) \* 4.8 FSI of Block (In Sq Meter) \* 4.9 Built-up Area of Block (In Sq Meter) \*

**Add Block**

Previous Next

## 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.**

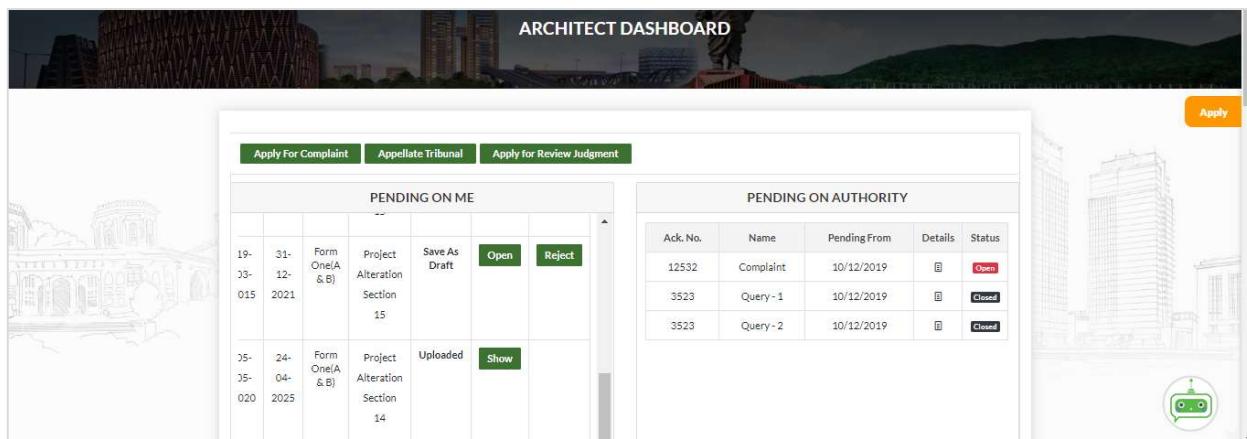
**\*MoF (Means of Finance) may be assigned to the same CA certifying Form-3 or some other CA. System shall prompt the user to assign MoF only if the total estimated cost of the real estate project as entered in Form 3 is greater than or equal to INR 25 Cr.**

## 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.

FORM-1 Table(A) of Registration Detail				
A	B	C	D	E
1 FORM-1 Table(A) of Registration Detail				
2				
3 TASKS	NUMBER	%WORK DONE	ACTIVITY START DATE	ACTIVITY END DATE
4 Excavation				
5 Total number of basement(s) and plinth				
6 Total number of Podiums				
7 Stilt Floor				
8 Total number of Slabs of Super Structure				
9 Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Sanitary Fittings				
10 within the Flat/Premises Staircases, Lifts				
11 Wells and Lobbies at each Floor level connecting Staircases and The external plumbing and external plaster, elevation, completion of terraces				
12 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/CR2				
13				
14				
15				

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

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.*

The screenshot shows a Microsoft Excel spreadsheet titled "Form-OneA&B (1).xlsx". The ribbon menu is visible at the top, with "File", "Home", "Insert", "Page Layout", "Formulas", "Data", "Review", "View", "Help", and "Search" tabs. The "Home" tab is selected. The main content area contains a table with the following structure:

	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										

At the bottom of the screen, there are tabs for "OTHER-DETAILS" and "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		%			

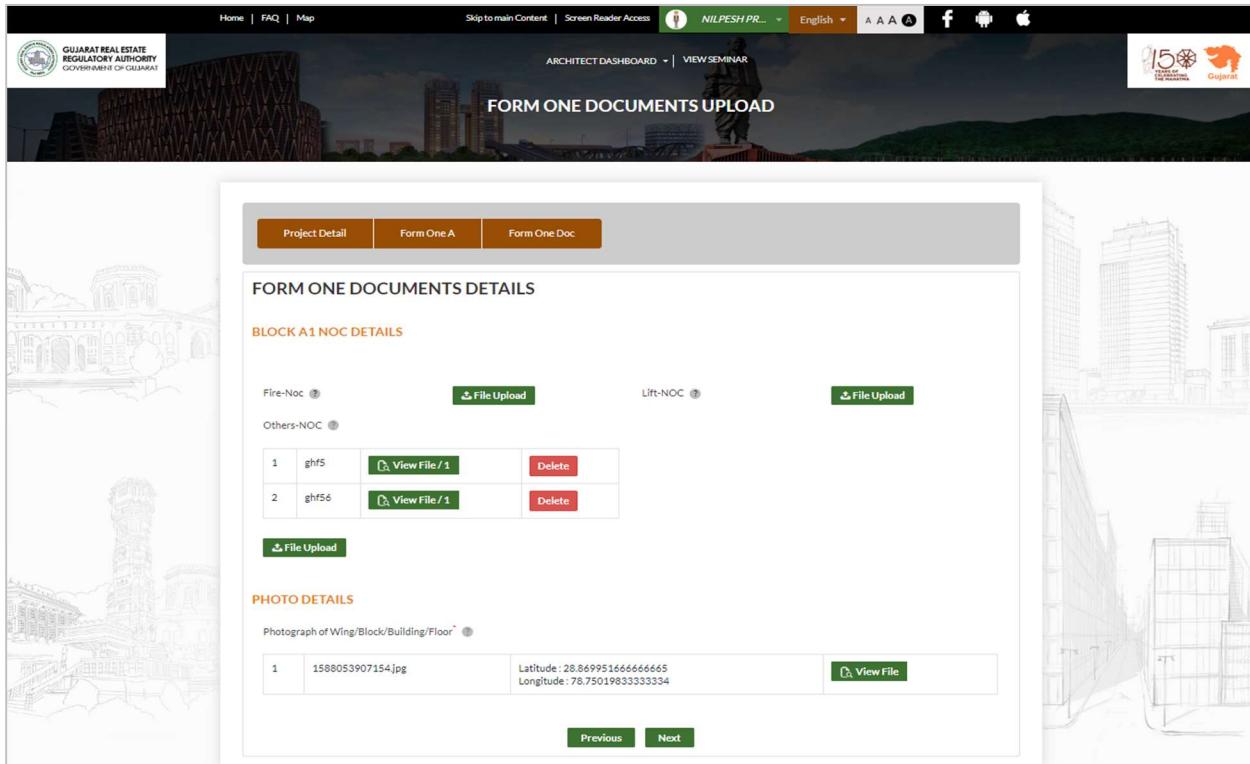
OTHER DETAILS

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

ARCHITECT DETAILS

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

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.



FORM ONE DOCUMENTS UPLOAD

Project Detail Form One A Form One Doc

FORM ONE DOCUMENTS DETAILS

BLOCK A1 NOC DETAILS

Fire-Noc  Lift-NOC

Others-NOC

1	ghf5	<input type="button" value="View File / 1"/>	<input type="button" value="Delete"/>
2	ghf56	<input type="button" value="View File / 1"/>	<input type="button" value="Delete"/>

PHOTO DETAILS

Photograph of Wing/Block/Building/Floor\*

1	1588053907154.jpg	Latitude : 28.869951666666665 Longitude : 78.75019833333334	<input type="button" value="View File"/>
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 GUJARAT REAL ESTATE  
REGULATORY AUTHORITY  
GOVERNMENT OF GUJARAT

ARCHITECT DASHBOARD | [VIEW SEMINAR](#)

 150  
YEAR OF  
INDEPENDENCE  
OF INDIA  
Gujarat

**FORM ONE DOCUMENTS UPLOAD**

Project Detail | Form One A | Form One Doc

**FORM ONE(B) DOCUMENTS DETAILS**

**NOC DETAILS**

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

[Previous](#) | [Confirm & Submit Form One](#)

Project, Agent, Promoter

Validate OTP

Mobile OTP ?

Enter OTP

Submit

FORM 1(B) DOCUMENTS DETAILS

**NOC DETAILS**

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

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.

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

Project, Agent, Promoter, Professional, Location SEARCH

U P A S A N A I N... DASHBOARD MSC

**PROJECT ALTERATION**

**Project Detail**

**Development Detail**

**Add Professionals**

**Upload Document**

**Block Entry**

**Assign Professionals**

**Perform Certification**

**Payment Page**

**FORM 1 DETAILS**

**A BLOCK**

TASKS	NUMBER	% WORK DONE	ACTIVITY START DATE	ACTIVITY END DATE
Excavation		10%	10-08-2021	15-11-2021
Total number of Basement(s) and Plinth	1	23%	11-08-2021	16-11-2021
Total number of Podiums	0	NA	NA	NA
Stilt Floor		25%	13-08-2021	18-11-2021
Total number of Slabs of Super Structure	6	67%	14-08-2021	19-11-2021
Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		34%	15-08-2021	20-11-2021
Sanitary Fittings within the Flat/Premises		45%	16-08-2021	21-11-2021
Staircases, Lifts/Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks		16%	17-08-2021	22-11-2021
The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing		19%	18-08-2021	23-11-2021
Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical NOC, Environment NOC, Metro NOC, Chemical 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		20%	19-08-2021	24-11-2021

**PHOTO DETAILS**

Photograph of Wing/Block/Building/Floor\*

1	16370_672_100821_172322.jpg	Latitude : 23.21859103706574 Longitude : 72.643368266129	
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**FORM 1(B) DETAILS**

COMMON AREAS AND FACILITIES AMENITIES	PROPOSED (YES/NO)	% WORK DONE	REMARKS	ACTIVITY START DATE	ACTIVITY END DATE
Internal Roads & Footpaths	YES	10%	ABC	10-08-2021	15-11-2021
Water Supply	YES	23%	ABC	11-08-2021	16-11-2021
Sewerage (chamber, lines, Septic Tank, STP)	YES	12%	ABC	12-08-2021	17-11-2021
Storm Water Drains	YES	25%	ABC	13-08-2021	16-11-2021
Landscaping & Tree Planting	YES	67%	ABC	14-08-2021	19-11-2021
Street Lighting	YES	34%	ABC	15-08-2021	20-11-2021
Community Buildings	YES	45%	ABC	16-08-2021	21-11-2021
Treatment and disposal of sewage and sullage water /STP	YES	16%	ABC	17-08-2021	22-11-2021
Solid Waste Management & Disposal	YES	19%	ABC	18-08-2021	23-11-2021
Water Conservation,Rain Water Harvesting & Percolating Well/Pit	YES	20%	ABC	19-08-2021	24-11-2021
Energy Management	YES	23%	ABC	10-08-2021	15-11-2021
Fire Protection and Fire Safety Requirements	YES	12%	ABC	11-08-2021	16-11-2021
Electrical Meter Room,Sub-station & Receiving Station	YES	25%	ABC	12-08-2021	17-11-2021
Fire lighting facilities	YES	67%	ABC	13-08-2021	18-11-2021
Drinking water facilities	YES	34%	ABC	14-08-2021	19-11-2021
Emergency evacuation services	YES	45%	ABC	15-08-2021	20-11-2021
Use of renewable energy	YES	16%	ABC	16-08-2021	21-11-2021
Security using CCTV surveillance	YES	19%	ABC	17-08-2021	22-11-2021
Letter Box	NO	NA	NA	NA	NA

**OTHER DETAILS**

COMMON AREAS AND FACILITIES AMENITIES	% WORK DONE	REMARKS	ACTIVITY START DATE	ACTIVITY END DATE
ABC	20%	ABC	13-08-2021	18-11-2021

**FORM 1 DOCUMENTS DETAILS**

**BLOCK A NOC DETAILS**

Fire NOC	Not Uploaded	Lift-NOC	Not Uploaded
Others-NOC			
Not Uploaded			

**FORM 1(B) DOCUMENTS DETAILS**

**NOC DETAILS**

Airport-NOC	Not Uploaded	Railway-NOC	Not Uploaded
Environment-NOC	Not Uploaded	High Tension Line-NOC	Not Uploaded
Gas Line-NOC	Not Uploaded	Non Agriculture-NOC	Not Uploaded
Highway-NOC	Not Uploaded	Metro-NOC	Not Uploaded
Irrigation Department-NOC	Not Uploaded	Ashant Dharo-NOC	
ONGC-NOC	Not Uploaded	Jail-NOC	Not Uploaded
Costal Regulation Zone-NOC	Not Uploaded	ASI-NOC	Not Uploaded
Forest-NOC	Not Uploaded	Other NOC Documents	
		Not Uploaded	

**ARCHITECT DETAILS**

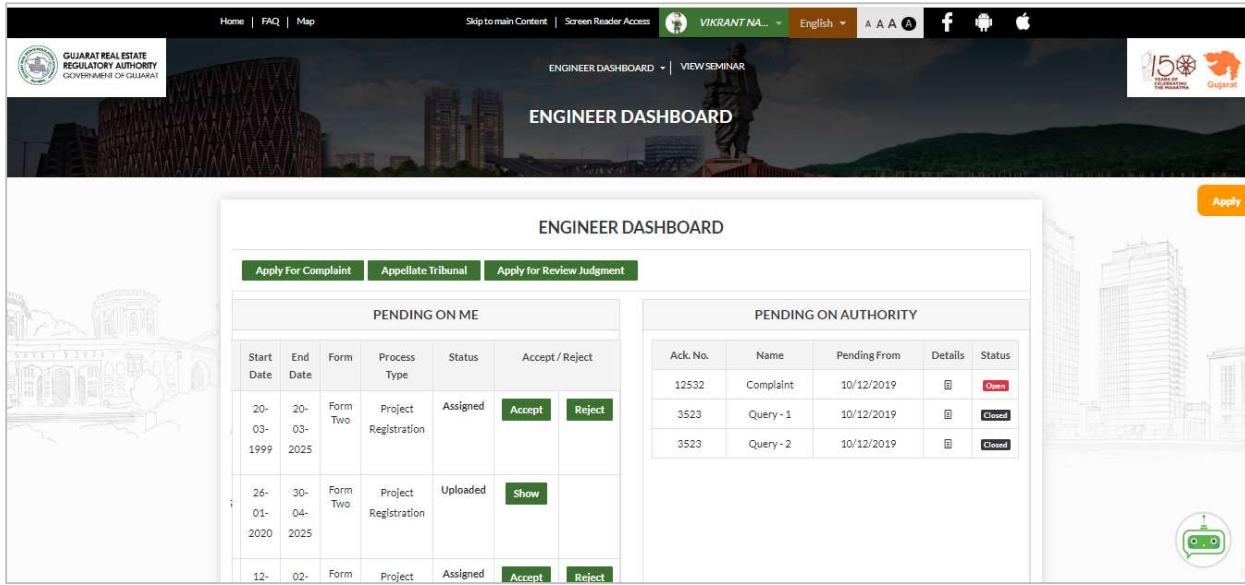
Name (IN BLOCK LETTERS) of Architect*	Council of Architects(CoA) Registration No.*	Council of Architects(CoA) Registration valid till*
SAURABHANILKUMARJAIN	CA/2019/112403	06-04-2024
Date of Physical visit to the site*	Firm Name	Remark
10-08-2021	ABC	ABC

2020												2021											
June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan				
<b>A</b>																							
<b>Common Amenities</b>																							
<b>Overall</b>																							

**Previous** **Accept** **Reject**

## 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.



The screenshot shows the 'ENGINEER DASHBOARD' interface. At the top, there are links for 'Home', 'FAQ', 'Map', 'Skip to main Content', 'Screen Reader Access', and a user profile 'VIKRANT NA...'. The top right features language settings ('English'), font sizes ('A A A A'), and social media icons for Facebook, Google, and Apple. The header also includes the 'STATUE OF LIBERTY' logo and the 'Gujarat' state emblem.

The main content area is titled 'ENGINEER DASHBOARD' and contains two tables:

- PENDING ON ME**: Shows three rows of pending assignments. The first row has 'Start Date' 20-03-1999, 'End Date' 20-03-2025, 'Form' Form Two, 'Process Type' Project Registration, 'Status' Assigned, and 'Accept / Reject' buttons (Accept, Reject). The second row has 'Start Date' 26-01-2020, 'End Date' 30-04-2025, 'Form' Form Two, 'Process Type' Project Registration, 'Status' Uploaded, and 'Accept / Reject' buttons (Show, Reject). The third row has 'Start Date' 12-02-, 'End Date' -, 'Form' Form, 'Process Type' Project, 'Status' Assigned, and 'Accept / Reject' buttons (Accept, Reject).
- PENDING ON AUTHORITY**: Shows a table with columns 'Ack. No.', 'Name', 'Pending From', 'Details', and 'Status'. It lists three entries: 12532 (Complaint, 10/12/2019, Open), 3523 (Query - 1, 10/12/2019, Closed), and 3523 (Query - 2, 10/12/2019, Closed).

On the right side of the dashboard, there is a sidebar with a 'Apply' button and a circular icon containing a robot head.

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.*

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				#DIV/0!		
FORM-TWO-A	A				#DIV/0!		
FORM-TWO-B					#DIV/0!		

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

BLOCK_NAME/ITEM_DESCRIPTION	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 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

KENNETH PE...

DASHBOARD MISC

FORM 2 UPLOAD

Project Detail Form 1 Form 2

FORM 2 OF PROJECT ALTERATION SECTION 14 APPLICATION - GANPATI HOUSE

Form 2 excel file is uploaded successfully.

Upload Form 2 File

No file chosen

FORM 2 A DETAILS

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

FORM 2 B DETAILS

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

FORM 2 C DETAILS

Item Description <small>?</small>	Incurred Cost <small>?</small>
ABC	2,000
Total	2,000

FORM 2 ENGINEER

Name of the Engineer <small>?</small>	KENNETH PETER DCUNHA
Local Authority licence number <small>?</small>	kenn123
Local Authority licence no. valid till <small>?</small>	05-06-2030
Date of Physical Visit <small>?</small>	10/08/2021 <input type="button" value="Calendar"/>
Firm Name <small>?</small>	ABC
Remark <small>?</small>	ABC

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

Project, Agent, Promoter, Professional, Location

KENNETH PE...

DASHBOARD MISC

**FORM 2 A**

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 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 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:**

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* <input type="text"/>	KENNETH PETER DCUNHA
Engineer Licenses No.* <input type="text"/>	kenn123
Engineer Mobile No.* <input type="text"/>	7856456456
Date of Physical Visit* <input type="text"/>	10/08/2021 <input type="button" value="Calendar"/>
Firm Name* <input type="text"/>	ABC
Remark* <input type="text"/>	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.

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.



## PROJECT ALTERATION

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

### 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 2430:1986 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 compiled 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:

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 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

CA

## 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.

PENDING ON ME					
Start Date	End Date	Form	Process Type	Status	Accept / Reject
20-03-1999	20-03-2025	Form 3A & C	Project Registration	Assigned	<span>Accept</span> <span>Reject</span>
05-24-	Form 3A & C	Project	Assigned		<span>Accept</span> <span>Reject</span>

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

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.*

Form-Three.xlsx - Excel																
File Home Insert Page Layout Formulas Data Review View Help Search																
Clipboard		Font		Alignment		Number		Styles		Cells		Editing		Ideas		
J28	:	X	✓	f												
1	BLOCK NAME	FLAT/BUNGLOW/OFFICE USAGE	CARPET AREA	AREA OF EXCLUSIVE BALCONY	STATUS	UNIT AMOUNT	RECEIVED AMOUNT	DATE OF AGREEMENT OF SALE	J	ENCUMBRANCE STATUS	ALLOTEE NAME	TYPE OF KYC	KYCID	MOBILE NUMBER	REDEVEL	
2																
3																
4																
5																
6																
7																
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9																
10																
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8. Fill Booked Status Details like No. of Garages, No. of Covered Parking and No. of Open Parking

Form-Three.xlsx - Excel																
File Home Insert Page Layout Formulas Data Review View Help Search																
Clipboard		Font		Alignment		Number		Styles		Cells		Editing		Ideas		
D21	:	X	✓	f												
1	DETAILS	PROPOSED	BOOKED													
2	Number of Garages															
3	Number of Covered Parking															
4	Number of Open Parking															
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21																

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

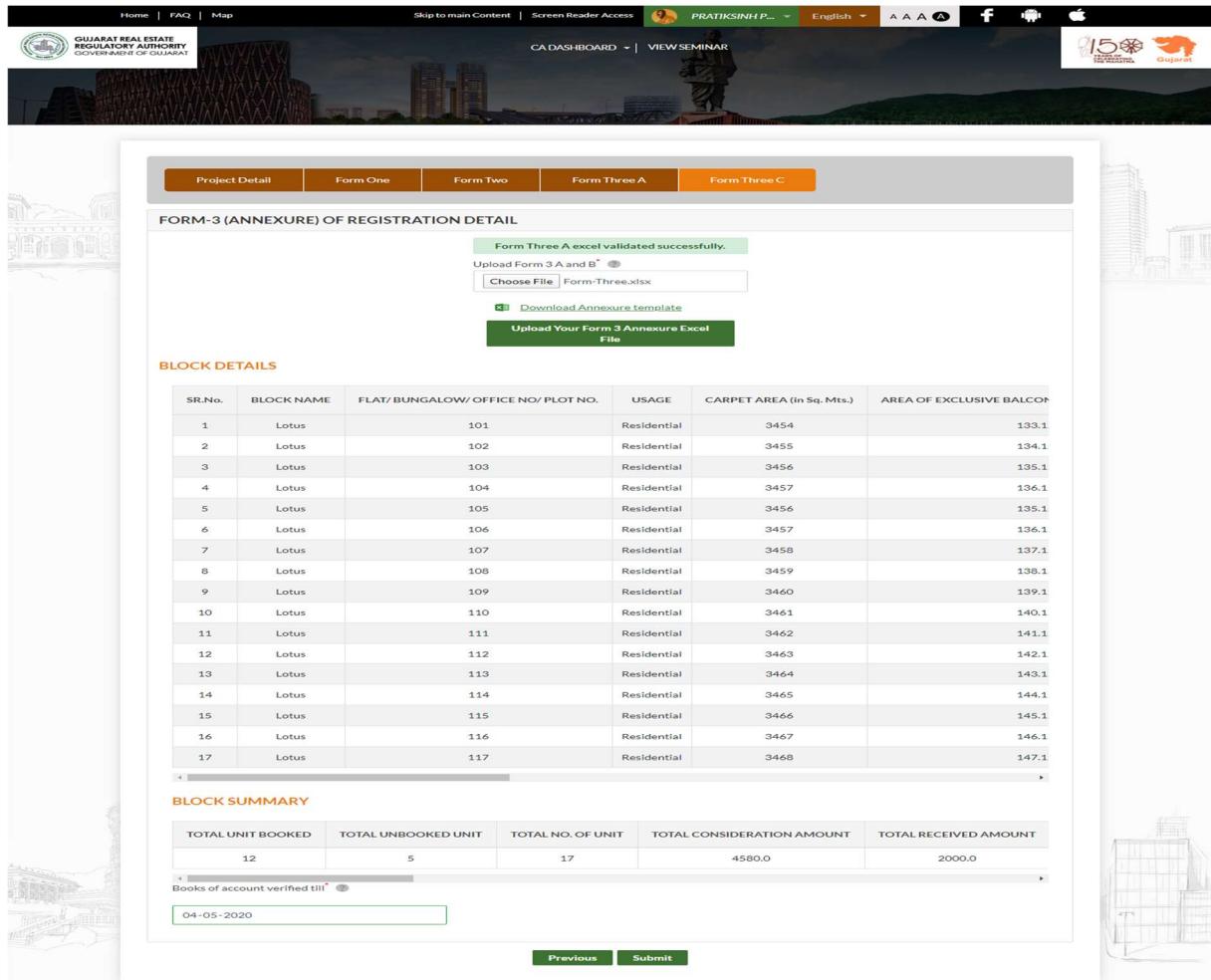
As per the requirement, CA must fill in all details of CA Certificate in the Form-3 certificate section.

10. 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.



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 BALCON
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

11. 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	<input type="button" value="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	<input type="button" value="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.

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PRATIKSINH P...
English
AAA

CASHBOARD
VIEW SEMINAR

Project Detail
Form One
Form Two
Form Three A
Form Three C

**FORM-3(CA CERTIFICATE) OF REGISTRATION DETAIL**

E-Signing Software for Gujarat RERA (Update on 02-11-2019)       E-Signing Installation Document

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* 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* Acquisition cost of TDR (if any)* 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. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities* Under Re-development/Rehabilitation Scheme* Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (In Column-A) "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) to be considered)" Cost towards clearance of land or any encumbrances including cost of removal of trees, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost. 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. Sub-Total of Land Cost	3	4
		13	5
		13	5
		13	5
		12	2
		12	2
		12	2
		91	30
<b>Development Cost/Cost of Construction:</b>			
	a) Estimated Cost of Construction as certified by Engineer (Column - A)	912	
	a(i) 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)	12	
	a(ii) Cost of requisites 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 required for construction, cost of labour, cost of materials, cost of transport etc. directly incurred to complete the construction of the entire phase of the project registered*	12	2
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority*	2	2
	c. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction*	2	2
	Sub-Total of Development Cost	928	18
2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A)	1019	
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Total Cost)	48	
4	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)*	2	
5	Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)	0.05	
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)	50.95	
7	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement*	2	
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	48.95	

**DETAILS OF SEPARATE RERA BANK ACCOUNT:**

Bank Name*	Branch Name*	Account No.*
STATE BANK OF INDIA	STATE BANK OF INDIA	166325564778
Account Name*	IFSC Code*	
Ground View Corp	SBIN0013759	
Opening Balance*	Opening Balance Date*	Deposit during the period*
6000000	03-04-2020	1500000
Withdrawal during the period*	Closing Balance*	Closing Balance Date*
1500000	6000000	01-05-2020
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)	971
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)	34
3	(i) Estimated amount of sales proceeds in respect of booked apartments as per Annexure-A to this certificate.	3
	(ii) Estimated amount of sales proceeds in respect of unbooked apartments as per Annexure-A to this certificate.	34
4	Estimated receivables of project, Sum of 2 + 3 (i)	68
5	Amount to be deposited in Designated Account is 20% or 100% if 4 is greater than 1, then 20% of the balance receivables of project will be deposited in designated Account, If 4 is lesser than 1, then 100% of the balance receivables of project will be deposited in designated Account.	1

**(ADDITIONAL INFORMATION FOR PROJECTS)**

This certificate is being issued for RERA compliance for the Company

Promoter's Name\*      Project's Name\*

SHREE ASSOCIATES      Ground View

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\*

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

YES       NO

Name of Chartered Accountant\* (Name of CA Firm)      Partner/Proprietor (Membership Number)\*      COP Date\*

PRATIKSINH null PARMAR      260189      01-01-2021

UDIN Number\*      CA FRN No\*      CA Designation\*

20260189AICTSBN1659      255632W      Proprietor

Notes To Certificate\*      To submit Ground View FORM THREE

[Previous](#)      [Confirm and Submit](#)

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.

