

Gujarat RERA (RAMPS & BI)

User Manual – Project Progress Monitoring

External Users

(V. 0.1)



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1. Gujarat RERA Online QPR Compliance Framework

1.1. Background

As part of the Functions and Duties for the Project Promoter defined under Chapter III, Section 11 and Chapter V, section 34(b) of the RERA Act read with Rule 10 of the Real Estate (Regulation) and Development Rules, the promoter shall update the details for the project, within seven days from the expiry of each quarter. **Hence, it is the duty of the Promoter to submit/ update the details on GujRERA 2.0 Portal and the Promoter would be accountable and responsible for all submissions made on the GujRERA Portal.**

Furthermore, all the professionals certifying the progress through Architect, Engineer and Chartered Accountants certificates are also given dedicated User Accounts to prepare the compliances online/ offline and officially submit to Promoter on the GujRERA portal only. Through this, the professionals are also accountable for their submissions and are required to report correct progress as actuals based on their professional code of practice.

In this regard, GUJRERA authority has designed Quarterly Progress report Submission facility Mandatory Details that Promoter has to submit online under “RERA Return” Compliance. The same has been incorporated and made accessible to Promoter through existing GUJRERA Portal on <https://gujrera.gujarat.gov.in> under the particular project tab of a promoter user account.

The detailed step by step instructions to file the RERA Return is explained in subsequent sections.

1.2. Definition of QPR Return

As part of the mandatory submission and withdrawal of the money from the RERA Designated bank Account, the Promoter is required to submit Architect Certificate (Form 1), Engineer Certificate (Form 2), Engineer Certificate (Form 2A) and Chartered Accountant Certificate (Form 3) in sequential manner every quarter. Under GUJRERA Portal, the trio is defined as the RERA Return.

The Promoter is required to submit the RERA Return as part of the Quarterly Mandatory Compliance. The promoter can assign respective forms to respective professionals in a sequential manner from Promoter account on Gujarat RERA portal and the professionals can

prepare the Form 1, 2, 2A, 3 using a excel utility downloaded from the portal account each time for a particular quarter and in-turn can submit to the Promoter for finally submitting to GujRERA. No QPR return Form 1, 2, 2A, 3 will be accepted by the GujRERA portal if it is not filled in the downloaded excel from the particular stage of the portal. The detailed process is explained in the subsequent section.

1.3. Definition of Normal Quarter (Q1, Q2...Qi etc)

As per authority Order – 33, the GujRERA Authority has considered the **Financial Quarters** (3 months) of a project defined with respect to the specific logic for each project being approved by the authority for which the Promoter is liable to submit the mandatory RERA Return before the end date of the quarter shown on the QPR Dashboard Tiles.

1.4. Definition of Last Quarter – Project Completion (Q-E)

Over the period of Project Life Cycle, the last quarter is defined as the quarter in which Project End Date falls. Over and Above regular quarterly return filing (Form 1, 2, 2a, 3), the promoter also has to upload Form 4 or 4A (Completion Certificate) and Form 5 (Annual Report) additionally using the facility provided in the promoter login. Please note that Q-E can not necessarily be of 3 months as it depends on respective Project End date.

1.5. Definition of Revised QPR Return

Considering the possibility of requirement to submit the revised QPR as per the need, the Promoter can also now submit revised return “One Time” for a particular normal quarter (Qi).

- Any latest submitted quarter will be eligible for submitting revised quarter if the next quarter form 1, 2, 3 assignment has not happened or any application filing such as Alteration, extension, section 15, BCR etc has not started or submitted.
- User has to submit the Quarter Revision within 15 days of submitting the latest submitted quarter or project end date whichever is earlier.
- The quarter revision fees will be 2x the fees of the submitted quarter.

1.6. Definition of Quarterly Return Defaulter

Once the Quarter Submission Deadline is lapsed and the promoter has not submitted the Quarterly Return As prescribed for the respective quarter, the Promoter will be considered as “Quarterly Return Defaulter” and subsequently will be liable for regulatory action against the project and promoter as the GujRERA Authority may decide.

- **NOTE: If the promoter “defaults” by not filling the quarterly return, all the subsequent quarters will be locked for filing and till the time, promoter**

comply to the regulatory action decided by the authority, promoter will not have the facility of quarterly return filing.

1.7. Definition and Structure of Quarterly Fees

As part of the processing charges, GujRERA has defined the Fixed Quarterly Fees as **prescribed time to time** to be paid **as the last step** of filing the Quarterly RERA Return for Project.

- In case of first default (D1) for Normal Quarters (Qi), GujRERA has also provisioned to charge the Late Submission Fees over and above the Fixed Quarterly Fees which would be automatically added to the defaulted quarter fee submission step.
- In case of second default (D2), the promoter is liable for exclusive Penalty for non-submission of quarter return (NCQR), as may be decided by the court of authority under Suo Motu complaint. Upon paying this penalty the QPR Return will be available for filing.
- For Q-E first default (D1 – ie. Q-E not filed before Project End), the Promoter is liable for exclusive Penalty for non-submission of quarter return (NCQeR), as may be decided by the court of authority under Suo Motu complaint. Upon paying this penalty the Promoter has to file Extension Application or adhere to directions of the court.

1.8. Definition of Unique Block/ Type/ Wing/ Bungalow/ Category of the Project

[Approved Layout Plan – Raja Chitthior RERA Registration Certificate Remarks if approved project or As per guidance of CoA Certified Architect]

At the time of Project Registration/ Alteration Application, the Promoter is required to insert the ***Unique Block/Type/Wing/Bungalow/Category of the Project as per Approved Layout Plan – Raja Chitthi*** already issued by the competent local authority/ plan approving authority. This is the unique identification/ property of the project under which all the unique inventories/ sellable units are constructed.

- For detailed guidance, please refer Annexure – 1 of this document
- **NOTE (A): The approved