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 AGREED
1	Lotus	101	Residential	3454	133.12	BOOKED	4,566	1,000	3,566	12-04-1
2	Lotus	102	Residential	3455	134.12	BOOKED	4,567	500	4,067	05-03-1
3	Lotus	103	Residential	3456	135.12	BOOKED	4,568	2,000	2,568	06-04-1

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

PENDING ON ME

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

PENDING ON AUTHORITY

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

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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1 Sr. No	1(i)	1(ii)	1(iii)	1(iv)	1(v)	1(vi)		A	2(i)	2(ii)	2(iii)	B	RepaymentTotal	C	3(i)	3(ii)
2 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 [1(i)+1(ii)+1(iii)+1(iv)+1(v)+1(vi)])	Total Project Cost [1(i)+1(ii)+1(iii)+1(iv)+1(v)+1(vi)]		Repayment of Project Loan [1(i)+1(ii)+1(iii)+1(iv)+1(v)+1(vi)]	Repayment of CC/OD [1(i)+1(ii)+1(iii)+1(iv)+1(v)+1(vi)]	Repayment of Other Borrowed Funds [1(i)+1(ii)+1(iii)+1(iv)+1(v)+1(vi)]					Project Loan Disbursement (if any)
3 Total	91.00	912.00	12.00	2.00	2.00		0	1019	0	0	0	1019	1019	2038	1000	
4 Pre RERA Registration Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5 JUN-2020	91	912	12	2	2	0	1019	0	0	0	0	1019	2038	1000		
6 SEP-2020																
7 DEC-2020																
8 MAR-2021																
9 JUN-2021																
10 SEP-2021																
11 DEC-2021																
12 MAR-2022																
13 JUN-2022																
14 SEP-2022																
15 DEC-2022																
16 MAR-2023																
17 JUN-2023																
18 SEP-2023																
19 DEC-2023																
20 MAR-2024																

	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	Total Cash Inflow [3(i)+(ii)+(iii)+(iv)+(v)]	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 Allotees			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 Allotees				
3	2038	1000	60	1600	200			2860	822	0	822	0	0				
4	0	0	0	0	0			0	0	0	0	0	0				
5	2038	1000	60	1600	200			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

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.

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 se

Once the Promoter Previews the submission, he may Accept /Reject the submission made by the Professional.

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**

**PAYMENT**

**“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**

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.sbipepay@sbi.co.in  
3. REFUND (Scenario & 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](mailto: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.

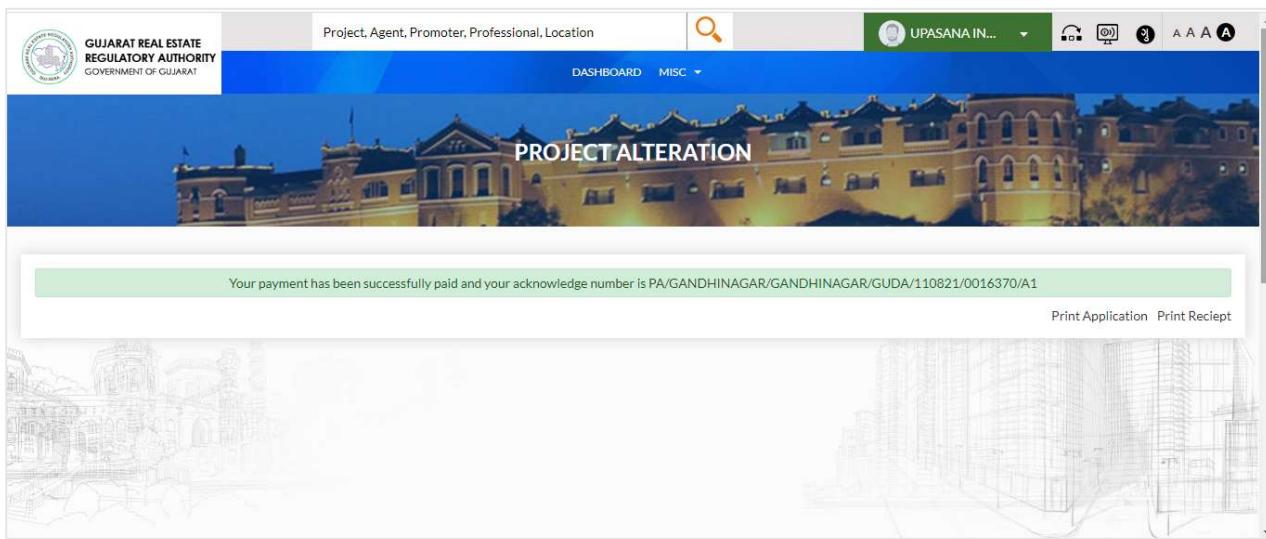
The required information as per the RERA act will be displayed in public domain Please affirm the declarations.

[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.

## 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

PROJECT DETAIL		
1.1 Project Name GARVIT HOMES	1.2 Project Area Mixed Residential	1.3 Project Description Residential
2.1 Explanatory Notes on Project (Refer to Guidelines on Schedule 10 Circular 8 - PDF)		
1.4 Project Start Date 01/01/2012	1.5 Project End Date 05/04/2014	1.6 Total Land Area of Associated Land (in Mm²) 3545
1.7 Total Gated Land Area (in Mm²) (excluding area of all buildings) 3545	1.8 Total Open Land Area (in Mm²) 0.00	1.9 Total Area of Project Under Registration (in Mm²) 3545.00
1.10 Total Car Park area under Registration layout (in Mm²) 4433.00	1.11 Total Car Park Area for Project Under Registration (in Mm²) 4433.00	1.12 No. of Car Parks 4
1.13 Area of Garage (in Mm²) 0.00	1.14 No. of Open Parking 0	1.15 No. of Covered Parking 0
1.16 Area of Open Parking (in Mm²) 0.00	1.17 Area of Covered Parking (in Mm²) 0.00	1.18 Total Area of Project in TP Area (in Mm²) (TP Area includes Gated Area) 3545.00
2.29 In the Project in TP Area (in Mm²) (TP Area includes Gated Area)		
PROJECT RELATED LAND REVENUE DETAILS		
1.20 TP No. 12/1	1.21 TP Name TP	1.22 Land Plot No. 100
1.23 Survey No. 12	1.24 Plot No. 12	1.25 Plot No. (for Multiple Plots reserved by commercial) 1000
1.26 Revenue Survey No./Block No. (if multiple Plots/ Survey Nos. reserved for commercial) 00	1.27 Survey No./Plot No. 00	1.28 Project Address (in Mm²) Commercial Land Area: 0.00 Mm²
1.29 Project Address (in Mm²) Area: 0.00 Mm²	1.30 Project Area: 0.00 Mm²	1.31 Status/OT Occupied
1.32 District Gandhinagar	1.33 Town Planning Authority Gandhinagar Urban Development Authority	1.34 Tidka Caste: 0.00
PROXIMITY		
1.35 Bus Station Distance from the Project (in M) 0	1.36 Medical Facility Distance from the Project (in M) 0	1.37 Rail Station Distance from the Project (in M) 0
1.38 Police Station Distance from the Project (in M) 0	1.39 Public Garden Distance from the Project (in M) 0	1.40 Public Transport Distance from the Project (in M) 0
1.41 OLE Service Delivery Point Distance from the Project (in M) 0	1.42 Airport Distance from the Project (in M) 0	

## 7.11. Print Receipt

	Gujarat Real Estate Regulatory Authority (RERA) www.gujrera.gujarat.gov.in
Office Address:- 4th Floor, Sathyog Bankul, Sector-11, Gandhinagar-382010 Website: gujrera.gujarat.gov.in, Ph. No. (079) 232-58869 Email Id: inforera@gujarat.gov.in	
<b><u>E-RECEIPT FOR GUJARAT RERA PAYMENT</u></b>	
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)	36,000.00
Additional Amount (Rs)	0.00
Total Amount (Rs)	36,000.00
PROMOTER Name	GINGER PROPERTIES PRIVATE LIMITED null
Mobile No.	7006042069
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](http://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](mailto: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)**

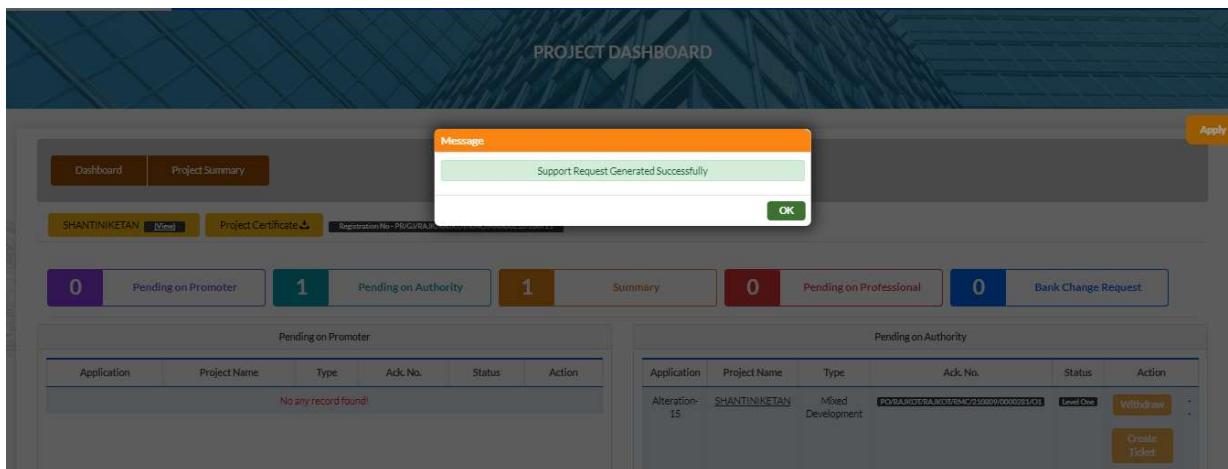
Please refer the Project Alteration (Section-15) for steps to Create Ticket

## 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.



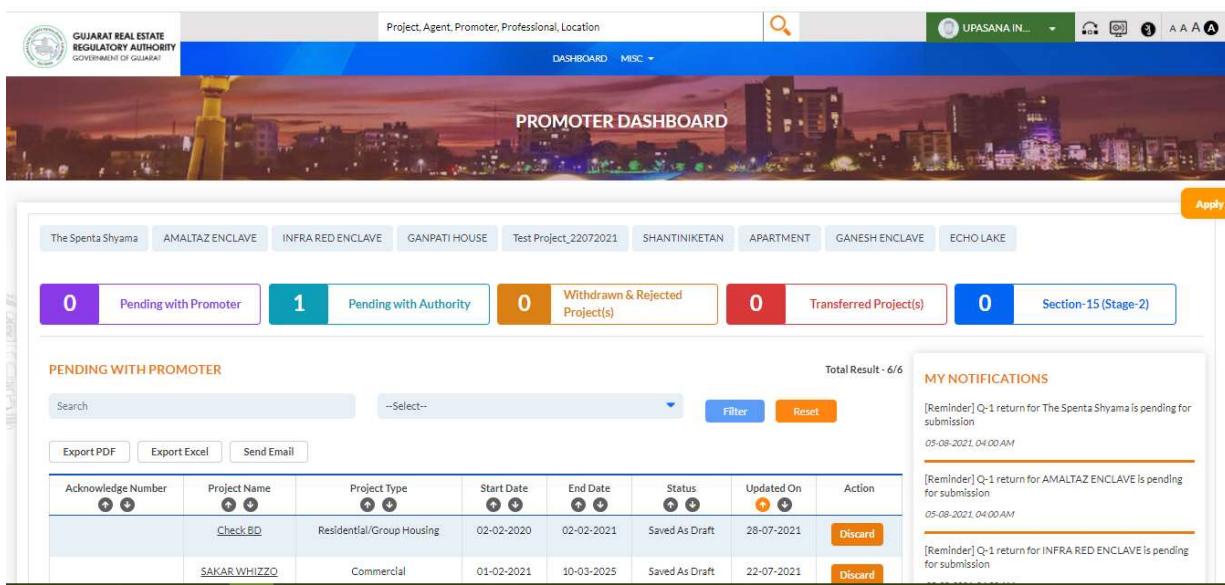
Here we will understand the entire process of various Application, form filling, processing and disposal mechanism in subsequent sections.

## 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	<a href="https://www.facebook.com/narendramodi/">https://www.facebook.com/narendramodi/</a>
1.34 Twitter Handle	@narendramodi	1.35 Youtube channel link	<a href="https://www.youtube.com/user/narendramodi">https://www.youtube.com/user/narendramodi</a>	1.36 Promoter Group History Details	15 years of experience
1.37 Developer Group (relevant certificate for ④/⑤/⑥)					

### DIRECTORS

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

[View File / 1](#)



### AUTHORIZED SIGNATORY

AUTHORISED SIGNATORY ASSIGNED TO THE PROJECT

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

[View File / 1](#)

[View File / 1](#)



SUDIPTO	ASUTOSH	MUKERJEE
1.84 PAN No AQ/PNB8805C	1.85 Mobile No 8909123123	1.86 Address Line 1 asdf asdf asdf
1.87 Address Line 2 asdf said fsd fsa	1.88 Pincode 380016	1.89 State GUJARAT
1.90 District Ahmedabad	1.91 Taluka Ahmedabad City	1.92 Email Id test@test.com
1.93 Colored PAN Card	1.94 Authorization Certificate	1.95 Photograph

[View File / 1](#) [View File / 1](#)



[Next](#)

## 12.2. Project Detail

Step 5: The second screen of Section-15 application form is Project details. Promoter need to verify the prefetched/non editable details and click on Next

**Note:** The systemically pre-fetched fields from the Approved Project viz. Project Start date, Project End Date, Total Open Land Area, TP No., Pincode, State, District, Taluka and Bank Details Section are systemically prefetched from the Project application and cannot be altered by the applicant.

**SECTION-15 (STAGE-1 ERSTWHILE PROMOTER DETAILS)**

**PROJECT DETAIL (STAGE-1)**

2.1 Project Name GURUDEV	2.2 Project Type Residential	2.3 Project Address Project Address
2.4 Project Location GURUDEV	2.5 Project Start Date 2024-01-01	2.6 Project End Date 2028-01-01
2.7 What is the area of Approved Project (In Acres)? 50000	2.8 Total Project Land Area (Approved Project Area in Acres)? 50000	2.9 Total Project Land Area (Approved Project Area in Hectares)? 50000
2.10 Land Plot No. Project Address (Mangalorean Address) 50000	2.11 Total Land Plot No. on the project (Approved Project Address) 50000	2.12 Total Approved Area from Mangalorean Addressing Address 50000
2.13 Area of Open Land 50000	2.14 Area of Open Land 50000	2.15 Area of Open Land 50000
2.16 Total Project in TP Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2.17 Project in TP Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**PROJECT RELATED REVENUE DETAILS**

2.18 TP No. 50000	2.19 TP No. 50000	2.20 TP No. 50000
2.21 TP No. 50000	2.22 TP No. 50000	2.23 TP No. 50000
2.24 Revenue Area (Block No.) (Add multiple Revenue Areas) 50000	2.25 Revenue Area (Block No.) (Add multiple Revenue Areas) 50000	2.26 Revenue Area (Block No.) (Add multiple Revenue Areas) 50000
2.27 Address Line 1 GURUDEV	2.28 Address Line 2 GURUDEV	2.29 Address Line 3 GURUDEV
2.30 Project 50000	2.31 Project 50000	2.32 Project 50000
2.33 Project 50000	2.34 Project 50000	2.35 Project 50000
2.36 Project 50000	2.37 Project 50000	2.38 Project 50000
2.39 Project 50000	2.40 Project 50000	2.41 Project 50000

**PROXIMITY**

2.42 Distance from the nearest Post Office 50000	2.43 Distance from the nearest Police Station 50000	2.44 Distance from the nearest Main Railway Station 50000
2.45 Distance from the nearest Public Transport 50000	2.46 Distance from the nearest Airport 50000	2.47 Distance from the nearest Bus Stand 50000
2.48 Distance from the nearest School 50000	2.49 Distance from the nearest Hospital 50000	2.50 Distance from the nearest Bank 50000

**GROUND WATER LEVEL**

2.51 Ground Water Level (Water Table) Under Project/Available Ground Water Level  
50000

**BANK DETAIL**

2.52 Name of Project ICRA Dated Account as per ICRA Banking Directions GURUDEV	2.53 ICRA Account No. 50000
2.54 Account Name as per ICRA Statement / Passbook 50000	2.55 Account Number 50000
2.56 IFSC Code 50000	2.57 IFSC Code 50000
2.58 Bank Name 50000	2.59 Branch Name 50000
2.60 State 50000	2.61 District 50000
2.62 IFSC & Ratio Account Statement or First Page of Passbook 50000	2.63 Ratio 50000

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

## 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)

## 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.

#### PARENT ENTITY DETAILS FORM

4.16 Total no. Of Years Of Work Experience Of Group Entity In Gujarat Not Available	4.17 Total no. Of Years Of Work Experience Of Group Entity In Other States/UTs Not Available	4.18 Total no. of years of Work Experience Of Group Entity Not Available
4.19 Total Area Constructed Till Date By Group Entity For Completed Projects(Sq Mtrs) Not Available	4.20 Total Area Constructed Till Date By Group Entity For Ongoing Projects(Sq Mtrs) Not Available	4.21 Total Area Constructed By Group Entity Till Date(Sq Mtrs) Not Available
4.22 Total no. Of Completed Projects By Group Entity Not Available	4.23 Total no. of Ongoing Projects By Group Entity Not Available	4.24 Total Projects Carried Out By Group Entity Till Date Not Available
4.25 Developer Group Name Not Available	4.26 Developer or Group website URL Not Available	4.27 Type Of Enterprise Not Available
4.28 Group Entity Office Address Not Available	4.29 Pincode Not Available	4.30 State Not Available
4.31 District Not Available	4.32 Taluka Not Available	4.33 Facebook page link Not Available
4.34 Twitter Handle Not Available	4.35 YouTube channel link Not Available	4.36 Promoter Group History Details Not Available
4.37 Developer Group (relevant certificate for 5.17/5.18) File Not Available		

#### DIRECTORS

4.38 First Name USHABEN	4.39 Middle Name ARVINDBHAI	4.40 Last Name(Surname) CHITRODA
4.41 PAN No AEAPC0289B	4.42 Address Line 1 Prahlad Nagar	4.43 Address Line 2 Not Available
4.44 Mobile No 8975433453	4.45 Pincode 380026	4.46 State GUJARAT
4.47 District Ahmedabad	4.48 Taluka Ahmedabad City	4.49 Email Id ushaben@gmail.com
4.50 Colored PAN Card	4.51 Photograph	

[View File](#)



#### AUTHORIZED SIGNATORY

AUTHORISED SIGNATORY ASSIGNED TO THE PROJECT

4.52 First Name USHABEN	4.53 Middle Name ARVINDBHAI	4.54 Last Name(Surname) CHITRODA
4.55 PAN No AEAPC0289B	4.56 Mobile No 8975433453	4.57 Email Id ushaben@gmail.com
4.58 Address Line 1 Prahlad Nagar	4.59 Address Line 2 Not Available	4.60 Pincode 380026
4.61 State GUJARAT	4.62 District Ahmedabad	4.63 Taluka Ahmedabad City
4.64 Upload Colored PAN Card	4.65 Upload Authorization Certificate	4.66 Photograph

[View File](#)

[View File / 1](#)



4.52 First Name SUDIPTO	4.53 Middle Name ASUTOSH	4.54 Last Name(Surname) MUKERJEE
4.55 PAN No AQJPM8805C	4.56 Mobile No 8654434443	4.57 Email Id sudipto@gmail.com
4.58 Address Line 1 Vastrapur	4.59 Address Line 2 Not Available	4.60 Pincode 380015
4.61 State GUJARAT	4.62 District Ahmedabad	4.63 Taluka Ahmedabad City
4.64 Upload Colored PAN Card	4.65 Upload Authorization Certificate	4.66 Photograph

[View File / 1](#)

[View File / 1](#)



[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**

**ERT WHILE PROMOTER DOCUMENT (STAGE-1)**

**FINANCIAL DOCUMENTS**

**Balance sheet (For 3 yr)**

5.1 Balance Sheet (2017-18)\*  
1(1)(2)(2)(1).pdf

5.2 Balance Sheet (2018-19)\*  
1(1)(2)(2)(1).pdf

5.3 Balance Sheet (2019-20)\*  
1(1)(2)(2)(1).pdf

**Profit & Loss Statement (For 3 yr)**

5.4 Profit & loss Statement (2017-18)\*  
1(1)(2)(2)(1).pdf

5.5 Profit & loss Statement (2018-19)\*  
1(1)(2)(2)(1).pdf

5.6 Profit & loss Statement (2019-20)\*  
1(1)(2)(2)(1).pdf

**Cash Flow Statement (For 3 yr)**

5.7 Cash Flow Statement Report (2017-18)\*  
1(1)(2)(2)(1).pdf

5.8 Cash Flow Statement Report (2018-19)\*  
1(1)(2)(2)(1).pdf

5.9 Cash Flow Statement Report (2019-20)\*  
1(1)(2)(2)(1).pdf

**Directors Report (For 3 yr)**

5.10 Director's Report (2017-18)\*  
1(1)(2)(2)(1).pdf

5.11 Director's Report (2018-19)\*  
1(1)(2)(2)(1).pdf

5.12 Director's Report (2019-20)\*  
1(1)(2)(2)(1).pdf

**Auditor Report (For 3 yr)**

5.13 Auditor Report (2017-18)\*  
1(1)(2)(2)(1).pdf

5.14 Auditor Report (2018-19)\*  
1(1)(2)(2)(1).pdf

5.15 Auditor Report (2019-20)\*  
1(1)(2)(2)(1).pdf

**Income Tax Return Acknowledgement (For 3 yr)**

5.16 Income Tax Return Acknowledgement (2017-18)\*  
1(1)(2)(2)(1).pdf

5.17 Income Tax Return Acknowledgement (2018-19)\*  
1(1)(2)(2)(1).pdf

5.18 Income Tax Return Acknowledgement (2019-20)\*  
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 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 Hon'ble Civil Court along with certificate.

G/1024/1992

5.20 Data of Issuance of Document\*  
02/08/2021

5.21 Issuing Advocate Name  
PARMAR SUDHIRKUMAR RAMNINKAL

5.22 Contact Details  
9899999999

5.23 Lawyer issued certificate\*  
1(1)(2)(2)(1).pdf

5.24 Draft of Project Transfer Deed/Draft Of Development Agreement Transfer Deed\*  
1(1)(2)(2)(1).pdf

**TP DOCUMENTS**

5.25 Affidavit cum consent of Erstwhile Promoter\*  
1(1)(2)(2)(1).pdf

5.26 Affidavit cum consent of Intending Promoter\*  
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	8765432109	ASSIGNED	<b>Delete</b>

FORM 2					
Engineer License Number	Engineer Name	Email Id	Mobile No	Status	Action
kar123	KENNETH PETER DCUNHA	eng1@yahoo.com	7854564556	ASSIGNED	<b>Delete</b>

FORM 2 A					
Engineer License Number	Engineer Name	Email Id	Mobile No	Status	Action
kar123	KENNETH PETER DCUNHA	eng1@yahoo.com	7854564556	ASSIGNED	<b>Delete</b>

FORM 3					
CA Membership Number	CA Name	Email Id	Mobile No	Status	Action
20189	PRATIKSHINH PARMAR	gear@gmail.com	8709876543	ASSIGNED	<b>Delete</b>

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)

## 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.

**PENDING ON ME**

**TOTAL RESULT - 10/31**

**MY NOTIFICATIONS**

- Form 1 Architect Form for GANPATI HOUSE is assigned  
01-08-2021, 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, 06:29 PM
- Form 1 Architect Form for salimur 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:

**FORM 1 UPLOAD**

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

**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.

FORM-1 Table(A) of Registration Detail				
1	2	3	4	5
3 TASKS	NUMBER	%WORK DONE	ACTIVITY START DATE (DD-MM-YYYY)	ACTIVITY END DATE (DD-MM-YYYY)
4 Excavation	10	11-06-2021	04-01-2023	
5 Total number of basement(s) and plinth	3	10	11-06-2021	07-01-2023
6 Total number of Podiums	NA	NA	NA	NA
7 Slit Floor	10	11-06-2021	07-01-2023	
8 Total number of Slabs of Super Structure	3	10	11-06-2021	07-01-2023
Internal walls,				
Internal Plaster, Floorings within Flats/Premises, Doors				
9 and				
Sanitary Fittings				
10 within the Flat/Premises				
Staircases, Lifts				
Wells and Lobbies at each Floor level connecting				
11 Staircases and				
The external				
plumbing and external plaster, elevation, completion of				
terraces				
12 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				
13 equipment, compliance to conditions of environment/CRZ				
14				
15				

2. 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.

FORM-1 Table(B) of Registration Detail					
1	2	3	4	5	6
3 COMMON AREAS AND FACILITIES AMENITIES	PROPOSED(YES/NO)	% WORK DONE	REMARKS	ACTIVITY START DATE (DD-MM-YYYY)	ACTIVITY END DATE (DD-MM-YYYY)
4 Internal Roads & Footpaths	YES	10	WIP	11-06-2021	04-01-2023
5 Water Supply	YES	10	WIP	11-06-2021	05-01-2023
6 Sewerage (chamber, lines, Septic Tank, STP)	YES	10	WIP	08-06-2021	06-01-2023
7 Storm Water Drains	YES	10	WIP	09-06-2021	07-01-2023
8 Landscaping & Tree Planting	YES	10	WIP	10-06-2021	08-01-2023
9 Street Lighting	YES	10	WIP	11-06-2021	09-01-2023
10 Community Buildings	YES	10	WIP	12-06-2021	10-01-2023
11 Treatment and disposal of sewage and sullage water /STP	YES	10	WIP	13-06-2021	11-01-2023
12 Solid Waste Management & Disposal	YES	10	WIP	14-06-2021	12-01-2023
13 Water Conservation, Rain Water Harvesting, Percolating Well/Pit	YES	10	WIP	15-06-2021	13-01-2023
14 Energy Management	YES	10	WIP	16-06-2021	14-01-2023
15 Fire Protection and Fire Safety Requirements	YES	10	WIP	17-06-2021	15-01-2023
16 Electrical Meter Room, Sub-station, Receiving Station ..	NO	NA	NA	NA	NA
17 Fire fighting facilities	YES	10	WIP	19-06-2021	17-01-2023
18 Drinking water facilities	YES	10	WIP	20-06-2021	18-01-2023
19 Emergency evacuation services	YES	10	WIP	21-06-2021	19-01-2023
20 Use of renewable energy	YES	10	WIP	22-06-2021	20-01-2023
21 Security using CCTV surveillance	YES	10	WIP	23-06-2021	21-01-2023
22 Letter Box	YES	10	WIP	24-06-2021	22-01-2023
23					
24					

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

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		
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22						

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.

FORM 1 UPLOAD

Project Detail Form 1 Form 1 Doc

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

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

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/ mats 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 <span style="color: #800000;">②</span>		10%	11-06-2021	04-01-2023
Total number of Basement(s) and Plinth <span style="color: #800000;">②</span>	2	10%	11-06-2021	07-01-2023
Total number of Podium <span style="color: #800000;">②</span>		NA	NA	NA
Stil Floor <span style="color: #800000;">②</span>		10%	11-06-2021	07-01-2023
Total number of Slabs of Super Structure <span style="color: #800000;">②</span>	3	10%	11-06-2021	07-03-2023
Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises <span style="color: #800000;">②</span>		10%	11-06-2021	09-01-2023
Sanitary Fittings within the Flat/Premises <span style="color: #800000;">②</span>		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 <span style="color: #800000;">②</span>		10%	13-06-2021	11-01-2023
The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing <span style="color: #800000;">②</span>		10%	14-06-2021	12-01-2023
Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFC NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRC NOC, Finishing to entrance, lobbies, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate <span style="color: #800000;">②</span>		10%	15-06-2021	13-01-2023

**B BLOCK**

TASKS	NUMBER	% WORK DONE	ACTIVITY START DATE	ACTIVITY END DATE
Excavation <span style="color: #800000;">②</span>		10%	11-06-2021	04-01-2023
Total number of Basement(s) and Plinth <span style="color: #800000;">②</span>	2	10%	11-06-2021	07-01-2023
Total number of Podium <span style="color: #800000;">②</span>		NA	NA	NA
Stil Floor <span style="color: #800000;">②</span>		10%	11-06-2021	07-01-2023
Total number of Slabs of Super Structure <span style="color: #800000;">②</span>	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 <span style="color: #800000;">②</span>		10%	11-06-2021	09-01-2023

Energy Management <span style="color: #800000;">*</span>	YES	10%	WIP	16-06-2021	14-01-2023
Fire Protection and Fire Safety Requirements <span style="color: #800000;">*</span>	YES	10%	WIP	17-06-2021	15-01-2023
Electrical Meter Room/Sub-station & Receiving Station <span style="color: #800000;">*</span>	NO	NA	NA	NA	NA
Fire fighting facilities <span style="color: #800000;">*</span>	YES	10%	WIP	19-06-2021	17-01-2023
Drinking water facilities <span style="color: #800000;">*</span>	YES	10%	WIP	20-06-2021	18-01-2023
Emergency evacuation services <span style="color: #800000;">*</span>	YES	10%	WIP	21-06-2021	19-01-2023
Use of renewable energy <span style="color: #800000;">*</span>	YES	10%	WIP	22-06-2021	20-01-2023
Security using CCTV surveillance <span style="color: #800000;">*</span>	YES	10%	WIP	23-06-2021	21-01-2023
Letter Box <span style="color: #800000;">*</span>	YES	10%	WIP	24-06-2021	22-01-2023

**OTHER DETAILS**

COMMON AREAS AND FACILITIES AMENITIES <span style="color: #800000;">*</span>	% 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 <span style="color: #800000;">*</span>	Council of Architects(CoA) Registration No. <span style="color: #800000;">*</span>	Council of Architects(CoA) Registration valid till <span style="color: #800000;">*</span>
SAURABHANILKUMARJAIN	CA/2019/112403	06/04/2024
Firm Name <span style="color: #800000;">*</span>	Remark <span style="color: #800000;">*</span>	
Retail	n/a	

[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 <span style="color: #800000;">*</span> <a href="#">Click here for guidance</a>	<a href="#">File Upload</a>	Lift-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>
Others-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>		

**PHOTO DETAILS**

Photograph of Wing/Block/Building/Floor \*

1 16370\_277\_050821\_214730.jpg

Latitude: 23.21947465394819  
Longitude: 72.64299319823226

[View File](#)

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

[Project Detail](#) [Form 1](#) [Form 1 Doc](#)

**FORM 1(B) DOCUMENTS DETAILS**

**NOC DETAILS**

Airport-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>	Railway-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>
Environment-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>	High Tension Line-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>
Gas Line-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>	Non Agriculture-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>
Highway-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>	Metro-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>
Irrigation Department-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>	Ashant Dharo-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>
ONGC-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>	Jail-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>
Costal Regulation Zone-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>	ASI-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>
Forest-NOC <span style="color: #800000;">*</span>	<a href="#">File Upload</a>		
Other NOC Documents <span style="color: #800000;">*</span>	<a href="#">File Upload</a>		

[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 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.



Project, Agent, Promoter, Professional, Location

DASHBOARD MSC

## ENGINEER DASHBOARD

211 Pending on Me

PENDING ON ME

TOTAL RESULT - 10/211

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	<button>Accept</button> <button>Reject</button>
GANPATI HOUSE	UPASANA INFRAPROJECT PRIVATE LIMITED	07-06-2020	06-06-2025	Form 2	Project Alteration Section 15	Assigned	05-08-2021	<button>Accept</button> <button>Reject</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>

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 PerProject207 is accepted 04-08-2021, 11:41 PM

Apply

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.

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.

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.


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

Project, Agent, Promoter, Professional, Location
DASHBOARD MSC
SEARCH
KENNETH PE...
Logout

## FORM 2 UPLOAD

Project Detail Form 1 Form 2

**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%	83,00,000	50,000
B	90,00,000	7,00,000	19-07-2021	8%	83,00,000	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%	83,00,000	50,000

**FORM 2 C DETAILS**

Item Description	Incurred Cost
ABC	7,45,767
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\*  Real

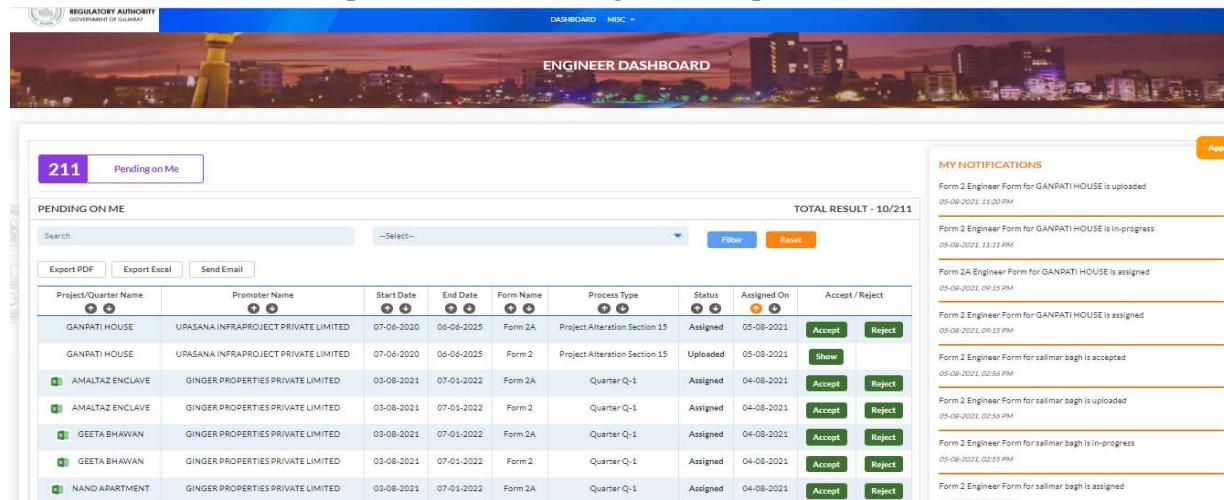
Remarks\*  na

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

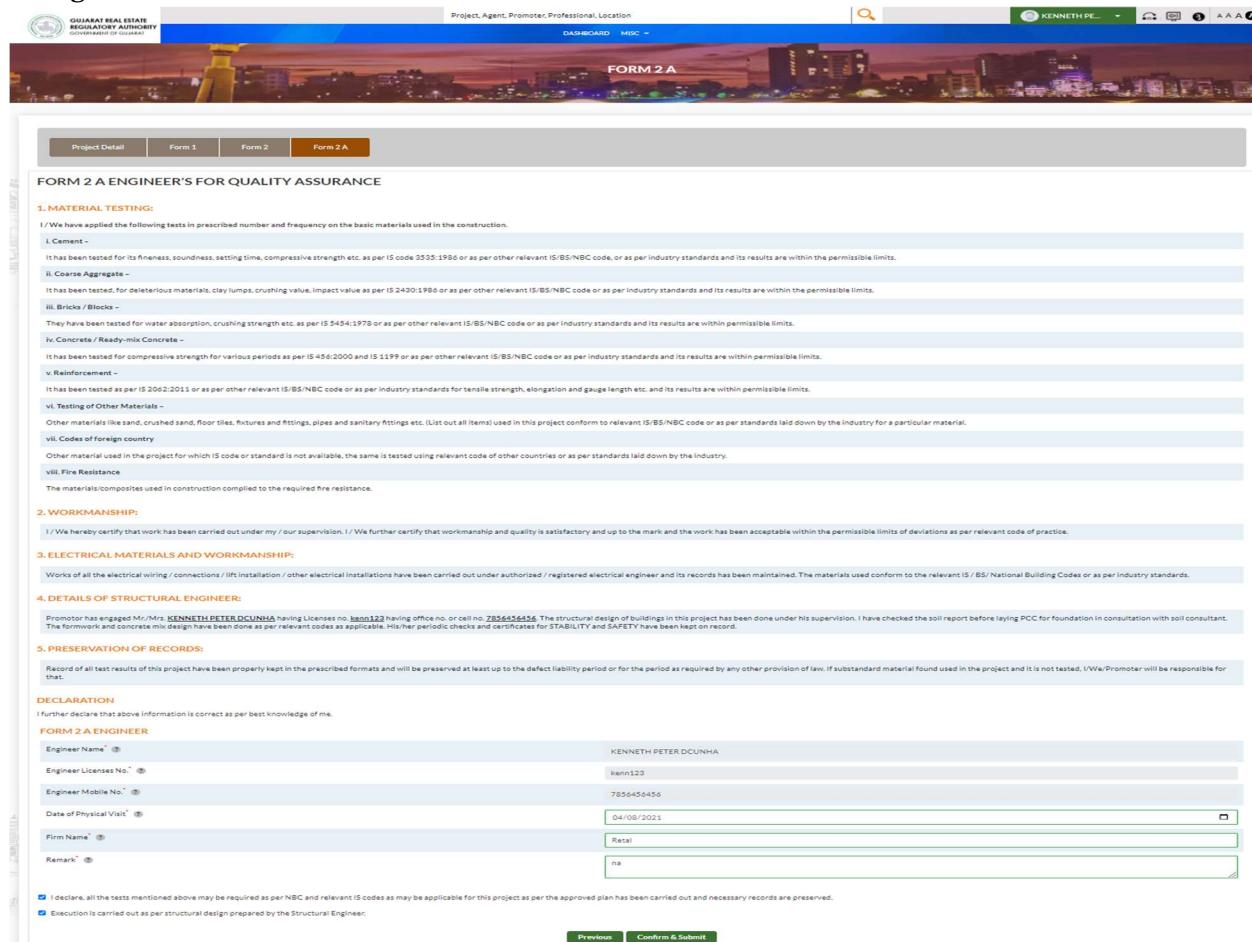
## ENGINEER DASHBOARD(FORM-2A Annexure)

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



PENDING ON ME									TOTAL RESULT - 10/211	
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	<span>Accept</span> <span>Reject</span>		
GANPATI HOUSE	UPASANA INFRAPROJECT PRIVATE LIMITED	07-06-2020	06-06-2025	Form 2	Project Alteration Section 15	Uploaded	05-08-2021	<span>Show</span> <span>Accept</span> <span>Reject</span>		
AMALTAZ ENCLAVE	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	<span>Accept</span> <span>Reject</span>		
AMALTAZ ENCLAVE	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2	Quarter Q-1	Assigned	04-08-2021	<span>Accept</span> <span>Reject</span>		
GEETA BHAVAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	<span>Accept</span> <span>Reject</span>		
GEETA BHAVAN	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2	Quarter Q-1	Assigned	04-08-2021	<span>Accept</span> <span>Reject</span>		
NAND APARTMENT	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	<span>Accept</span> <span>Reject</span>		

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



**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 2535:1986 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 2429:1986 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 5454:1979 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 have been maintained. The materials used conform to the relevant IS / BS / National Building Codes or as per industry standards.

**4. DETAILS OF STRUCTURAL ENGINEER:**

Structural engineer has engaged Mr./M/s. KENNETH PETER DCUNHA having license no. J200123 having office no. or cell no. 2856556656. The structural design of buildings in this project has been done under his supervision. I have checked the soil report before laying RCC for foundation in consultation with soil consultant. The framework 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\*

Engineer License 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.

The screenshot shows the GERA website with the following details:

- Header:** Apps, Managed bookmarks, Gujarat Real Estate..., Gujarat Real Estate..., Gujarat Real Estate...
- Page Title:** Project, Agent, Promoter, Professional, Location
- Section:** DASHBOARD - MSC -
- Section:** ENGINEER DASHBOARD
- Form 2A Section:**
  - Project Detail, Form 1, Form 2, Form 2A (selected)
  - 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 3355:1986 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 450:2000 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.
- Right Panel:** ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE (Form 2 (Amended))
- Bottom Right:** ENGINEER

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.

The screenshot shows the CA Dashboard with the following details:

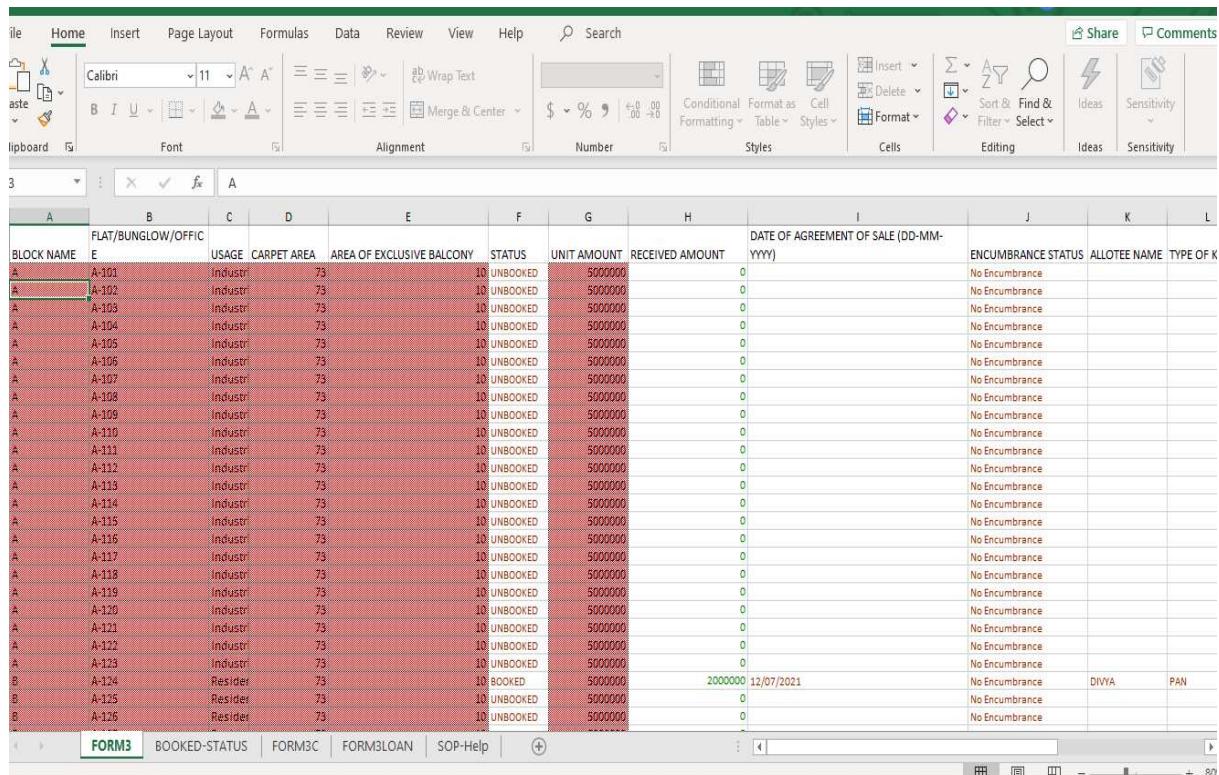
- Header:** 202 Pending on Me
- Section:** CA DASHBOARD
- Pending on Me:**
  - PENDING ON ME:** TOTAL RESULT - 10/202
  - Search: -Select- Filter Reset
  - Buttons: Export PDF, Export Excel, Send Email
  - Table:
| Project/Quarter Name | Promoter Name | Start Date | End Date | Form Name | Process Type | 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 | 01-08-2021 | Open Reject |
  - Right Panel:** MY NOTIFICATIONS

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.

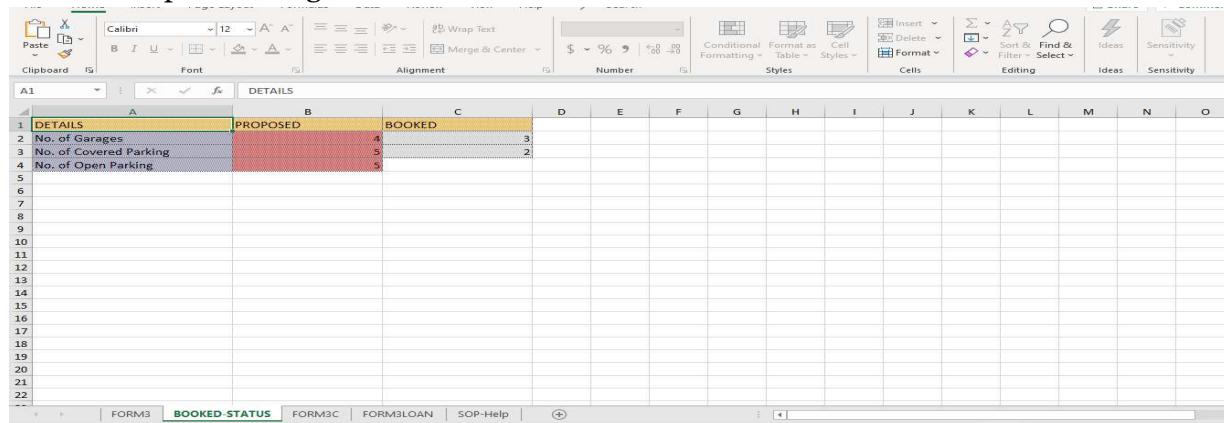
**Note:**

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.*



BLOCK NAME	USAGE	CARPET AREA	AREA OF EXCLUSIVE BALCONY	STATUS	UNIT AMOUNT	RECEIVED AMOUNT	DATE OF AGREEMENT OF SALE (DD-MM-YYYY)		
							ENCUMBRANCE STATUS	ALLOTEE NAME	TYPE OF K
A-101	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-102	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-103	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-104	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-105	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-106	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-107	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-108	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-109	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-110	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-111	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-112	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-113	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-114	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-115	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-116	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-117	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-118	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-119	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-120	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-121	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-122	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
A-123	Industr	73	10	UNBOOKED	5000000	0	No Encumbrance		
B-124	Residel	73	10	BOOKED	5000000	2000000 12/07/2021	No Encumbrance	DIVYA	PAN
B-125	Residel	73	10	UNBOOKED	5000000	0	No Encumbrance		
B-126	Residel	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

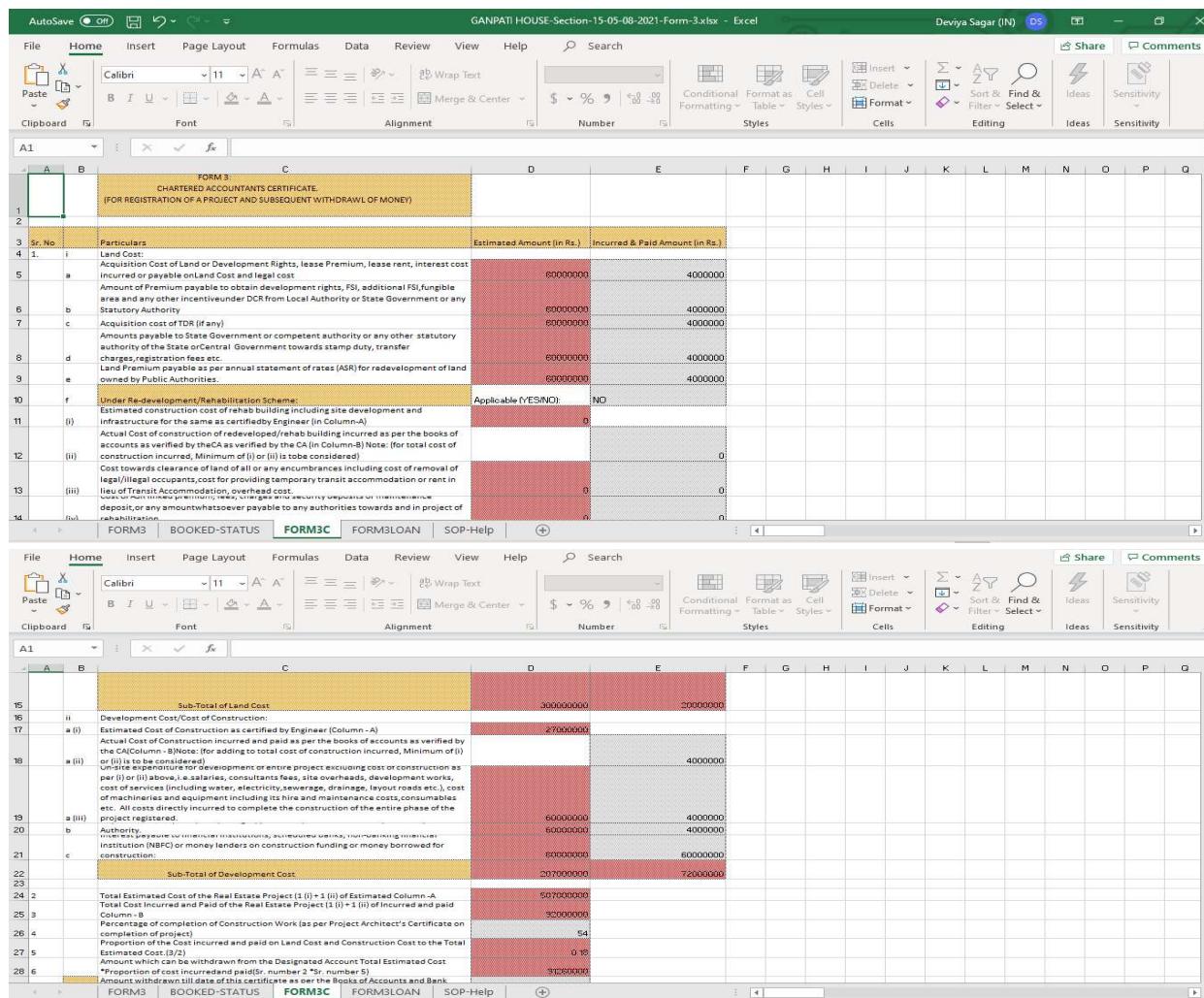


Screenshot of Microsoft Excel showing Form 3A (Booked Status) with data for No. of Garages, No. of Covered Parking, and No. of Open Parking.

DETAILS		
PROPOSED	BOOKED	
2. No. of Garages	4	3
3. No. of Covered Parking	5	2
4. No. of Open Parking	5	

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.



Screenshot of Microsoft Excel showing Form 3C (Chartered Accountants Certificate) with detailed financial data for land cost, development cost, and total estimated cost.

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. a	Land Cost: Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	60000000	4000000
2. b	Amount 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	60000000	4000000
3. c	Acquisition cost of TDR (if any) 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.	60000000	4000000
4. d	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	60000000	4000000
5. e	Under Re-development/Rehabilitation Scheme: Estimated Cost of Construction including site development and infrastructure for the same as certified by Engineer (in Column-A)	Applicable (YES/NO)	NO
6. f	Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA as certified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) to be considered)	0	0
7. g	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, cost of security deposit or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation	0	0
8. h	Sub-Total of Land Cost	300000000	20000000
9. i	Development Cost/Cost of Construction: Estimated Cost of Construction as certified by Engineer (Column - A)	27000000	
10. j	Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (in Column - B) Note: (for adding to total cost of construction, Minimum of (i) or (ii) to be considered)	4000000	
11. k	On-Site expenditure for development of site including cost of construction, cost of labour, 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	4000000
12. l	Interest, Premium or Rent on Investments, advances, advances, non-refundable advances, Institution (NBFC) or money lenders on construction funding or money borrowed for construction	60000000	60000000
13. m	Sub-Total of Development Cost	207000000	72000000
14. n	Total Estimated Cost of the Real Estate Project (1 (i)+1 (ii) of Estimated Column-A)	507000000	
15. o	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B)	52000000	
16. p	Proportion of completion of Construction Work (as per Project Architect's Certificate on completion of project)	54	
17. q	Proportion of cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost (D/2)	0.48	
18. r	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred paid (Sr. number 2 * Sr. number 9)	31200000	
19. s	Amount withdrawn till date of this certificate as per Books of Accounts and Bank		

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**

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.

FORM 3 UPLOAD

Project Detail Form 1 Form 2 Form 2A Form 3 Form 3C

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.	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	ALLOTEE NAME	TYPE OF KYC	KYC ID	REDEVELOPMENT
1	A	A-101	Industrial shed	73.1	10.08	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO
2	A	A-102	Industrial shed	73.1	10.08	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO
3	A	A-103	Industrial shed	73.1	10.08	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO
4	A	A-104	Industrial shed	73.1	10.08	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO
5	A	A-105	Industrial shed	73.1	10.08	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO
6	A	A-106	Industrial shed	73.1	10.08	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO
7	A	A-107	Industrial shed	73.1	10.08	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO
8	A	A-108	Industrial	73.1	10.08	UNBOOKED	50,00,000	0	50,00,000		No Encumbrance				NO

**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
<b>Total</b>	<b>88</b>	<b>1</b>	<b>87</b>	<b>44,00,00,000</b>	<b>20,00,000</b>	<b>43,80,00,000</b>	<b>50,00,000</b>	<b>43,50,00,000</b>

**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  03/08/2021

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)
6,56,66,654	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.

Project, Agent, Promoter, Professional, Location

DASHBOARD MDC

PRATHINISH

FORM 3A

Project Detail Form 1 Form 2 Form 2A Form 3 Form 3C

**FORM-3 (CA CERTIFICATE) OF PROJECT ALTERATION SECTION 15 APPLICATION - GANPATI HOUSE**

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"/>	6,00,00,000	40,00,000
	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"/>	6,00,00,000	40,00,000
	Acquisition cost of TDR (if any) <input type="checkbox"/>	6,00,00,000	40,00,000
	Amount payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, legal expenses etc <input type="checkbox"/>	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 <input type="checkbox"/>	6,00,00,000	40,00,000
	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	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	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 land or cost of rehabilitation <input type="checkbox"/>	0	0
	Sub-Total of Land Cost <input type="checkbox"/>	30,00,00,000	2,00,00,000
	Development Cost/Cost of Construction: <input type="checkbox"/>		
	a) Estimated Cost of Construction as certified by Engineer (Column - A) <input type="checkbox"/>	2,70,00,000	
	iii) "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"/>	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, insurance, legal expenses, stamp duty, transfer charges, professional fees, cost of procuring materials, labour, equipment, machinery, plant 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"/>	0,00,00,000	40,00,000
	b. Payment of Taxes, fees, charges, premiums, interest etc. to any Statutory Authority. <input type="checkbox"/>	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. <input type="checkbox"/>	0,00,00,000	0,00,00,000
	Sub-Total of Development Cost <input type="checkbox"/>	20,70,00,000	7,20,00,000
	2. Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A) <input type="checkbox"/>		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) <input type="checkbox"/>		5,30,00,000
	4. "Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)" <input type="checkbox"/>		54
	5. Proportion of the Cost Incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost (3/2) <input type="checkbox"/>		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) <input type="checkbox"/>		9,20,00,000
	7. Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement <input type="checkbox"/>		7,64,654
	8. Net Amount which can be withdrawn from the Designated Bank Account under this certificate. <input type="checkbox"/>		9,12,35,346
<b>DETAILS OF SEPARATE RERA BANK ACCOUNT:</b>			
Bank Name* <input type="checkbox"/>	Branch Name* <input type="checkbox"/>	Account No.* <input type="checkbox"/>	
ICICI BANK LIMITED	ICICI BANK LIMITED	765455355345	
Account Name* <input type="checkbox"/>	IFSC Code* <input type="checkbox"/>		
Dashkit	ICIC0003244		
Opening Balance* <input type="checkbox"/>	Opening Balance Date* <input type="checkbox"/>	Deposit during the period* <input type="checkbox"/>	
75,453	05-08-2021	0	
Withdrawal during the period* <input type="checkbox"/>	Closing Balance* <input type="checkbox"/>	Closing Balance Date* <input type="checkbox"/>	
0	75,453	05-08-2021	
State* <input type="checkbox"/>			
GUJARAT			
<b>(ADDITIONAL INFORMATION FOR PROJECTS)</b>			
1. Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred) <input type="checkbox"/>		43,50,00,000	
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) <input type="checkbox"/>		30,00,000	
3. Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts <input type="checkbox"/>		6,359.99	
iii) Estimated Receivables in respect of unbooked apartments as per Annexure-A to this certificate <input type="checkbox"/>		43,50,00,000	
4. Estimated receivables of project: Sum of 2 + 3 (ii) <input type="checkbox"/>		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 <input type="checkbox"/>		70	
<b>(ADDITIONAL INFORMATION FOR PROJECTS)</b>			
This certificate is being issued for RERA compliance for the Company and is based on the records and documents provided by me and I am responsible for the same to the management of the Company and on verification of the same by the concerned authority till 10/08/2021.		Promoter's Name* <input type="checkbox"/>	Project's Name* <input type="checkbox"/>
		URASANA INFRA PROJECT PRIVATE LIMITED	GANPATI HOUSE
<b>PHYSICAL PROGRESS OF THE PROJECT AS CERTIFIED BY THE ARCHITECT (FORM-1) AND ENGINEER (FORM-2) SEEKS IN COHERENCE WITH ACTUAL EXPENDITURE INCURRED &amp; PAID CONSIDERING PROJECT SPECIFICATIONS*</b>			
<input type="radio"/> YES	<input checked="" type="radio"/> NO		
Reason* <input type="checkbox"/>			
abcxyz			
Name of Chartered Accountant For (Name of CA Firm)* <input type="checkbox"/>		Membership Number* <input type="checkbox"/>	
PRATHINISH PARMAR		260189	
UDIN Number* <input type="checkbox"/>		CA PRN No* <input type="checkbox"/>	
212001592001592005		260189P	
CA Designation* <input type="checkbox"/>		CA Place* <input type="checkbox"/>	
Proprietor <input type="checkbox"/>		Gandhinagar	
Project RERA Bank Account Passbook* <input type="checkbox"/>		COP Date* <input type="checkbox"/>	
(1 (i) (ii) (iii).pdf) <input type="checkbox"/>		01-01-2021	
		CA Firm Name* <input type="checkbox"/>	
		Associate	
		Additional Notes to the Certificate (If any)* <input type="checkbox"/>	
		na	
<a href="#">Previous</a>		<a href="#">Confirm and Submit</a>	

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.

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.

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

Pre RERA Registration Cash Flow

Sr. No.	1(i)	1(ii)	1(iii)	1(iv)	1(v)	1(vi)	A	2(i)	2(ii)	2(iii)	B	C	D(i)
1	Land Cost [Total of Sr. no. 1 (i) to (iv) 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 the project) [d(vi)]	Total Project Cost [1(i)+1(ii)+1(iii)+1(iv)+1(v)+1(vi)]	Repayment of Project Loan	Repayment of CC/OD	Repayment of Other Borrowed Funds	Repayment of Total Cash Outflow [A+2((i)+(ii)+(iii)+(iv)+(v)+(vi))]		
2	Particulars												
3	Total	449383275.00	201000000.00	89876555.00	89876555.00		0	920013240	0	0	0	920013240	0
4	Pre RERA Registration Cash Flow							0	0	0	0	0	0
5	JUN-2021							0	0	0	0	0	0
6	SEP-2021							0	0	0	0	0	0
7	DEC-2021							0	0	0	0	0	0
8	MAR-2022							0	0	0	0	0	0
9	JUN-2022							0	0	0	0	0	0
10	SEP-2022							0	0	0	0	0	0
11	DEC-2022							0	0	0	0	0	0
12	MAR-2023							0	0	0	0	0	0
13	JUN-2023							0	0	0	0	0	0
14	SEP-2023							0	0	0	0	0	0
15	DEC-2023							0	0	0	0	0	0
16	MAR-2024							0	0	0	0	0	0
17	JUN-2024							0	0	0	0	0	0
18	SEP-2024							0	0	0	0	0	0
19	DEC-2024							0	0	0	0	0	0
20	MAR-2025							0	0	0	0	0	0
21	JUN-2025							0	0	0	0	0	0

Pre RERA Registration Cash Flow

O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE
1	3(i)	3(ii)	3(iii)	3(iv)	3(v)	D	E	F	G	I	J					
2	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 [3(i)+(ii)+(iii)+(iv)+(v)]	Opening of Cash/Bank Balance	Closing of Cash/Bank Balance [D-C]	Projected Booking (in Number of Units) in the Allottees	Monthwise Projected Receipts from Allottees					
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4						0	0	0	0	0	0					
5						0	0	0	0	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					
21						0	0	0	0	0	0					

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

DASHBOARD MISC

PRATHIKSHI

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 [X](#)

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)\*  Membership Number  COP Date:

PRATHIKSHI PARMAR  260189  01-01-2021

UDIN Number\*  CA FRN No\*  CA Firm Name\*

212601892601892601  260189F  associate

CA Designation\*  Additional Notes to the Certificate (If any)\*  CA's report on Means of Finance (as per SAE 3400)\*

Proprietor  na  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.

Sr.No.	1(i)	1(ii)	1(iii)	1(iv)	1(v)	1(vi)	1(vii)
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	

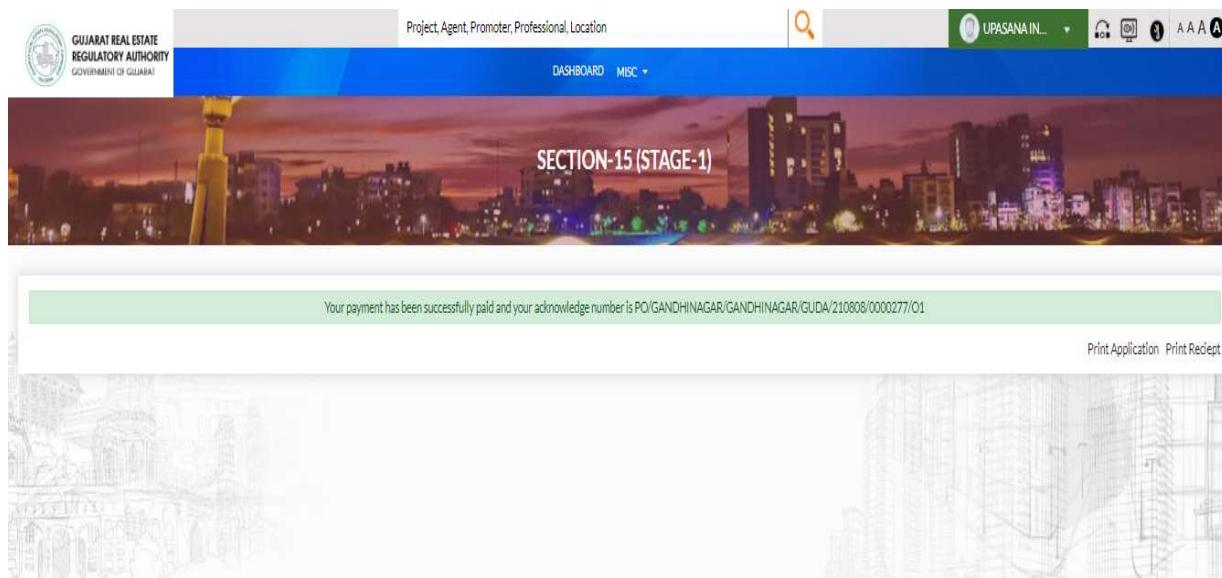
Once the Promoter Previews the submission, he may Accept /Reject the submission made by the Professional. Upon clicking Accept the Promoter click next to proceed to the Payment section.

## 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:

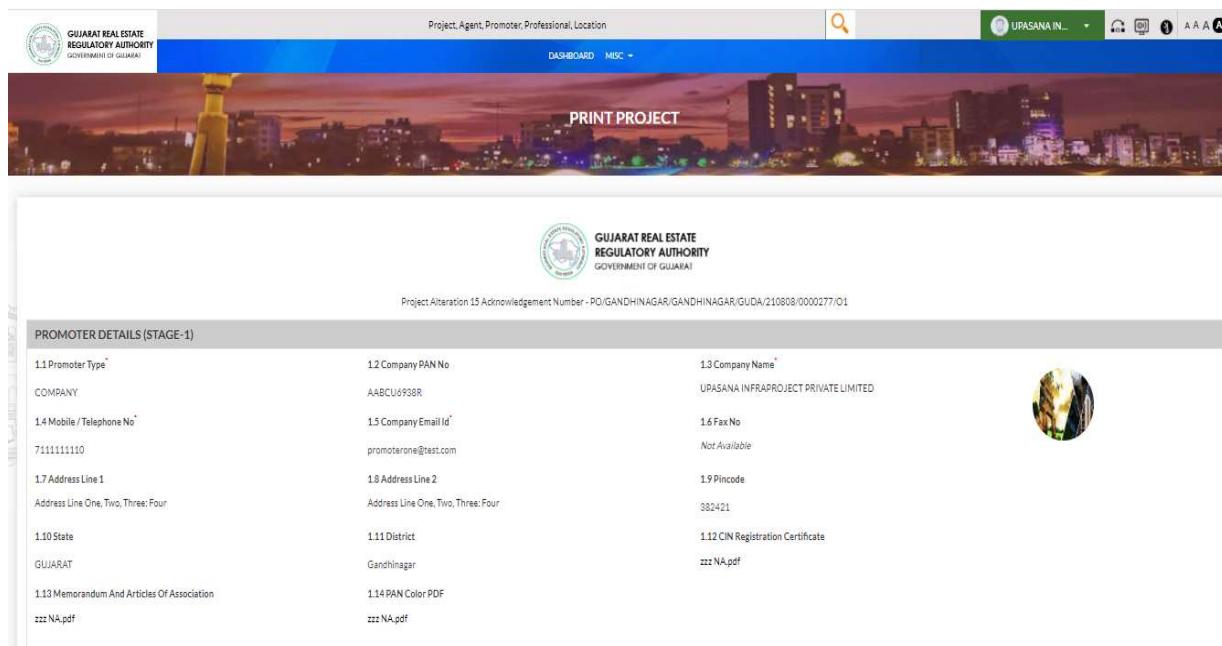
PAYMENT (STAGE-1)	
<input type="checkbox"/> Erstwhile Promoter Details <input type="checkbox"/> Project Details <input type="checkbox"/> Reason For Transfer And Allottee Consent <input type="checkbox"/> Intending Promoter Details <input type="checkbox"/> Upload Document <input type="checkbox"/> Assign Professional(Erstwhile Promoter) <input type="checkbox"/> Perform Certification <input type="checkbox"/> Payment Page	<p><b>*PLEASE DO NOT PRESS BACK OR REFRESH* FROM THIS POINT ONWARDS.</b></p> <p><b>PAYMENT DETAILS</b></p> <p>Payment Head: Section 15 Application Fee</p> <p>GUJERA Unique Token Number: PAT015C071</p> <p>Amount (₹): 5,000</p> <p>Addl. Amount (₹): 0</p> <p>Total Amount (₹): 5,000</p> <p><b>NOTE</b></p> <p>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 - Creditor 'Scraper', the Creditor 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@epay@sbi.co.in</p> <p>2. REFUND Scenario and Process</p> <p>A. As stated in detailed T&amp;C for using Online Payment Gateway Facility on GUJERA Portal (<a href="#">here</a>), the payment of amount does not in any way guarantees issuance of services and the paid amount is not eligible for refund or chargeback in any case.</p> <p>B. In an unlikely event of user making double payment to make the refund (part/ full) may be considered, same as decided by GUJERA, subject to</p> <ul style="list-style-type: none"> <li>The user bringing it to the notice of the GUJERA authority/ by email within 7 days of making such payment. Any request beyond 7 days will not be entertained.</li> <li>The user has to request for refund by creating Support Request / Ticket under 'Finance &amp; Accounts - Apply for Refund' section on GUJERA portal from your User Account.</li> <li>In case of any dispute, the email should be sent to <a href="mailto:epay-requests@gujera.gov.in">epay-requests@gujera.gov.in</a> with subject line containing 'Request for Refund' words along with other details of the transaction.</li> </ul> <p>C. The refund (in case of double payments by user only) in the same source of payment made in such cases, will be initiated in 3 to 5 working days after receiving the refund Support / Ticket and the decision about the refund taken by the GUJERA Authority will remain final and binding for user.</p> <p>D. In case of auto-refund by SBI ePay (where the transaction does not reach GUJERA Account), the time taken for credit depends on bank to bank and varies from bank to bank and GUJERA has no control over it. Hence, one may contact the respective bank for such transaction.</p> <p><b>TERM &amp; CONDITION</b></p> <p> <input type="checkbox"/> I agree to all Terms and Condition defined by GUJERA for using Online Payment Gateway Facility through this Portal. The detailed T&amp;C can be found "Terms &amp; Conditions" section on this website. Please accept Terms and Conditions.  <input type="checkbox"/> The required information as per the RERA act will be displayed in public domain. Please affirm the declaration.  <input type="checkbox"/> 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] therein. Please affirm the declarations.  <input type="checkbox"/> 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 GUJERA Authority/ Act. Please affirm the declarations.         </p> <p><b>Previous</b> <b>Agree &amp; Pay ₹5,000</b></p>

## 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

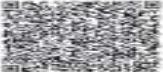
Office Address:- 4th Floor, Ballyog Banska, Sector-11, Gandhinagar-382010  
Website: gujrera.gujarat.gov.in, Ph. No. (079) 232-55559 Email Id: inforera@gujarat.gov.in

**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
GujiRERA Token No.	PAXLIRJD5103
SBI ePay Transaction No.	ONITXNIO65198213308112243
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 GujiRERA Online Payment mentioned on [www.gujrera.gujarat.gov.in](http://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 GujiRERA, you may write on [inforera@gujarat.gov.in](mailto:inforera@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...
AAA

DASHBOARD MISC



**PROMOTER DASHBOARD**

6 Pending with Promoter

1 Pending with Authority

0 Withdrawn & Rejected Project(s)

0 Transferred Project(s)

0 Section-15 (Stage-2)

Apply

**PENDING WITH PROMOTER**

Total Result - 6/6

Project Name	Status
The Spenta Shyama	Pending with Promoter
AMALTAZ ENCLAVE	Pending with Promoter
INFRA RED ENCLAVE	Pending with Promoter
GANPATI HOUSE	Pending with Promoter
Test Project_22072021	Pending with Promoter
SHANTINIKETAN	Pending with Promoter
APARTMENT	Pending with Promoter
GANESH ENCLAVE	Pending with Promoter
ECHO LAKE	Pending with Promoter

Search:  -Select-

**MY NOTIFICATIONS**

Inquiry for your Project GANPATI HOUSE application under Section-15 is Raised

08-08-2021, 01:31 PM

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.

Project Dashboard

Dashboard | Project Summary

GANPATI HOUSE [View] | Project Certificate [View] | Registration No - PR/GANDHINAGAR/GUDA/MIA00234/20721

1 Pending on Promoter | 0 Pending on Authority | 1 Summary | 0 Pending on Professional | 0 Bank Change Request

Pending on Promoter

Application	Project Name	Type	Ack. No.	Status	Action
Alteration-15	GANPATI HOUSE	Mixed Development	PO/GANDHINAGAR/GANDHINAGAR/GUDA/210808/0000277/O1	Awaiting Compliance	<a href="#">Reply</a>

Pending on Authority

Application	Project Name	Type	Ack. No.	Status	Action
No record found!					

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.

Project Name: GANPATI HOUSE

Project Name: GANPATI HOUSE

TP DEPARTMENT

No enquiries Raised by TP Team.

LEGAL DEPARTMENT

1 - Draft of Project Transfer Deed/Draft Of Development Agreement Transfer Deed

Remark : enq

FINANCE DEPARTMENT

No enquiries Raised by Finance Team.

Next

Step 4: Promoter will thus comply all the enquiries raised by authority and clicks on Next button.

Project Name: GANPATI HOUSE

Project Name: GANPATI HOUSE

ENQUIRY

1 - Draft of Project Transfer Deed/Draft Of Development Agreement Transfer Deed

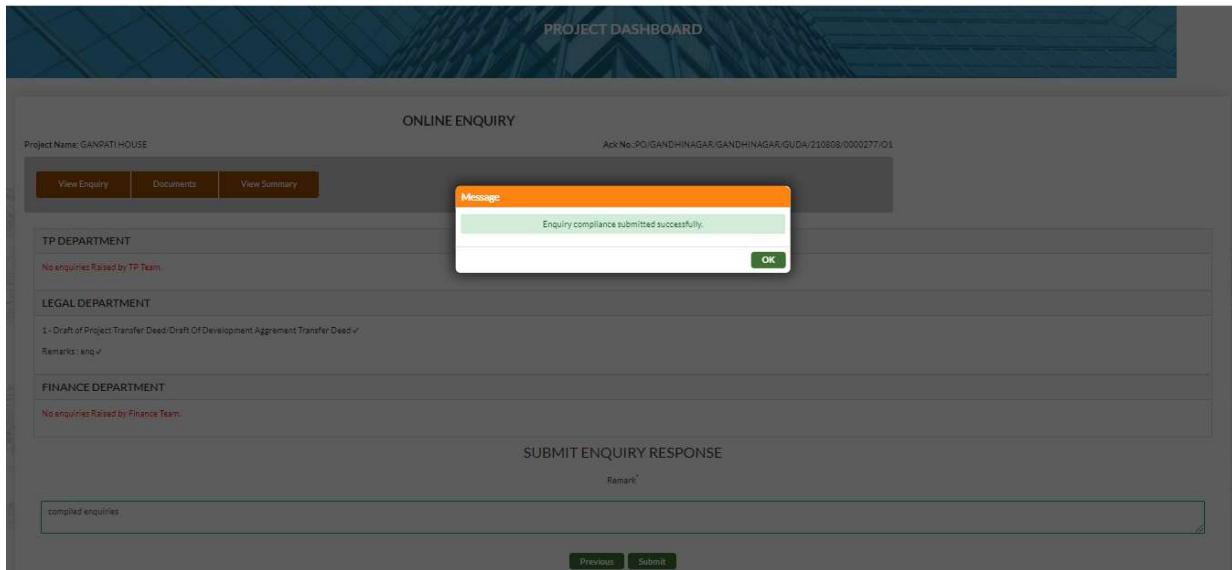
DOCUMENTS

Draft of Project Transfer Deed/Draft Of Development Agreement Transfer Deed

[File Upload](#)

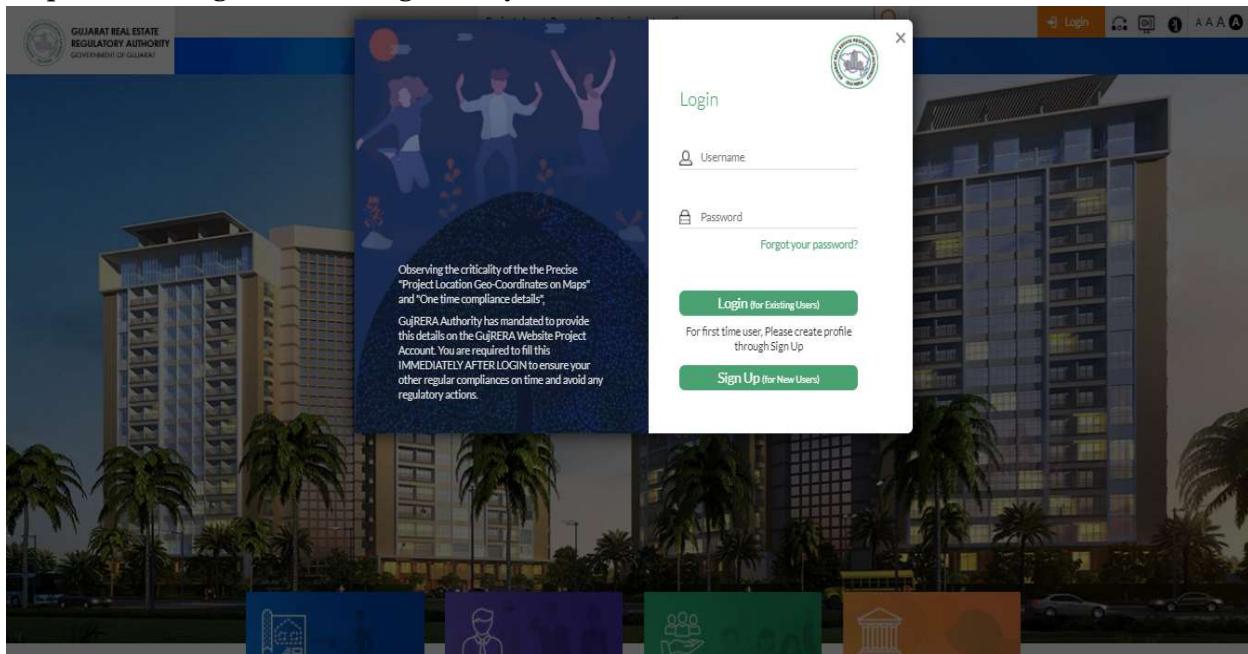
Previous | Upload & Next

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/G/AHME/AHMEDABAD CITY/AH-AHMED/RAAO199/190321	PO/AHMEDABAD/AHMEDABAD CITY/AH-AHMED/210326/0000209/01	Level One	
GANPATI HOUSE	Mixed Development	PR/G/GANDHI/GANDHINAGAR/GUDA/MAA00234/260721	PO/GANDHINAGAR/GANDHINAGAR/GUDA/210808/0000277/01	Stage - 1 Completed	<a href="#">Apply For Stage 2</a>

My Complaints 1 | Conciliation Consent Requests for Me 0 | My Support Requests 8 | My Penalties 0 | Show Cause Notice 1 | Total Result - 1/1

Search:  --Select--

[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	<a href="#">Edit Draft</a>	DRAFT

[« Previous](#) [1](#) [Next »](#)

#### 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.

Project, Agent, Promoter, Professional, Location  [GINGER PRO...](#) [Logout](#) [Help](#) [Feedback](#) [Print](#)

SECTION-15 (STAGE-2 INTENDING-PROMOTER)

**PROMOTER DETAIL**

1.1 Promoter Type <input type="text" value="COMPANY"/>	1.2 Company PAN No <input type="text" value="AADCGG0202C"/>	1.3 Company Name <input type="text" value="GINGER PROPERTIES PRIVATE LIMITED"/>
1.4 Mobile / Telephone No <input type="text" value="7006042069"/>	1.5 Company Email Id <input type="text" value="ds719@gmail.com"/>	1.6 Fax No <input type="text" value="Not Available"/>
1.7 Address Line 1 <input type="text" value="INDIA COLONY (BLOCK A) GERATPUR"/>	1.8 Address Line 2 <input type="text" value="Not Available"/>	1.9 Pincode <input type="text" value="380015"/>
1.10 State <input type="text" value="GUJARAT"/>	1.11 District <input type="text" value="Ahmedabad"/>	
1.12 CIN Registration Certificate <a href="#">View File</a>	1.13 Memorandum And Articles Of Association <a href="#">View File / 1</a>	1.14 PAN Color PDF <a href="#">View File / 1</a>

#### PARENT ENTITY DETAILS FORM

1.15 Total no. Of Years Of Work Experience Of Group Entity In Gujarat	1.16 Total no. Of Years Of Work Experience Of Group Entity In Other States/UTs	1.17 Total no. of years of Work Experience Of Group Entity
Not Available	Not Available	Not Available
1.18 Total Area Constructed Till Date By Group Entity For Completed Projects(Sq Mtrs)	1.19 Total Area Constructed Till Date By Group Entity For Ongoing Projects(Sq Mtrs)	1.20 Total Area Constructed By Group Entity Till Date(Sq Mtrs)
Not Available	Not Available	Not Available
1.21 Total no. Of Completed Projects By Group Entity	1.22 Total no. Of Ongoing Projects By Group Entity	1.23 Total Projects Carried Out By Group Entity Till Date
Not Available	Not Available	Not Available
1.24 Developer Group Name	1.25 Developer or Group website URL	1.26 Type Of Enterprise
Not Available	Not Available	Not Available
1.27 Group Entity Office Address	1.28 Pincode	1.29 State
Not Available	Not Available	Not Available
1.30 District	1.31 Taluka	1.32 Facebook page link
Not Available	Not Available	Not Available
1.33 Twitter Handle	1.34 Youtube channel link	1.35 Promoter Group History Details
Not Available	Not Available	Not Available
1.36 Developer Group (relevant certificate for BIM/C)		
File Not Available		

#### DIRECTORS

1.37 First Name	1.38 Middle Name	1.39 Last Name(Surname)
USHABEN	ARVINDBHAI	CHITRODA
1.40 PAN No	1.41 Address Line 1	1.42 Address Line 2
AEAPC0289B	Prahlad Nagar	Not Available
1.43 Mobile No	1.44 Pincode	1.45 State
8975433453	380026	GUJARAT
1.46 District	1.47 Taluka	1.48 Email Id
Ahmedabad	Ahmedabad City	ushaben@gmail.com
1.49 Colored PAN Card	1.50 Photograph	

[View File](#)



#### AUTHORIZED SIGNATORY

<a href="#">Add</a>		
1.51 First Name	1.52 Middle Name	1.53 Last Name(Surname)
USHABEN	ARVINDBHAI	CHITRODA
1.54 PAN No	1.55 Mobile No	1.56 Address Line 1
AEAPC0289B	8975433453	Prahlad Nagar
1.57 Address Line 2	1.58 Pincode	1.59 State
Not Available	380026	GUJARAT
1.60 District	1.61 Taluka	1.62 Email Id
Ahmedabad	Ahmedabad City	ushaben@gmail.com
1.63 Colored PAN Card	1.64 Authorization Certificate	1.65 Photograph

[View File / 1](#)



1.51 First Name

1.54 PAN No

1.57 Address Line 2

1.60 District

1.63 Colored PAN Card

1.52 Middle Name

1.55 Mobile No

1.58 Pincode

1.61 Taluka

1.64 Authorization Certificate

1.53 Last Name(Surname)

1.56 Address Line 1

1.59 State

1.62 Email Id

1.65 Photograph



Is the Land Owner other than Promoter? 
Add Authorized Signatory

Yes  No

**OTHER PROMOTER DETAILS**

If the promoter's name does not match with revenue record (in 7/12, property card etc), the promoter has to provide REGISTERED DEVELOPMENT AGREEMENT as per GujERA Circular 20. (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 New Application.

Promoter Type	Type of Entity	PAN No	Download Agreement	Land Owner	Action
Individual/Proprietorship	Radisson Enterprise	BAIPR3721E	<input type="file" value="View File / 1"/>	Yes	<input type="button" value="Delete"/>

**ASSOCIATED ENTITIES**

1.66 First Name <input type="text" value="Not Available"/>	1.67 Middle Name <input type="text" value="Not Available"/>	1.68 Last Name(Surname) <input type="text" value="Not Available"/>
1.69 PAN No <input type="text" value="Not Available"/>	1.70 Address Line 1 <input type="text" value="Not Available"/>	1.71 Address Line 2 <input type="text" value="Not Available"/>
1.72 Mobile No <input type="text" value="Not Available"/>	1.73 Pincode <input type="text" value="Not Available"/>	1.74 State <input type="text" value="Not Available"/>
1.75 District <input type="text" value="Not Available"/>	1.76 Taluka <input type="text" value="Not Available"/>	1.77 Email Id <input type="text" value="Not Available"/>
1.78 Colored PAN Card <input type="file" value="File Not Uploaded"/>	1.79 Photograph <input type="file" value=""/>	



1.80 First Name 
1.81 Middle Name 
1.82 Last Name(Surname)

1.83 PAN No 
1.84 Mobile No 
1.85 Address Line 1

1.86 Address Line 2 
1.87 Pincode 
1.88 State

1.89 District 
1.90 Taluka 
1.91 Email Id

1.92 Colored PAN Card 
1.93 Authorization Certificate 
1.94 Photograph



Search by PAN No 
Land Owner should be a RERA Enrolled Promoter

Please enter PAN no 
Search

Next

## 14.2. Upload Documents (Intending Promoter)

Step 4: Promoter has to upload all the mandatory documents and then click on Save & Next button to proceed further.

Project, Agent, Promoter, Professional, Location
DASHBOARD MSC
GINGER PRO...

**SECTION-15 (STAGE-2 INTENDING-PROMOTER)**

Intending Promoter Details
  
 Upload Document
  
 Add Bank Detail
  
 Payment Page

**Upload Document (Stage-2)**

**TP DOCUMENTS**

2.1 Draft Brochure of the current Project\*

**LEGAL DOCUMENTS**

2.2 Property card or Gram namuna no 2\*  Whether revenue records i.e. 7/12, property card, Gram Namuna, etc. indicates promoters / land owner name?  
 Yes  No  
2.2.1 Original 7/12 Document\*

2.3 Notarized affidavit\*

2.4 Executed Agreement and Transfer Deed For Project Transfer\*

2.5 Registered Development Agreement\*

2.6 Performa for Allotment Letter\*

2.7 Performa for Sale Agreement\*

2.8 Performa for Sale Deed\*

**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)

BAIPR3721E Search

2.9 Date of Issuance of Document\*  2.10 Land Owner Name  2.11 Contact Details

2.12 Document\*

2.13 Date of Issuance of Document\*  2.14 Authorized Signatory of Project who has signed Form B  2.15 Contact Details

2.16 Declaration (Form B)\*

2.17 Drainage Affidavit\*

**Form B: 1 At The Time Of Development Agreement\***  
(Affidavit by Promoter)

2.18 Date of Issuance of Document\*  2.19 Authorized Signatory of Project who has signed Form B1  2.20 Contact Details

2.19 Declaration (Form B1)\*

**Form B: 2 At The Time Of Development Agreement\***  
(Affidavit by Promoter and Land Owner)

BAIPR3721E Search

2.22 Date of Issuance of Document\*  2.23 Land owners Name  2.24 Contact Details

2.25 Declaration (Form B2)\*

2.26 Date of Issuance of Document\*  2.27 Issuing Advocate Name  2.28 Contact Details

2.28 Lawyer issued certificate\*

**Title Clearance 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 + Diva Arij + order if any passed by Honble Civil Court along with certificate.

G/1106/1992 Search

2.30 Date of Issuance of Document\*  2.31 Issuing Advocate Name  2.32 Contact Details

2.32 Lawyer issued certificate\*

**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\*  2.35 Issuing Advocate Name  2.36 Contact Details

2.36 Lawyer issued certificate\*

Previous Save & Next

122

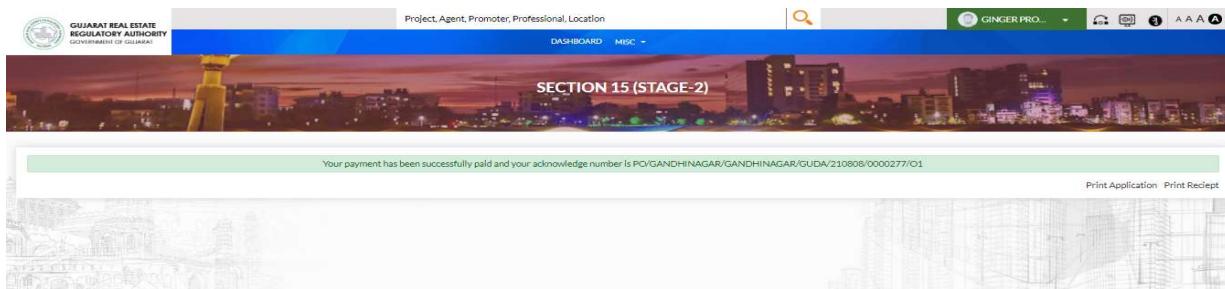
## 14.3. Bank Details

Step 6: Promoter has to enter all the Bank Details as mentioned in the application

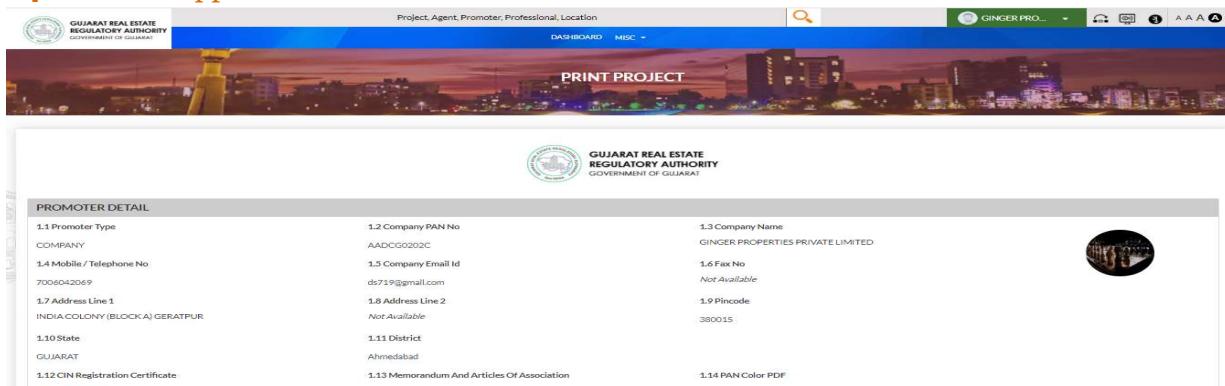
## 14.4. Payment

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:

## 14.5. Confirmation



## 14.6. Print Application

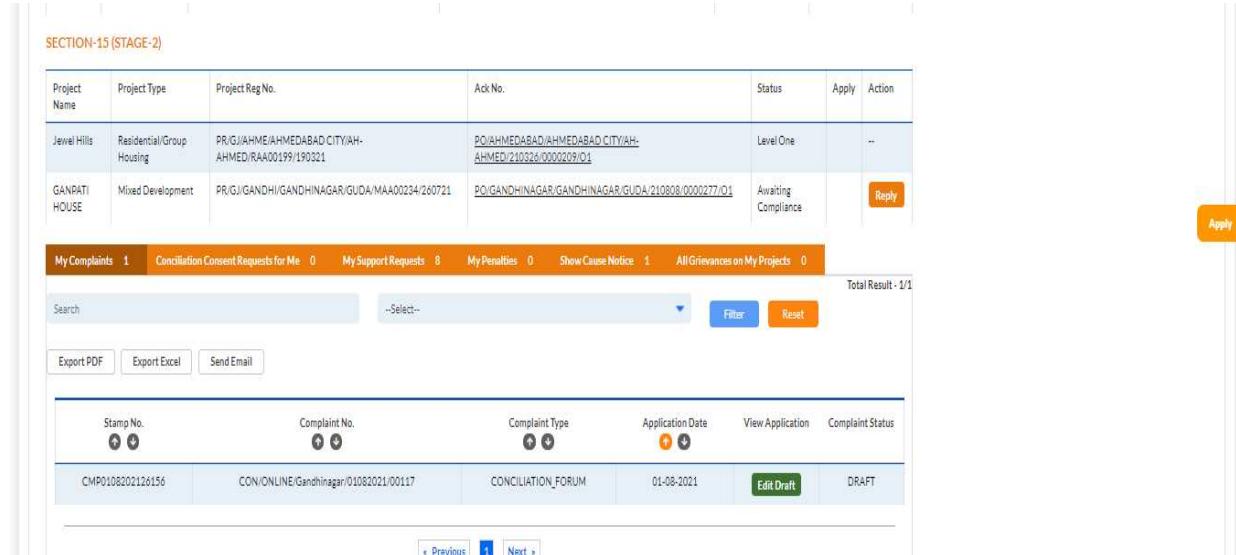


## 14.7. Print Receipt



## 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/GJ/AHME/AHMEDABAD CITY/AH-AHMED/RAA00199/190321	PO/AHMEDABAD/AHMEDABAD CITY/AH-AHMED/210326/0000209/01	Level One	--	
GANPATI HOUSE	Mixed Development	PR/GJ/GANDHI/GANDHINAGAR/GUDA/MAA00234/260721	PO/GANDHINAGAR/GANDHINAGAR/GUDA/210808/0000277/01	Awaiting Compliance	<b>Reply</b>	

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  Filter Reset

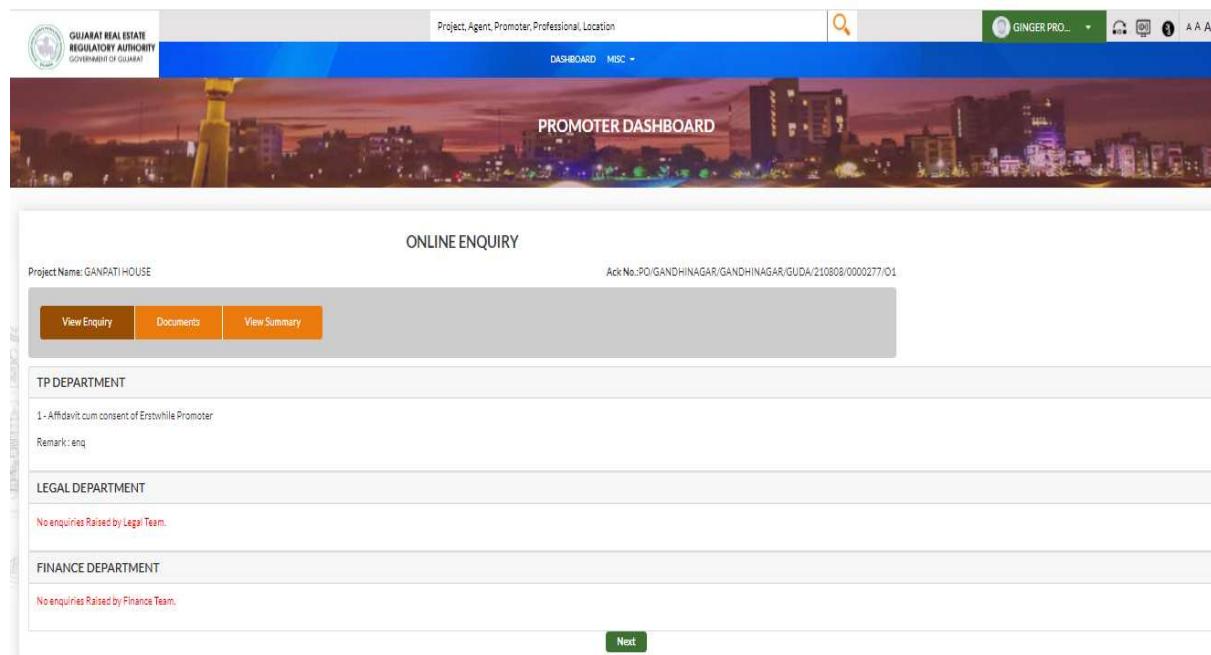
Total Result - 1/1

Export PDF Export Excel Send Email

Stamp No.	Complaint No.	Complaint Type	Application Date	View Application	Complaint Status
CMR0108202126156	CON/ONLINE/Gandhinagar/01082021/00117	CONCILIATION FORUM	01-08-2021	<b>Edit Draft</b>	DRAFT

\* Previous  \*

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, Agent, Promoter, Professional, Location

DASHBOARD MISC

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  
Remark: enq

LEGAL DEPARTMENT

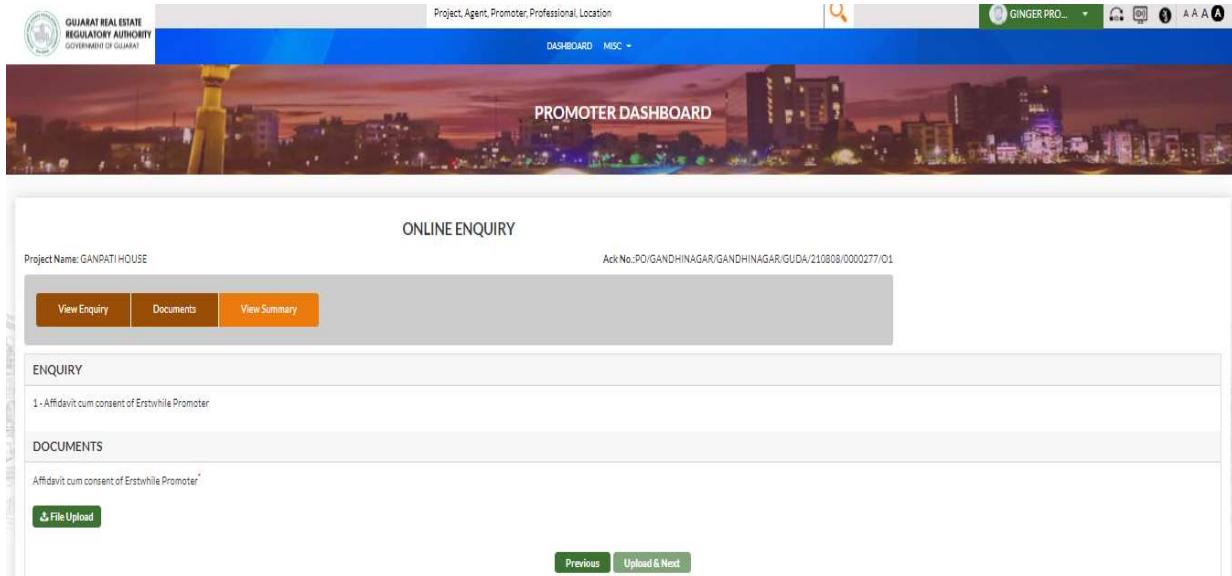
No enquiries Raised by Legal Team.

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.



Project Name: GANPATI HOUSE

Ack No.: PO/GANDHINAGAR/GANDHINAGAR/GUDA/210803/0000277/01

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

ONLINE ENQUIRY

Project Name: GANPATI HOUSE

Ack No.: PO/GANDHINAGAR/GANDHINAGAR/GUDA/210803/0000277/01

View Enquiry Documents View Summary

Message

Enquiry compliance submitted successfully.

OK

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.

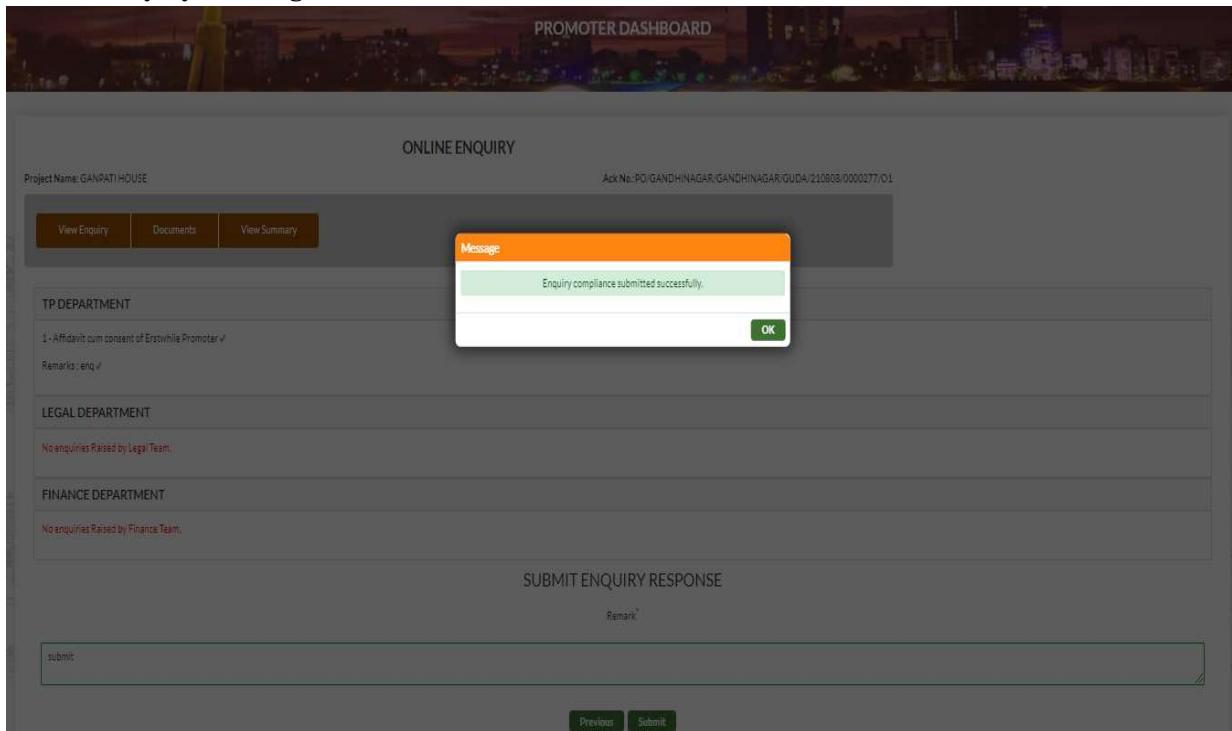
SUBMIT ENQUIRY RESPONSE

Remark\*

submit

Previous Submit

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



Project Name: GANPATI HOUSE

Ack No.: PO/GANDHINAGAR/GANDHINAGAR/GUDA/210803/0000277/01

View Enquiry Documents View Summary

Message

Enquiry compliance submitted successfully.

OK

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.

SUBMIT ENQUIRY RESPONSE

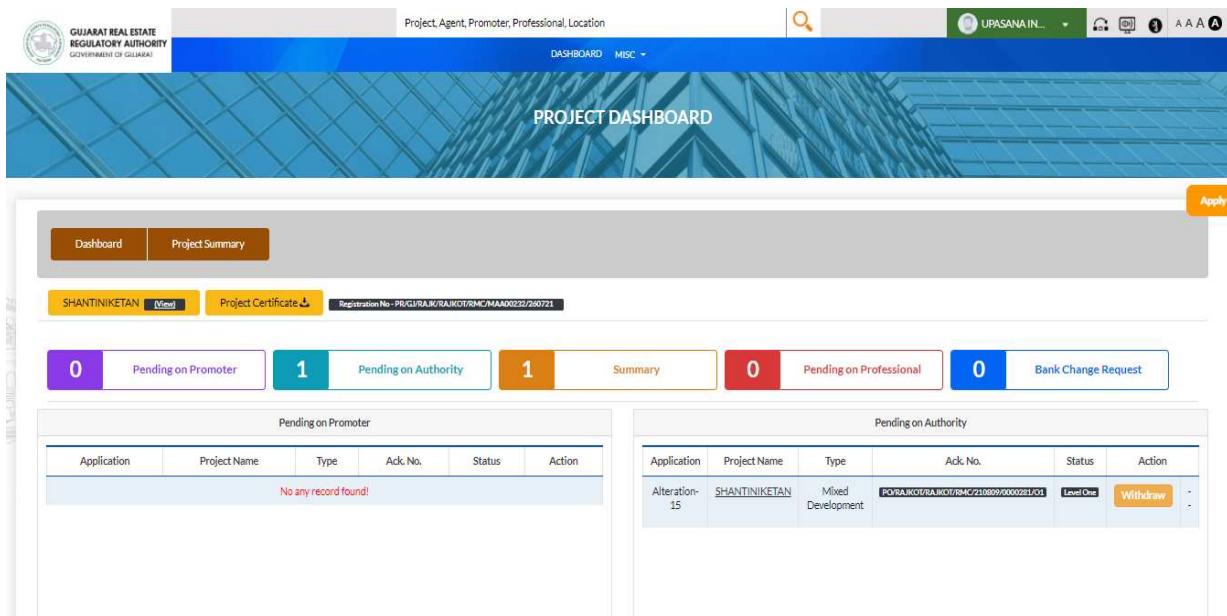
Remark\*

submit

Previous Submit

## 16. Project Alteration (Section-15) (Withdraw)

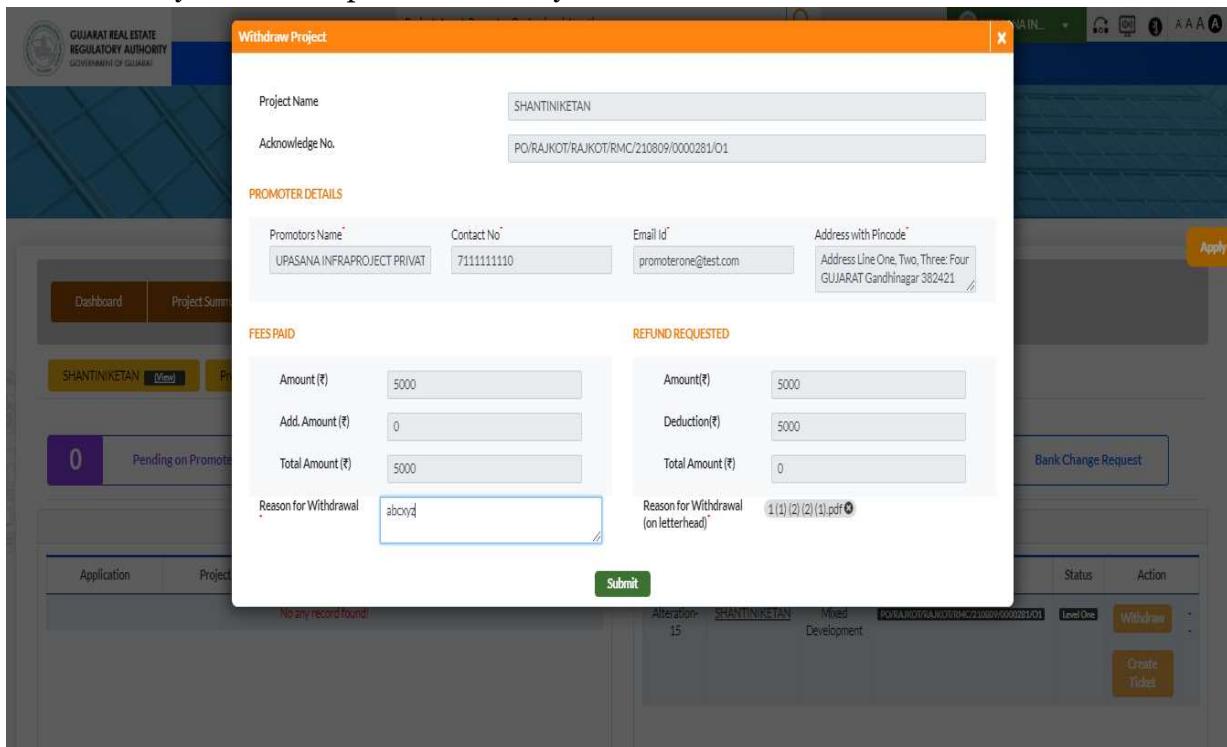
Step 1: From Project Dashboard, Promoter can apply for withdrawal by clicking on “withdraw” button



The screenshot shows the 'PROJECT DASHBOARD' interface. At the top, there is a search bar and a navigation menu with 'DASHBOARD' and 'MISC'. The main content area is titled 'PROJECT DASHBOARD' with a blue background image of a building. Below this, there are two tabs: 'Dashboard' and 'Project Summary'. Under 'Dashboard', there are several status indicators: 'SHANTINIKETAN [View]' (Pending on Promoter: 0), 'Project Certificate [View]' (Pending on Authority: 1), 'Registration No - PR/RAJKOT/RAJKOT/RMC/MAA0022/280721' (Summary: 1), 'Pending on Professional: 0', and 'Bank Change Request: 0'. An 'Apply' button is located in the top right corner of the dashboard area. The 'Pending on Authority' section shows a table with one record:

Application	Project Name	Type	Ack. No.	Status	Action
Alteration-15	SHANTINIKETAN	Mixed Development	PO/RAJKOT/RAJKOT/RMC/210809/0000281/01	Level One	<a href="#">Withdraw</a>

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



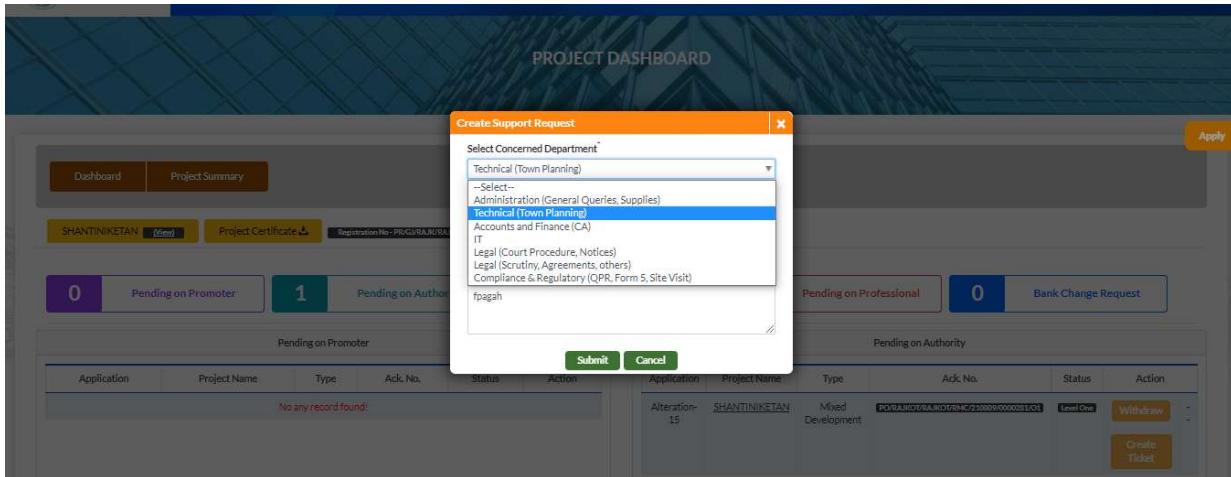
Step 3: Once Promoter clicks on submit button, he will get the pop-up stating, “You have raised Project Withdrawal Request and your request is pending with authority”. Promoter will wait till further update.

## 17. Project Alteration (Section-15) (Create Ticket)

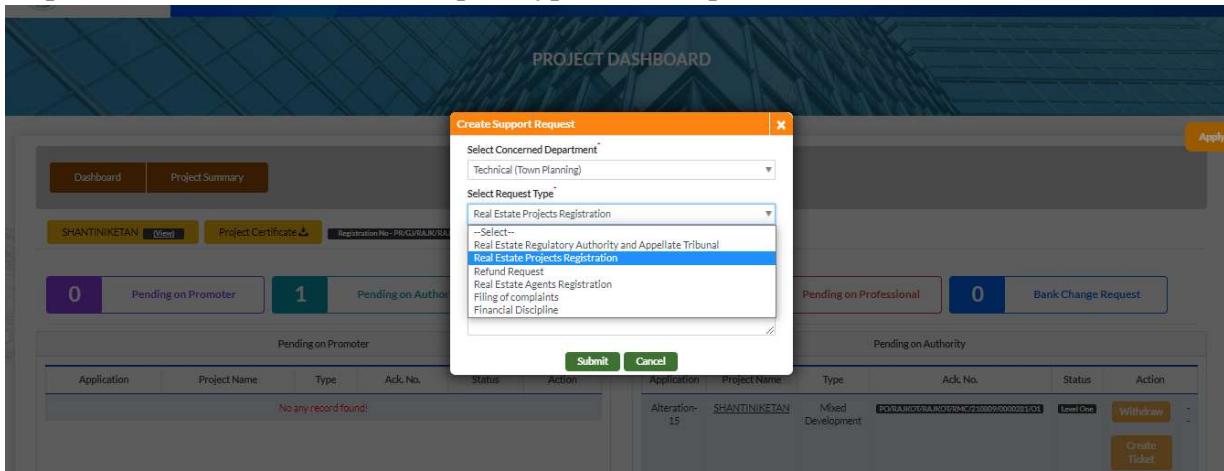
Step 1: From Project Dashboard, promoter can create ticket as well. By clicking on “Create Ticket” button (highlighted in Yellow) promoter can raise ticket to authority users

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

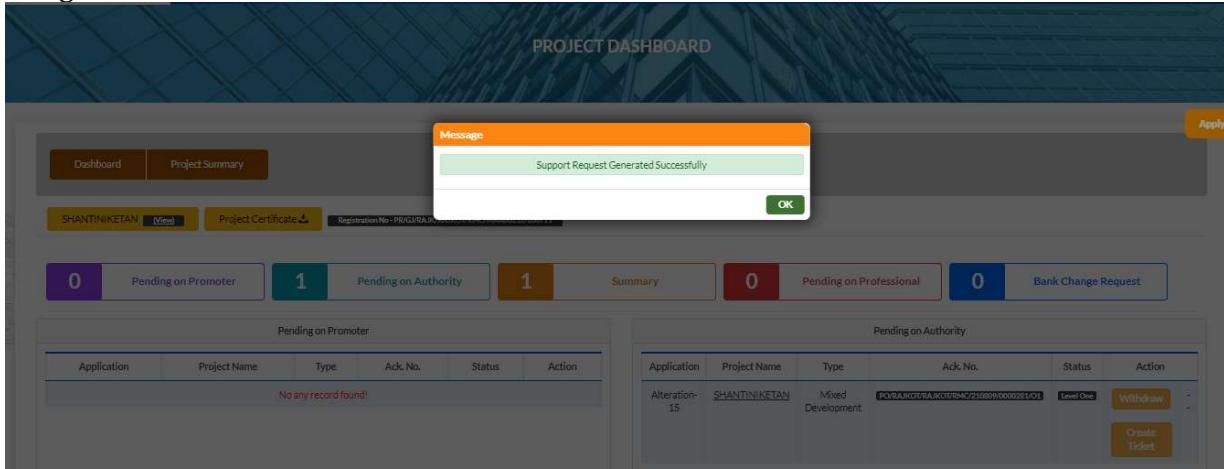
Step 3: Promoter can select the concerned department from dropdown on which he wants to raise the ticket.



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**

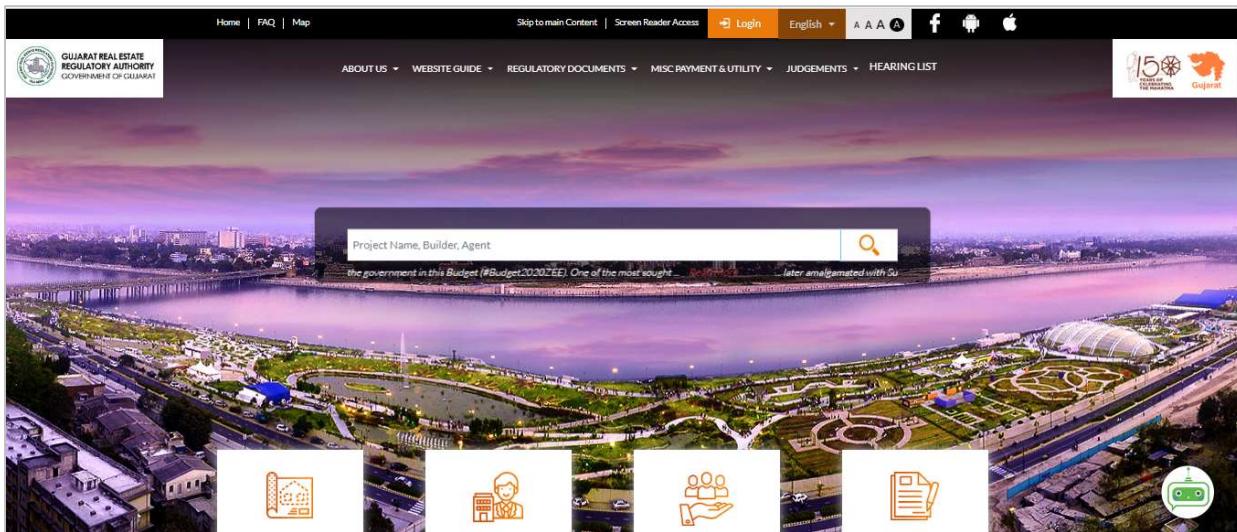
#### **Real Estate Act, 2016**

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.

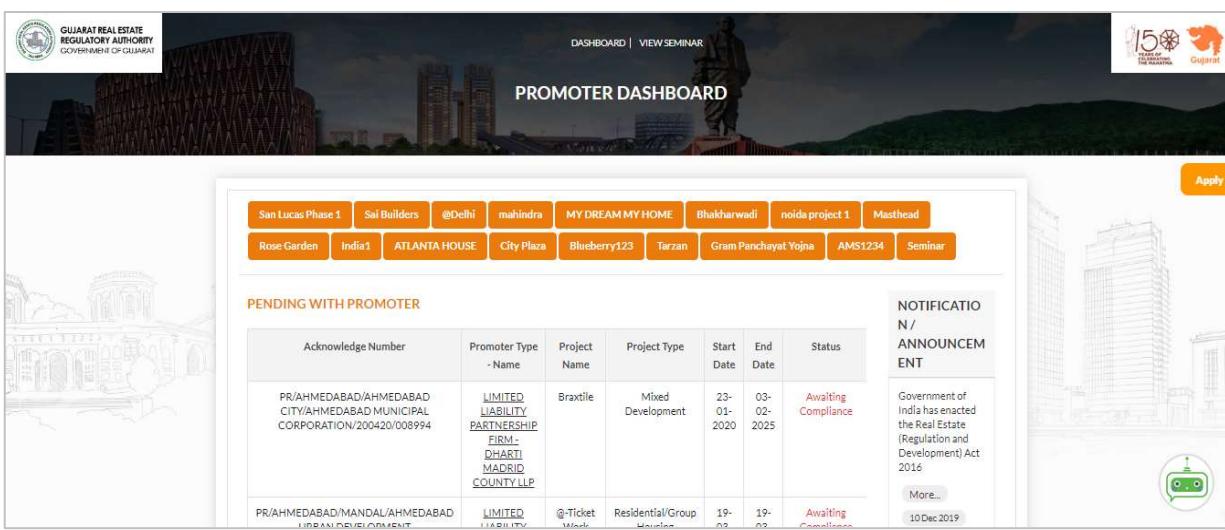
Explanation — For the purpose of this section, the expression "force majeure" shall mean a case of war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project

## 19. Project Extension Application Process

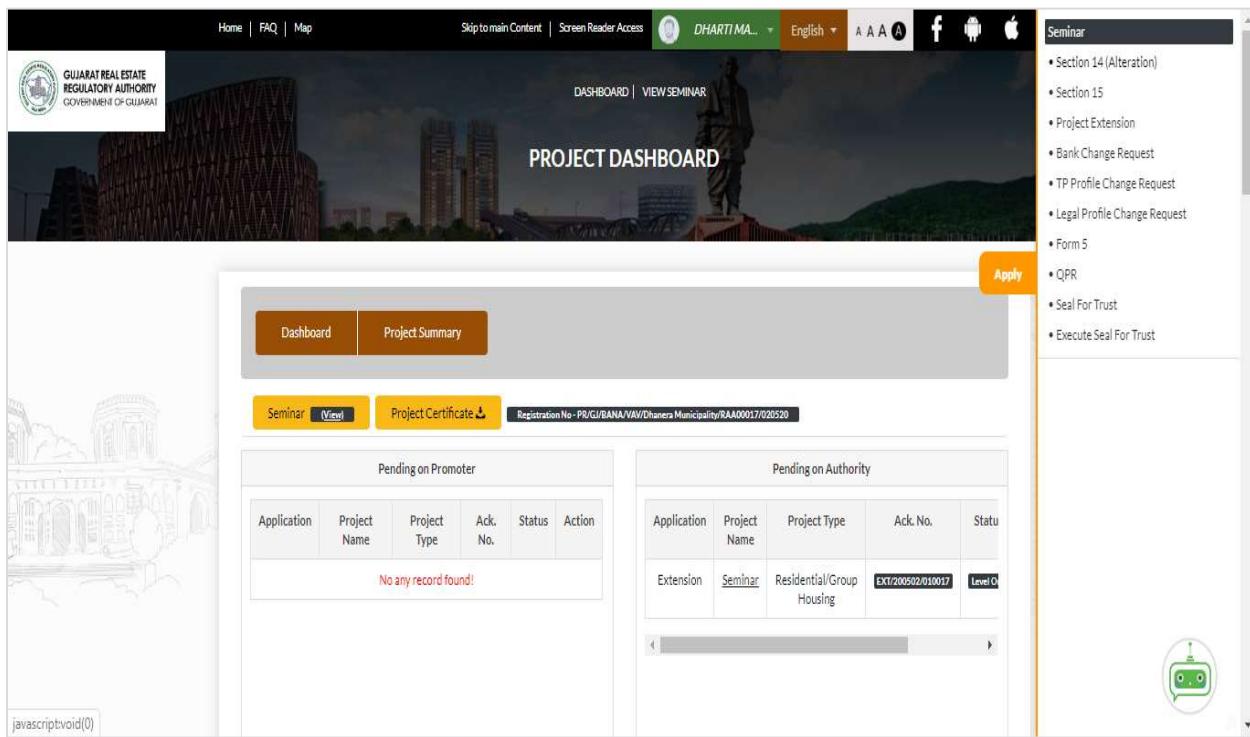
Step 1: The promoter user clicks on the Login link on the Home Page and then enters the Login ID and Password for accessing the Promoter Dashboard



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.



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.



### 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

PROJECT EXTENSION

### PROJECT EXTENSION FORM

**Project Extension Detail**

- Assign Professionals
- Perform Certification
- Payment

1.1 Extend To Date

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 <input type="text"/>	Development Start Date <input type="text"/>	Development End Date <input type="text"/>	Height (in Meter) as per Section Plan of this Block <input type="text"/>	FSI <input type="text"/>	Builtup Area <input type="text"/>	Commencement Certificate No. <input type="text"/>	Date of Latest Commencement Certificate <input type="text"/>	All Commencement Certificates of this block <input type="text"/>	Action <input type="button" value="Edit"/>
A	04-02-2021	05-04-2023	15	543	654	A/B/6564656456/78576576746	01-02-2021	--	<input type="button" value="Edit"/>
B	04-02-2021	05-04-2023	15	543	654	A/B/6564656456/78576576746	01-02-2021	--	<input type="button" value="Edit"/>

1.3 Supporting Documents (If Any)  YES  NO

1 A

1.3.1 Document

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

1.7.1 New Declaration Form-B

### 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

1.11.1 New Declaration Form-B1

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

1.15.1 New Declaration Form-B2

1.16 Order-45

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## 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 RERA website interface. At the top, there are navigation links for Home, FAQ, Map, Skip to main Content, Screen Reader Access, SHREEJI DE..., English, and a font size selector. The header features the Gujarat state emblem and the text '150 વર્ષથી કેળવાના પ્રદીપ' and 'Gujarat'. The main content area is titled 'PROJECT EXTENSION'. On the left, there is a sidebar with icons for 'Project Extension Detail', 'Assign Professionals' (which is highlighted in orange), 'Perform Certification', and 'Payment'. The main content is divided into three sections: 'FORM ONE', 'FORM TWO', and 'FORM THREE', each containing a table with professional details and a 'Re-Assign' button.

COA No	Architect Name	Email Id	Mobile No	Status	Action
CA/1111/55555	NILPESH KATAKIYA	temp_parmar.pratiksinh@yahoo.com	98765432107	ASSIGNED	<b>Re-Assign</b>

Engineer License Number	Engineer Name	Email Id	Mobile No	Status	Action
ENG/4444/66666	VIKRANT NARESHRAO SURVE	sa2-rera@gujarat.gov.in	8200052083	ASSIGNED	<b>Re-Assign</b>

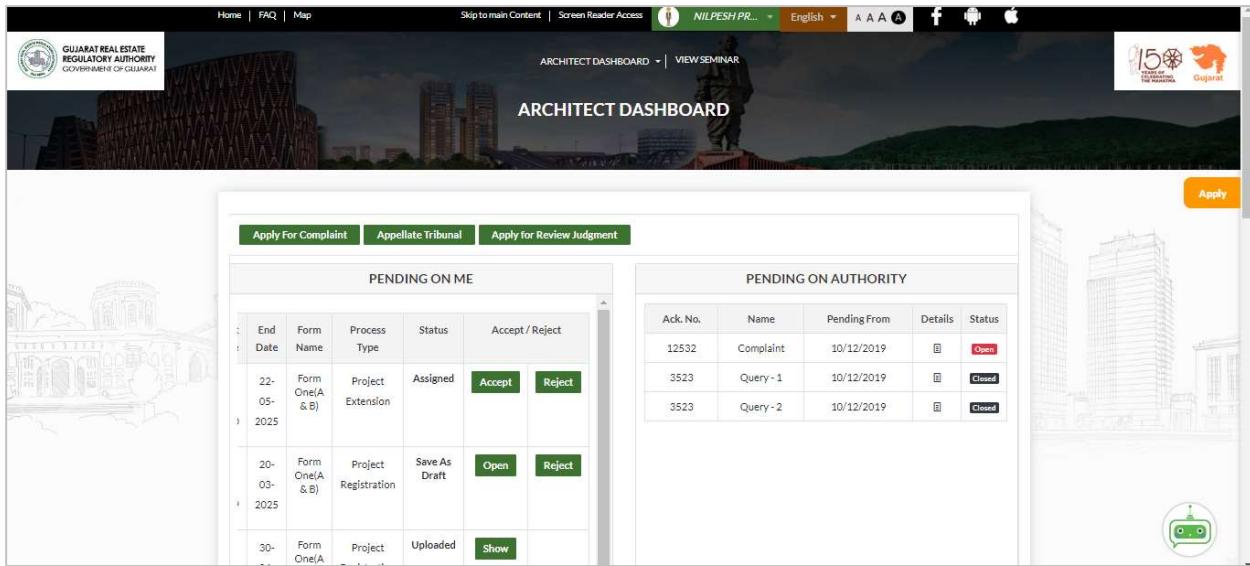
CA Membership Number	CA Name	Email Id	Mobile No	Status	Action
260189	PRATIKSINH PARMAR	gear@gmail.com	8780938476	ASSIGNED	<b>Re-Assign</b>

## 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)

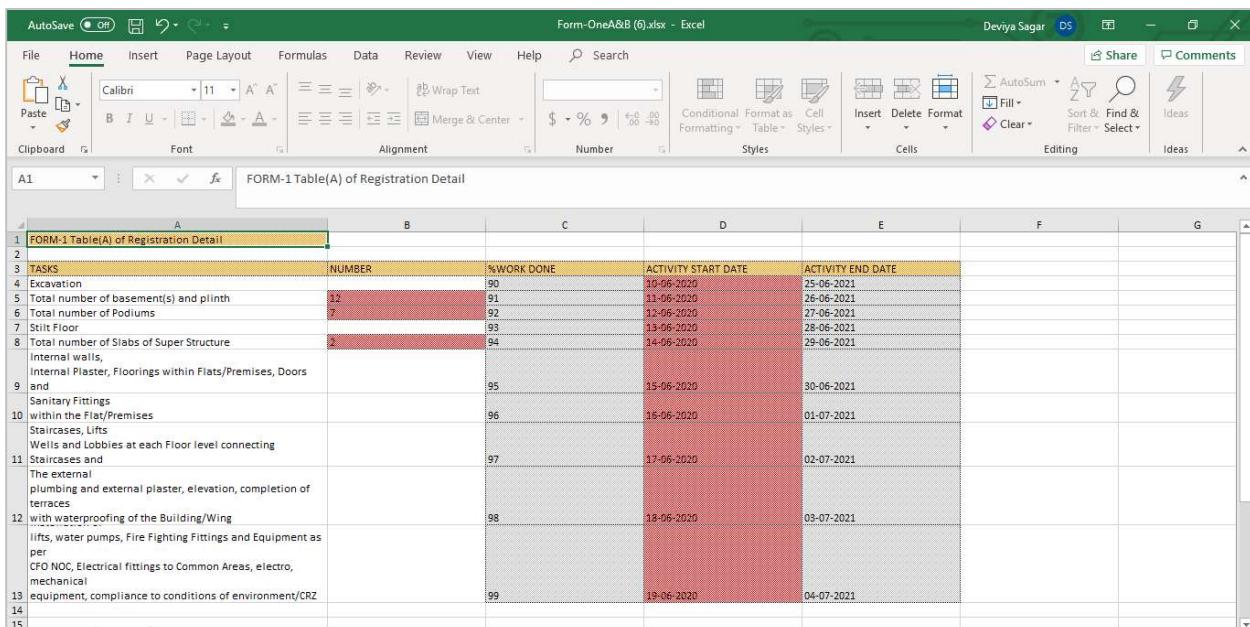
Architect user will login. The below example shows the Architect dashboard. Click on “Accept” for Form-1 assignment request.



The screenshot shows the 'ARCHITECT DASHBOARD' interface. At the top, there are links for 'Home', 'FAQ', 'Map', 'Skip to main Content', 'Screen Reader Access', and user information 'NILPESH PR... English'. Below the header is a banner with the text 'ARCHITECT DASHBOARD' and 'VIEW SEMINAR'. The main content area is titled 'PENDING ON ME' and 'PENDING ON AUTHORITY'. The 'PENDING ON ME' section contains a table with three rows of data, each with 'Accept' and 'Reject' buttons. The 'PENDING ON AUTHORITY' section contains a table with three rows of data, each with 'Open' and 'Reject' buttons. The dashboard also features a sidebar with a building icon and a green circular icon with a white robot head.

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 an Excel spreadsheet titled 'Form-1(A&B) (6).xlsx'. The table is titled 'FORM-1 Table(A) of Registration Detail'. The columns are labeled 'A', 'B', 'C', 'D', 'E', 'F', and 'G'. The rows contain data for various tasks, with some cells highlighted in blue (e.g., 'WORK DONE', 'ACTIVITY START DATE', 'ACTIVITY END DATE') and others in red (e.g., 'NUMBER', 'TAKES'). The data includes details like 'Excavation', 'Total number of basement(s) and plinth', 'Total number of Podiums', 'Stilt Floor', 'Total number of Slabs of Super Structure', and various internal and external building components.

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

**A BLOCK**

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 CFC 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

AutoSave  File Home Insert Page Layout Formulas Data Review View Help Search

Form-1OneA&B (6).xlsx - Excel

Devya Sagar DS

Share Comments

AutoSum Fill Sort & Filter Select Ideas

FORM-1 Table(B) of Registration Detail

A	B	C	D	E	F	G	H	I
1 FORM-1 Table(B) of Registration Detail								
2								
3 COMMON AREAS AND FACILITIES AMENITIES	PROPOSED(YES/NO)	% WORK DONE	REMARKS	ACTIVITY START DATE	ACTIVITY END DATE			
4 Internal Roads & Footpaths	YES	45	Inprogress	10-06-2020	25-06-2021			
5 Water Supply	YES	46	Inprogress	11-06-2020	26-06-2021			
6 Sewerage (chamber, lines, Septic Tank, STP)	YES	47	Inprogress	12-06-2020	27-06-2021			
7 Storm Water Drains	YES	48	Inprogress	13-06-2020	28-06-2021			
8 Landscaping & Tree Planting	YES	49	Inprogress	14-06-2020	29-06-2021			
9 Street Lighting	YES	50	Inprogress	15-06-2020	30-06-2021			
10 Community Buildings	YES	51	Inprogress	16-06-2020	01-07-2021			
11 Treatment and disposal of sewage and sullage water /STP	YES	52	Inprogress	17-06-2020	02-07-2021			
12 Solid Waste Management & Disposal	YES	53	Inprogress	18-06-2020	03-07-2021			
13 Water Conservation, Rain Water Harvesting, Percolating Well/Pit, NO	NO	NA	NA	NA	NA			
14 Energy Management	NO	NA	NA	NA	NA			
15 Fire Protection and Fire Safety Requirements	YES	56	Inprogress	21-06-2020	21-06-2020			
16 Electrical Meter Room , Sub-station , Receiving Station .	YES	57	Inprogress	22-06-2020	07-07-2021			

3. 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**

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 previous filled NOCs should be prefetched and then Click on Confirm and Submit Form 1.

Home | FAQ | Map Skip to main Content | Screen Reader Access NILPESH PR... English A A A f A A A 150 YEARS OF THE PANCHAYATI Raj Gujarat

ARCHITECT DASHBOARD | VIEW SEMINAR

## FORM ONE DOCUMENTS UPLOAD

Project Detail Form One A Form One Doc

### FORM ONE DOCUMENTS DETAILS

#### BLOCK A1 NOC DETAILS

Fire-Noc   Lift-NOC

Others-NOC

1	ghf5	<input type="button" value="View File / 1"/>	<input type="button" value="Delete"/>
2	ghf56	<input type="button" value="View File / 1"/>	<input type="button" value="Delete"/>

#### PHOTO DETAILS

Photograph of Wing/Block/Building/Floor

1	1588053907154.jpg	Latitude : 28.869951666666665 Longitude : 78.75019833333334	<input type="button" value="View File"/>
---	-------------------	--	--

Home | FAQ | Map Skip to main Content | Screen Reader Access NILPESH PR... English A A A f A A A 150 YEARS OF THE PANCHAYATI Raj Gujarat

ARCHITECT DASHBOARD | VIEW SEMINAR

## FORM ONE DOCUMENTS UPLOAD

Project Detail Form One A Form One Doc

### FORM ONE(B) DOCUMENTS DETAILS

#### NOC DETAILS

Airport-NOC <input type="radio"/> <input type="button" value="File Upload"/>	Railway-NOC <input type="radio"/> <input type="button" value="File Upload"/>
Environment-NOC <input type="radio"/> <input type="button" value="File Upload"/>	High Tension Line-NOC <input type="radio"/> <input type="button" value="File Upload"/>
Gas Line-NOC <input type="radio"/> <input type="button" value="File Upload"/>	Non Agriculture-NOC <input type="radio"/> <input type="button" value="File Upload"/>
Highway-NOC <input type="radio"/> <input type="button" value="File Upload"/>	Metro-NOC <input type="radio"/> <input type="button" value="File Upload"/>
Irrigation Department-NOC <input type="radio"/> <input type="button" value="File Upload"/>	Ashant Dharo-NOC <input type="radio"/> <input type="button" value="File Upload"/>
ONGC-NOC <input type="radio"/> <input type="button" value="File Upload"/>	Jail-NOC <input type="radio"/> <input type="button" value="File Upload"/>
Costal Regulation Zone-NOC <input type="radio"/> <input type="button" value="File Upload"/>	ASI-NOC <input type="radio"/> <input type="button" value="File Upload"/>
Forest-NOC <input type="radio"/> <input type="button" value="File Upload"/>	
Other NOC Documents <input type="radio"/> <input type="button" value="File Upload"/>	

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 the Promoter proceeds to the form-2 submission.

## **ENGINEER DASHBOARD(FORM-2)**

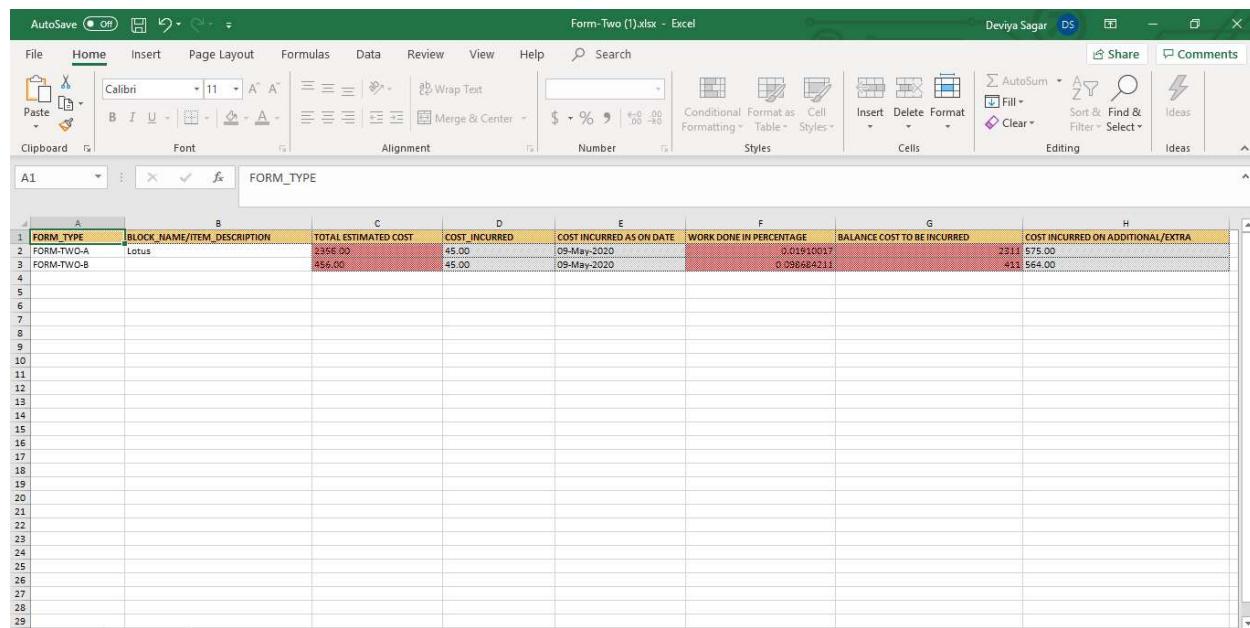
Engineer user has to login. The below example shows the Engineer dashboard. Click on “Accept” for Form-2 assignment request.

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.

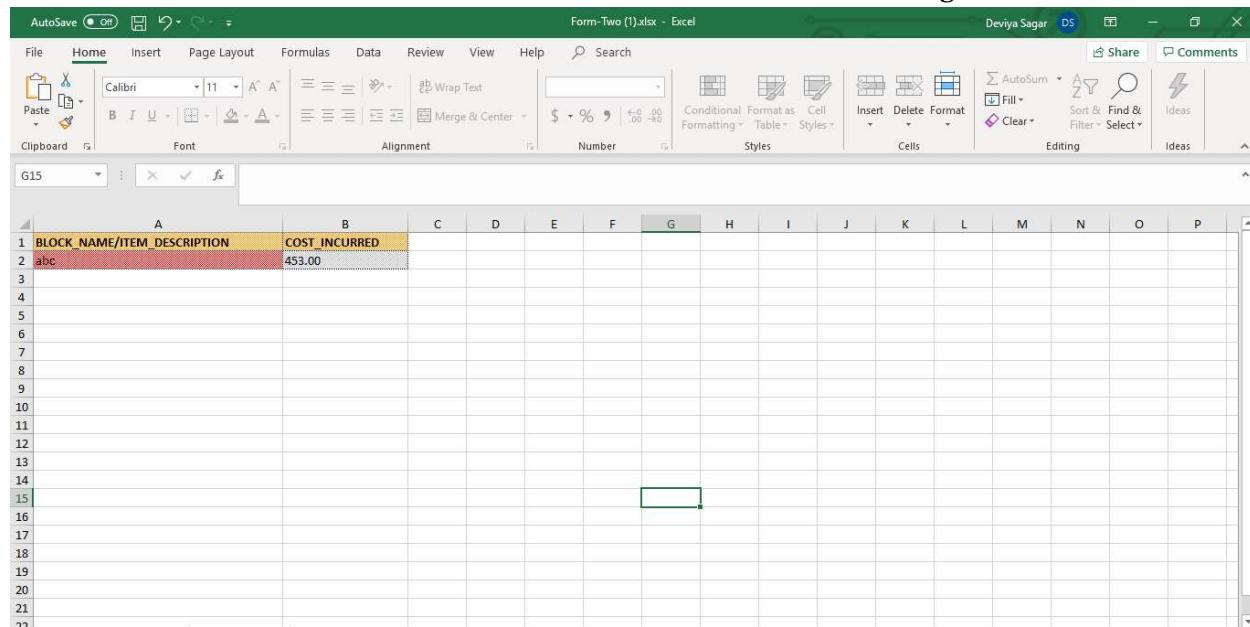
*Note: Cost Incurred as on Date should be equal to or less than Current Date.*

*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							
A	B	C	D	E	F	G	H
1 FORM-TW0-A	Lotus	2356.00	45.00	09-May-2020	0.01910017	2311.575.00	
2 FORM-TW0-B		456.00	45.00	09-May-2020	0.098684211	413.564.00	
3							
4							
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28							
29							

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



A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1 BLOCK_NAME/ITEM_DESCRIPTION	COST_INCURRED														
2 abc	453.00														
3															
4															
5															
6															
7															
8															
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29															

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.

Project Detail | Form One | Form Two A,B & C | Form Two Annexure

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 3535:1986 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 materials/composites used in construction complied to the required fire resistance.

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. 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* <input type="text"/>	KENNETH PETER DCUNHA
Engineer Licenses No.* <input type="text"/>	kenn123
Engineer Mobile No.* <input type="text"/>	7856456456
Date of Physical Visit* <input type="text"/>	10/08/2021 <input type="button" value="Change Date"/>
Firm Name* <input type="text"/>	ABC
Remark* <input type="text"/>	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.

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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**

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	2,256	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 areas and Facilities Amenities	456	45	09-May-2020	0.0986	411	564

**FORM 2 C DETAILS**

Item Description	Incurred Cost
abc	453
<b>Total</b>	<b>453</b>

**FORM - 2 (ANNEXURE) ENGINEER'S FOR QUALITY ASSURANCE**

**1. MATERIAL TESTING:**

I / We have applied following mandatory checks on the basic materials, used in the construction:

1. Cement –  NO

It has been tested for its fineness, soundness, setting time, compressive strength etc. as per IS codes 3333:1986 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.

2. Coarse Aggregate –  NO

It has been tested for deleterious materials, clay lumps, crushing value, Impact value as per IS 2443: 1986 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within the permissible limits.

3. Bricks / Blocks –  NO

They have been tested for water absorption, crushing strength etc. as per IS 516:2000 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

4. Concrete / Ready-mix Concrete –  NO

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

5. Steel for Concrete –  NO

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 permissible strength, elongation and gauge length etc. and its results are within permissible limits.

6. Testing of Other Materials –  NO

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.

7. Number and Frequency of testing –  NO

The materials used are subjected to required tests in prescribed number and frequency.

8. Codes of foreign country –  NO

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.

9. Fire Resistance –  NO

The materials/composites used in construction compiled 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 is 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 by a registered electrical engineer and its records have been maintained. The materials used conform to the relevant IS / BS/ National Building Codes or as per industry standards.

**4. STRUCTURAL ENGINEER:**

Promoter has engaged structural engineer Mr. VIKRANT NARESHRAO SURVE having license no. ENG/4444/6666 having office no. or cell no. 8200952083. The structural design of buildings in this project has been done under his supervision. The structural design has been done in accordance with the foundation in consultation with soil consultant. The formwork and concrete mix design have been done in accordance with the relevant codes of practice. The 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 copes with the required fire resistance.

**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.

**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	Name of the Engineer	Local Authority licence number	Local Authority licence no. valid till	Date of Physical Visit	Firm Name	Remark
abc	VIKRANT NARESHRAO SURVE	ENG/4444/66666	31-03-2025	12-05-2020	Retail	NA

**Download Form 2 A Details**

**Download Engineer's Certificate for Quality Assurance**

**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.

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## CA DASHBOARD(FORM-3)

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

PENDING ON ME					
Start Date	End Date	Form	Process Type	Status	Accept / Reject
03-01-2020	22-05-2025	Form 3A & C	Project Extension	Assigned	<span>Accept</span> <span>Reject</span>
20-03-1999	20-03-2025	Form 3A & C	Project Registration MOF	Assigned	<span>Accept</span> <span>Reject</span>
20-03-1999	20-03-2025	Form 3A & C	Project Registration	Save As Draft	<span>Open</span> <span>Reject</span>
05-24-	Form 3A &	Project	Assigned	<span>Accept</span> <span>Reject</span>	

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

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*

	BLOCK NAME	FLAT/BUNGLOW/OFFICE	USAGE	CARPET AREA	AREA OF EXCLUSIVE BALCONY	STATUS	UNIT AMOUNT	RECEIVED AMOUNT	DATE OF AGREEMENT OF SALE	ENCUMBRANCE STATUS	ALLOTEE NAME
1	Lotus	101	Resident	3454	138.32	BOOKED	4566	1000	11/04/2020	Created	DIVYA
2	Lotus	102	Resident	3455	134.12	BOOKED	4567	500	04/03/2020	Released	AMIT
3	Lotus	103	Resident	3456	135.12	BOOKED	4568	2000	05/04/2020	Released	DIAM
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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

Form-Three (1).xlsx - Excel															
DETAILS															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
1	DETAILS	PROPOSED	BOOKED												
2	Number of Garages		567		44										
3	Number of Covered Parking		4		4										
4	Number of Open Parking		4												
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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.

Form-Three (1).xlsx - Excel															
FORM 3 : CHARTERED ACCOUNTANTS CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	Q
1															
2															
3	Sr. No.	Particulars		Estimated Amount (in Rs.)	Incurred & Paid Amount (in Rs.)										
4	i	Land Cost:													
5	a	Amount payable for Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred on payable on Land Cost and legal cost	45.00	43.00											
6	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											
7	c	Acquisition cost of TDR (if any)	45.00	43.00											
8	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											
9	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities	45.00	43.00											
10	f	Under Redevelopment/Rehabilitation Schemes:													
11	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	Applicable:	NO											
12	(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)	0.00	0.00											
13	(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, cost of new premium, fees, charges and security deposit or insurance	0.00	0.00											

Form-Three (1).xlsx - Excel

Deviya Sagar DS

File Home Insert Page Layout Formulas Data Review View Help Search

Clipboard Font Alignment Number Styles Cells Editing Ideas

A1

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
14	(iv)	Cost of Advanced premium, fees, charges 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		<b>Sub-Total of Land Cost</b>		225	215											
16	ii	Development Cost/Cost of Construction:														
17	a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	281.00													
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)	Un-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.	14.00	13.00												
20	b	Authorities Payee to financial institutions, screened banks, non-financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	14.00	14.00												
21	c		14.00	14.00												
22		<b>Sub-Total of Development Cost</b>		2954	54											
23																
24	2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii)) of Estimated Column - A		3073												
25	3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii)) of incurred and paid Column - B		289												
26	4	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)		56.00												
		Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total														

FORM3 BOOKED-STATUS FORM3C FORM3LOAN

Form-Three (1).xlsx - Excel

Deviya Sagar DS

File Home Insert Page Layout Formulas Data Review View Help Search

Clipboard Font Alignment Number Styles Cells Editing Ideas

A1

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
14	(iv)	Cost of Advanced premium, fees, charges 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		<b>Sub-Total of Land Cost</b>		225	215											
16	ii	Development Cost/Cost of Construction:														
17	a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	281.00													
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)	Un-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.	14.00	13.00												
20	b	Authorities Payee to financial institutions, screened banks, non-financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	14.00	14.00												
21	c		14.00	14.00												
22		<b>Sub-Total of Development Cost</b>		2954	54											
23																
24	2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii)) of Estimated Column - A		3073												
25	3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii)) of incurred and paid Column - B		289												
26	4	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)		56.00												
		Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total														

FORM3 BOOKED-STATUS FORM3C FORM3LOAN

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**

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.

Home | FAQ | Map

Skip to main Content | Screen Reader Access

PRATIKSINHP...

English

CA DASHBOARD | VIEW SEMINAR

150 YEARS OF THE MAHATMA

Gujarat

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

Form-Three.xlsx

**BLOCK DETAILS**

SR.No.	BLOCK NAME	FLAT/ BUNGALOW/ OFFICE NO/ PLOT NO.	USAGE	CARPET AREA (in Sq. Mts.)	AREA OF EXCLUSIVE BALCON
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	<input type="button" value="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	<input type="button" value="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	40,00,000
	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	Market Value	<a href="#">View File / 1</a>
	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)	O	O
	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)	O	O
	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.	O	O
	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.	O	O
	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 hired, 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	10,15,31,292	<b>6,95,31,292</b>
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)		<b>6,95,31,292</b>
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 Land Cost and Construction Cost to the Total Estimated Cost (%)		0.17
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	<a href="#">View File / 1</a>	
Loan Disbursal Received (INR)	Loan Repaid (INR)	Balance of Loan (Outstanding) (INR)	
6,56,56,654	6,56,777	6,49,99,977	
Total Number of Project Units Mortgaged:	Mortgaged Document:	<a href="#">View File / 1</a>	
100			
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)	39,20,00,000	
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 Account)	0	
3	(i) Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts)	4,500.9	
	(ii) Estimated Receivables In respect of unbooked apartments as per Annexure-A to this certificate.	45,20,00,000	
4	Estimated receivables of project. Sum of 2 + 3 (ii)	<b>45,20,00,000</b>	
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	
(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 of accounts till: 13-08-2021		Promoter's Name	Project's Name
		GINGER PROPERTIES PRIVATE LIMITED	WATER RAIN
PHYSICAL PROGRESS OF THE PROJECT AS CERTIFIED BY THE ARCHITECT (FORM-1) AND ENGINEER (FORM-2) SEEKS IN COHERENCE WITH ACTUAL EXPENDITURE INCURRED & PAID CONSIDERING PROJECT SPECIFICATIONS			
YES			
Yours Faithfully, Name of Chartered Accountant dheeraj tiwari tiwari	Membership Number	COP Date:	
UDI Number 21756456qevert342e5	CA FRN No 756456H	30-04-2021	
CA Designation Partner	CA Place Ahmedabad	CA Firm Name sdsdf	
Additional Notes to the Certificate (If any) sdsdf			
Project RERA Bank Account Passbook		<a href="#">View File / 1</a>	
<a href="#">Back</a> <a href="#">Print</a>			

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 shows the 'FORM THREE VIEW' interface. At the top, there are tabs: 'Project Detail', 'Form One', 'Form Two', 'Form Three', and 'Form Three MOF'. Below these tabs is a section titled 'FORM-3 (ANNEXURE) OF REGISTRATION DETAIL' with a 'DOWNLOAD AS PDF' button. To the right of this section is a preview of the 'FORM-3 (ANNEXURE) OF REGISTRATION DETAIL' certificate, which is a grid of data. Below the preview is a 'BLOCK DETAILS' 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 AGREED
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-'

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

#### 19.4. Payment

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

**PAYMENT**

**NOTICE:**

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 ePayment Gateway.

**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 brings it to the notice of the GURERA 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 [pay-rera@gujrera.gov.in](mailto:pay-rera@gujrera.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 GURERA Authority.
- In case of auto-refund (when the amount does not reach GURERA Account), the time taken for credit depends on bank and varies from bank to bank and GURERA 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 GURERA 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 ₹ 22534](#)

## 19.5. Confirmation

Your payment has been successfully paid and your acknowledgement 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.

## 19.6. Print Application


Gujarat Real Estate  
Regulatory Authority  
GOVERNMENT OF GUJARAT

PRINT PROJECT


GUJARAT REAL ESTATE  
REGULATORY AUTHORITY  
GOVERNMENT OF GUJARAT

**PROJECT EXTENSION FORM**

1.1 Extension Due Date:

03/03/2025

1.2 Reasons for Seeking Extension:

SLD Extension is not received from GREA/RAA  
SLD Extension is received but Society/Developer is not able to commence due to financial/other reasons  
Project is not completed due to reasons like Financial / Legal / Work / Labour / Material / Diseases / Business Conditions etc  
Construction work completed but GRC/RAA / Fire / Legal / MOA etc. not received so cannot apply for SLD Extension  
SLD Extension and Society/Developer both are not located

Block Name	Development Start Date	Development End Date	Height (In Meter) as per Section 5 of SLD Block	SLD	Buliding Area	Commencement Certificate No.	Overall Latest Commencement Certificate	All Commencement Certificates till Now	
Alpha	03/03/2021	30/01/2024	340	320	324	KU/765446/220	31-12-2020	Two Document(s)	
Beta	03/03/2023	30/01/2024	340	320	324	KU/765446/520	01-12-2020	Commencement certificate	
Gamma	03/03/2023	30/01/2024	340	320	324	KU/765446/220	31-12-2020	Commencement certificate	
Delta	03/03/2021	30/01/2024	340	320	324	KU/765446/520	31-12-2020	Commencement certificate	
Epsilon	03/03/2021	30/01/2024	340	320	324		2346	31-12-2020	Commencement certificate

5.3 Supporting Documents (If Any) : YES : NO

Form B (One location) (Signature/Contract Affidavit) Along With Form E To Be Attached Herein  
[Affidavit by Promoter]

5.4 Date of Issue/Stamp of Document:

03/03/2023

5.5 Authorized Signature of Project who has signed Form B:

HILAY KAPOOR

5.6 Contact Details:

8923423456

5.7 Declaration Form E  
FORM B (One location)

5.7.1 Home Declaration Form E  
Form E Commence.pdf

5.8.2 On consent of all others (as per order 43)  
See Document.pdf

**FORM 1**

Con No	Architect Name	Email Id	Mobile No	Status
CA/2021/1240	SALBAAH JAH	test123@gmail.com	8765432109	ACCEPTED

**FORM 2**

Engineer License Number	Engineer Name	Email Id	Mobile No	Status
Arren (22)	KENNETH PETER DOUWMA	test123@gmail.com	7856543210	ACCEPTED

## 19.7. Print Receipt

	Gujarat Real Estate Regulatory Authority (RERA) <a href="http://www.gujrera.gujarat.gov.in">www.gujrera.gujarat.gov.in</a>	
Office Address:- 4th Floor, Sahyog Bankul, Sector-11,Gandhinagar-382010 Website: <a href="http://www.gujrera.gujarat.gov.in">www.gujrera.gujarat.gov.in</a> , Ph. No. (079) 232-55669 Email id: <a href="mailto:inforera@gujarat.gov.in">inforera@gujarat.gov.in</a>		
<b>E-RECEIPT FOR GUJARAT RERA PAYMENT</b>		
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/130821/016278/E1	
<b>Note:</b>		
<ol style="list-style-type: none"><li>1. The Total Amount is paid through SBI ePay with user accepting all disclaimer and terms and conditions of GuJRERA Online Payment mentioned on <a href="http://www.gujrera.gujarat.gov.in">www.gujrera.gujarat.gov.in</a></li><li>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 &amp; 5th Saturdays of the week) : 10.30 AM to 06.30 PM]</li><li>3. For support from GuJRERA, you may write on <a href="mailto:inforera@gujarat.gov.in">inforera@gujarat.gov.in</a></li></ol>		
		

**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;

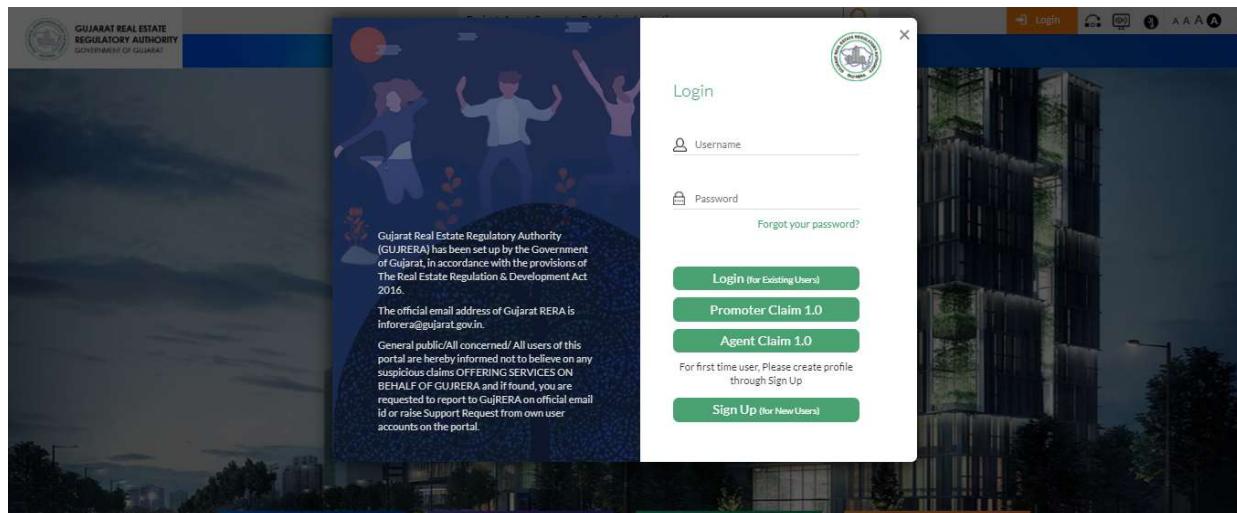
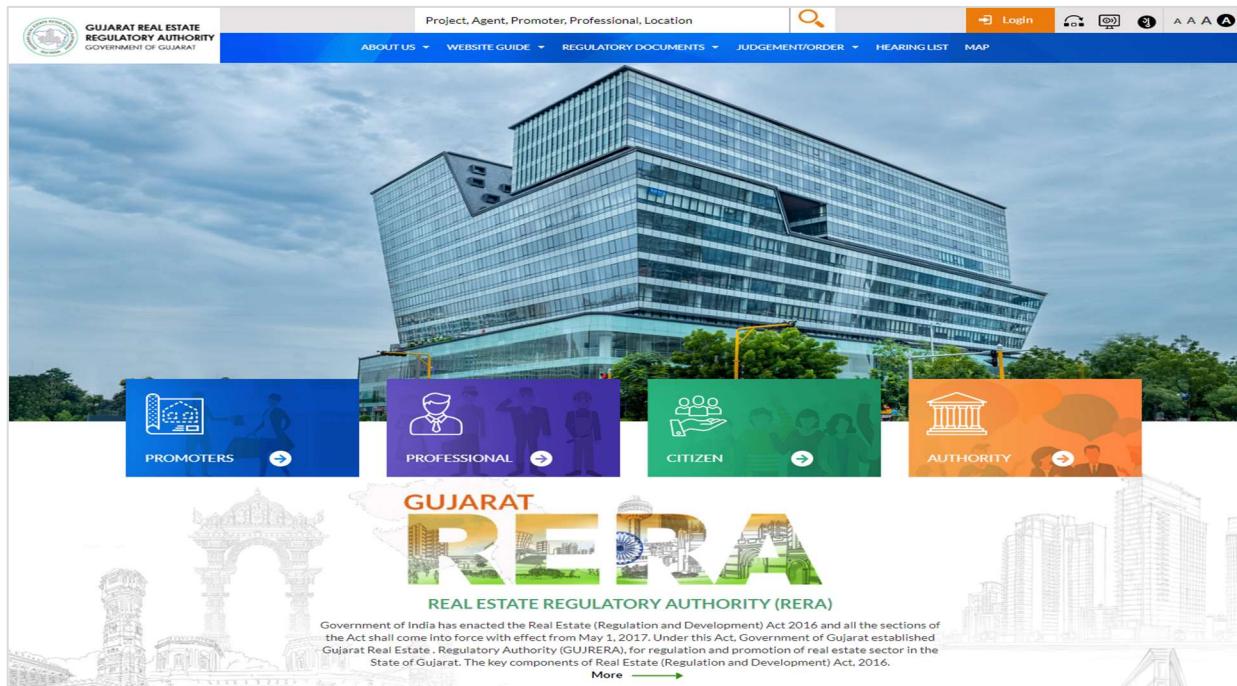
(e) discharge such other functions as may be prescribed.

## 24. Agent Enrollment Process

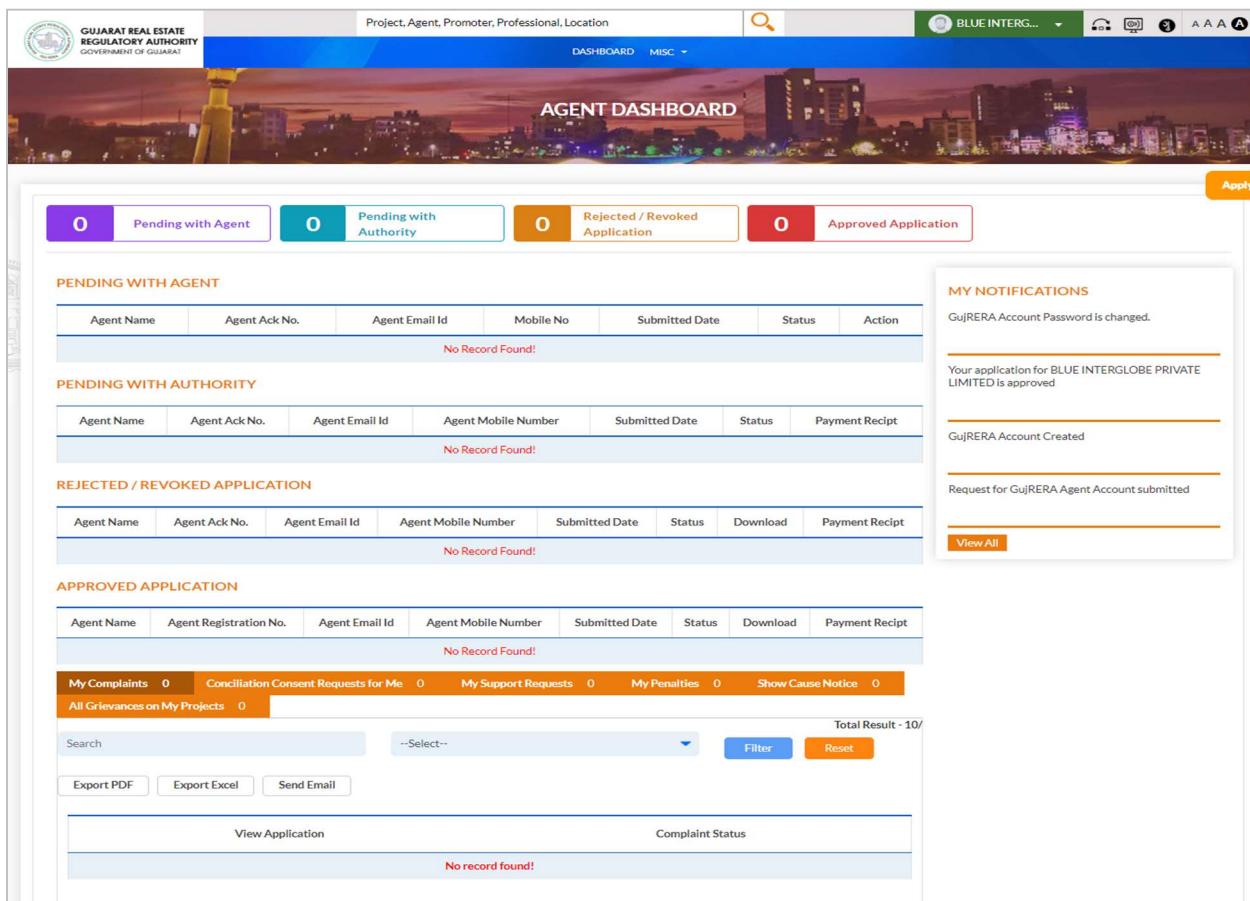
Please refer the Agent Enrollment process manual before proceeding with Agent registration application process

## 25. Agent Registration Application Process

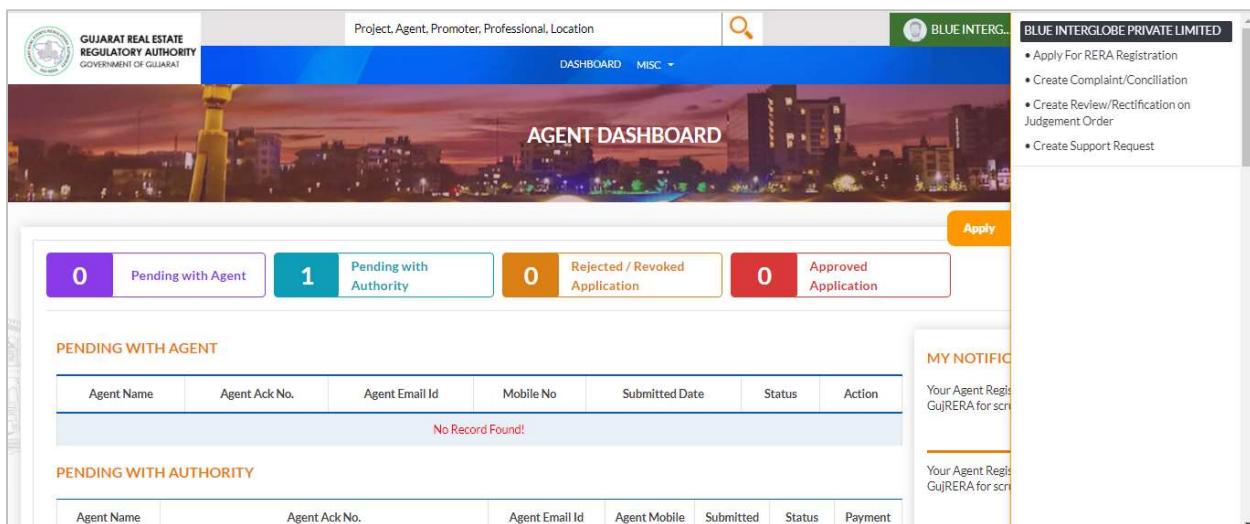
Step 1: The Agent user clicks on the Login link on the Home Page and then enters the Login ID and Password for accessing the Agent Dashboard



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.



The screenshot shows the Agent Dashboard of the Gujarat Real Estate Regulatory Authority. At the top, there are four status indicators: 'Pending with Agent' (0), 'Pending with Authority' (0), 'Rejected / Revoked Application' (0), and 'Approved Application' (0). Below these, the 'PENDING WITH AGENT' section shows a table with columns for Agent Name, Agent Ack No., Agent Email Id, Mobile No., Submitted Date, Status, and Action. A message 'No Record Found!' is displayed. The 'PENDING WITH AUTHORITY' and 'REJECTED / REVOKED APPLICATION' sections also show 'No Record Found!' messages. The 'APPROVED APPLICATION' section shows a table with columns for Agent Name, Agent Registration No., Agent Email Id, Agent Mobile Number, Submitted Date, Status, Download, and Payment Receipt. A message 'No Record Found!' is displayed. On the right, a 'MY NOTIFICATIONS' sidebar lists: 'GujRERA Account Password is changed.', 'Your application for BLUE INTERGLOBE PRIVATE LIMITED is approved.', 'GujRERA Account Created.', and 'Request for GujRERA Agent Account submitted.' An 'Apply' button is located in the top right corner of the dashboard area.



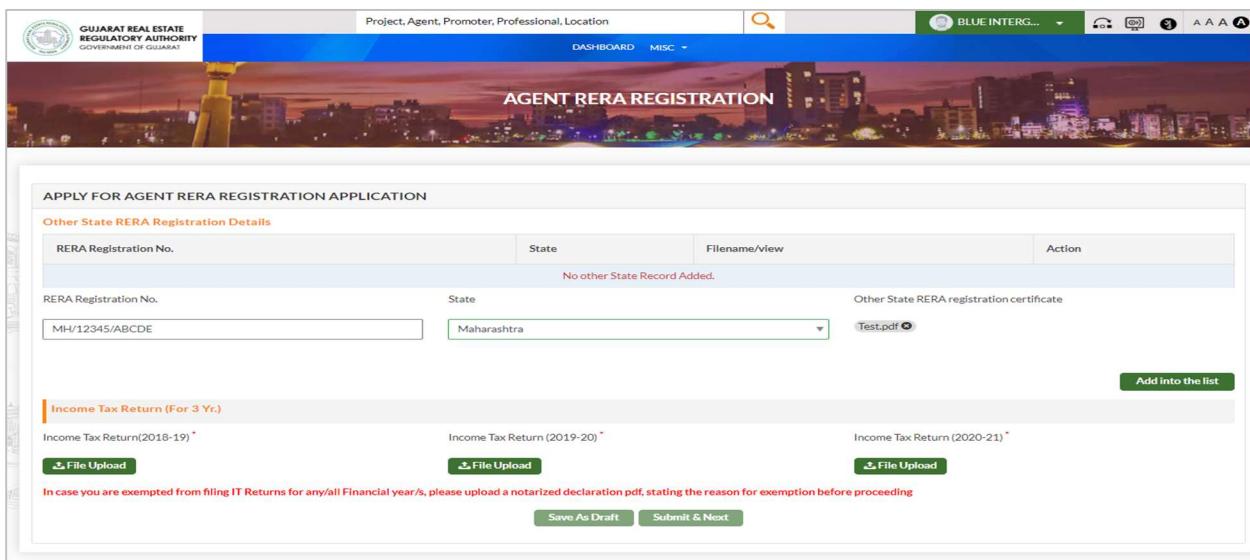
The screenshot shows the Agent Dashboard after an application has been submitted. The 'Pending with Authority' section now shows 1 record. The table for 'PENDING WITH AGENT' shows 'No Record Found!'. The 'PENDING WITH AUTHORITY' section shows a table with columns for Agent Name, Agent Ack No., Agent Email Id, Agent Mobile Number, Submitted Date, Status, and Payment. A message 'No Record Found!' is displayed. The 'REJECTED / REVOKED APPLICATION' and 'APPROVED APPLICATION' sections show 'No Record Found!' messages. The 'MY NOTIFICATIONS' sidebar lists: 'Your Agent Registration for GujRERA for scr' (with a link). An 'Apply' button is located in the top right corner of the dashboard area.

## 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.



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	<a href="#">Delete</a>

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	<a href="#">Delete</a>

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](#)

Please Enter Rera Registration No

Please Enter State

**Message**

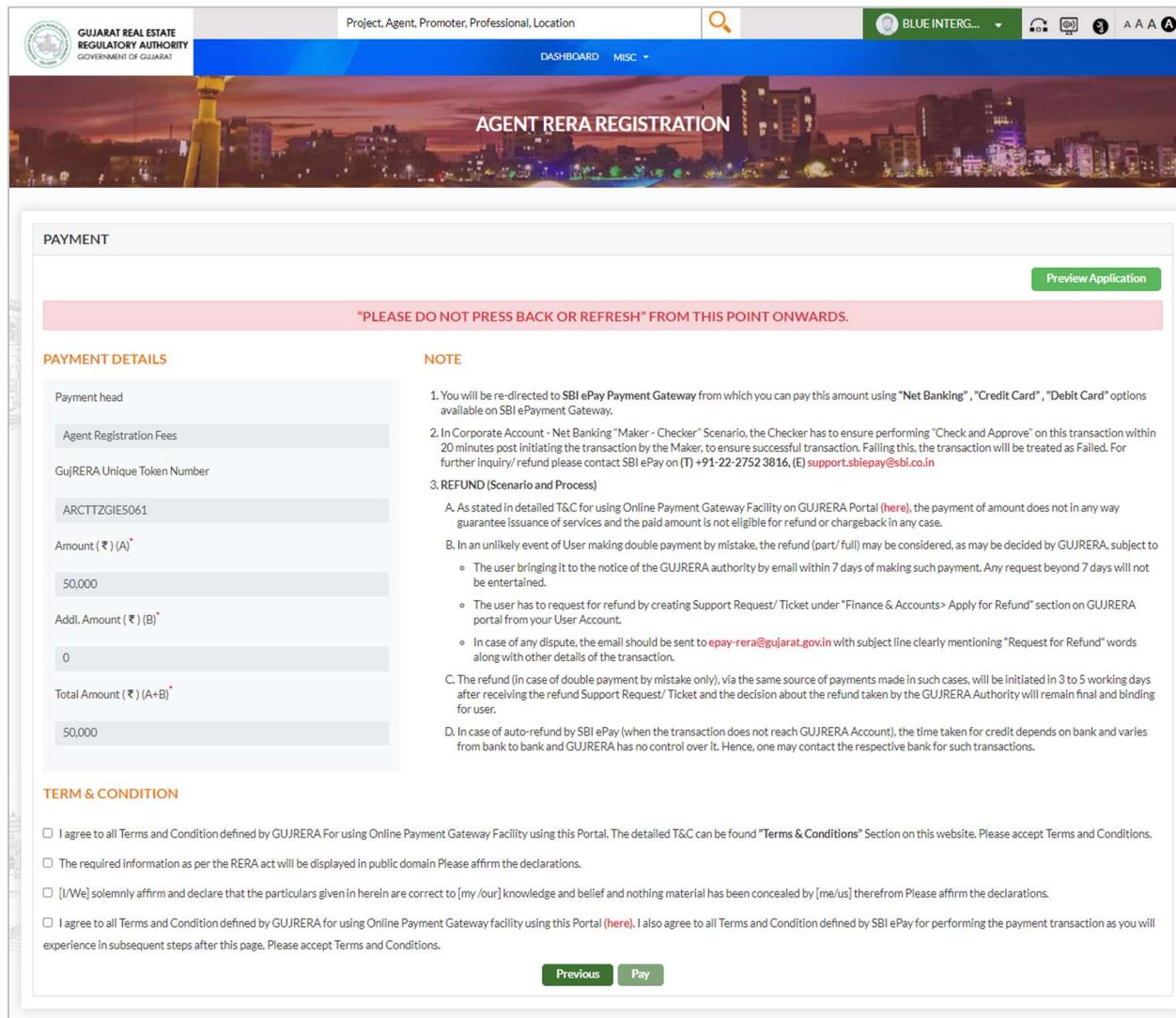
Agent Application Form is filled successfully, kindly do the payment in next page.

[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.



The screenshot shows the 'PAYMENT' section of the 'AGENT RERA REGISTRATION' application. The 'PAYMENT DETAILS' section includes fields for 'Payment head' (ARCTTZGIE5061), 'Amount (₹) (A)' (50,000), 'Addl. Amount (₹) (B)' (0), and 'Total Amount (₹) (A+B)' (50,000). The 'NOTE' section contains detailed instructions about the payment process, including re-direction to SBI ePay and refund policies. The 'TERM & CONDITION' section contains several checkboxes for accepting terms and conditions. At the bottom, there are 'Previous' and 'Pay' buttons.

**PAYMENT**

Project, Agent, Promoter, Professional, Location SEARCH

BLUE INTERG... DASHBOARD MISC

**AGENT RERA REGISTRATION**

**PAYMENT**

**PAYMENT DETAILS**

Payment head: 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.sbiipay@sbi.co.in](mailto:support.sbiipay@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](mailto: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.

Preview Application

Print

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

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
zz NA.pdf	zz NA.pdf	zz 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	<a href="#">View</a>
PRAVIN NAGJIBHAI BAVADIYA	AETPB2507C	Check this address line 1	9000111223	382421	GUJARAT	Gandhinagar	Gandhinagar	uuu@uuu.com	<a href="#">View</a>

**APPLY FOR AGENT RERA REGISTRATION APPLICATION**

**Other State RERA Registration Details**

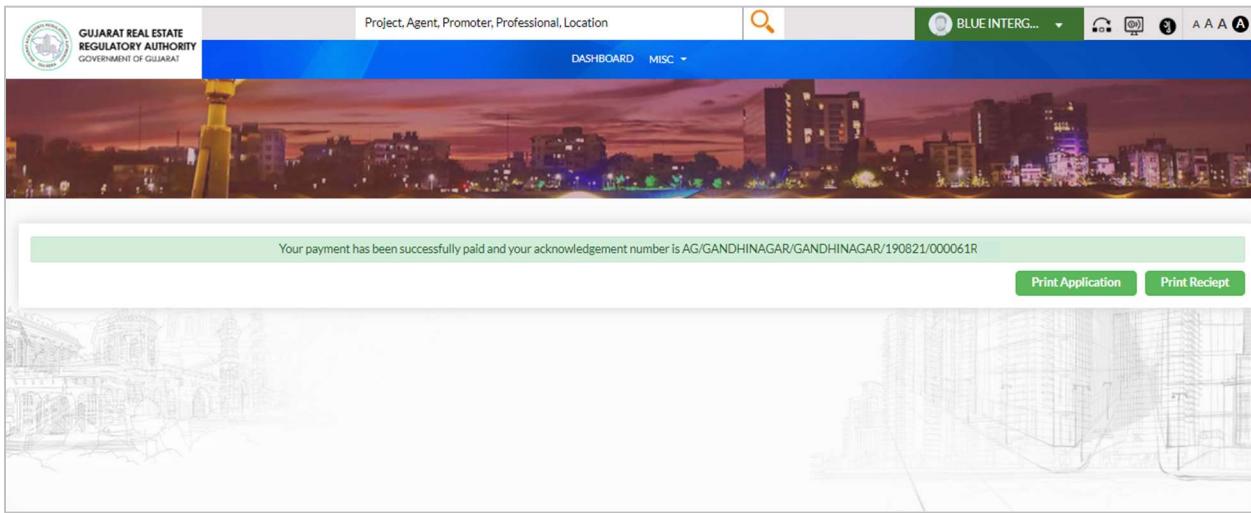
State	RERA Registration No.	Other State RERA registration certificate
Maharashtra	MH/12345/ABCDE	Test.pdf

**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

Project, Agent, Promoter, Professional, Location
SEARCH
BLUE INTERGLOBE PRIVATE LIMITED
DASHBOARD
MISC


FORM G

Gujarat Real Estate Regulatory Authority (RERA)  
Government of Gujarat  
Website: gujera.gujarat.gov.in; Email: inforera@gujarat.gov.in

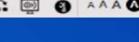
FORM 'G'  
[See rule 10(1)]  
APPLICATION FOR REGISTRATION OF REAL ESTATE AGENT

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	AAACZ635H
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	<a href="#">View File / 1</a>
Address Proof	<a href="#">View File / 1</a>
CIN Registration Certificate	<a href="#">View File / 1</a>
Memorandum And Articles Of Association	<a href="#">View File / 1</a>

**Partners/ Directors/ Competent Person/ Members**

(a) Name	KAMLESH KUMAR GHANSIYAMBHAI VATALIYA
PAN Number	ADJPV9243N
Address	Check this address line 1 Check this address line 1 Gandhinagar Gandhinagar GUJARAT - 382421
Colored PAN Card	<a href="#">View File / 1</a>
(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	<a href="#">View File / 1</a>



(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 years preceding the application, a declaration to such effects:

2018-19	2019-20	2020-21
<a href="#">View File / 0</a>	<a href="#">View File / 0</a>	<a href="#">View File / 0</a>

(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
<a href="#">View File / 1</a>	<a href="#">View File / 1</a>

(V) authenticated copy of the address proof of the place of business

Address Proof	<a href="#">View File / 1</a>
---------------	-------------------------------

(VI) Details of registration in any other State or Union territory

State	RERA Registration No.	Other State RERA registration certificate
Maharashtra	MH/12345/ABCDE	<a href="#">View File / 0</a>

(VII) Any other information the applicant may like to furnish

NA

3. I/we enclose the following documents along with/ namely

Payment Details:	<a href="#">View File / 1</a>
Amount (Rs.)	50,000
Transaction Date:	19-08-2021
Mode of Payment	CC
Payment Receipt	

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

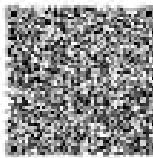
[Print](#) [Back](#)

## 25.5. Print Receipt

	<b>Gujarat Real Estate Regulatory Authority (RERA)</b> <a href="http://www.gujrera.gujarat.gov.in">www.gujrera.gujarat.gov.in</a>
Office Address - 4th Floor, Sahyog Sansad, Sector-11, Gandhinagar-382015 Website: <a href="http://gujrera.gujarat.gov.in">gujrera.gujarat.gov.in</a> , Ph. No. (079) 232-58829 Email id: <a href="mailto:infotera@gujarat.gov.in">infotera@gujarat.gov.in</a>	
<b>E-RECEIPT FOR GUJARAT RERA PAYMENT</b>	
Date of Payment	19/08/2021
Type of Payment	Agent Registration Fees
Stamp No.	NA
Challan No.	NA
Receipt No.	65287
GujRERA Token No.	ABCA6DGIE5081
SBI ePay Transaction No.	ONTXNO85287213419113201
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/190821/000081Rnull

**Notice**

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](http://www.gujrera.gujarat.gov.in)
2. For any payment related Enquiry, please contact SBI ePay on Contact Number: +91-23-2752-3816, 1800-221-401 [Operational Hours (Monday to Friday: 10:30 AM to 08:30 PM, Saturday (1st, 3rd & 5th Saturdays of the week): 10:30 AM to 08:30 PM]
3. For support from GujRERA, you may write on [infotera@gujarat.gov.in](mailto:infotera@gujarat.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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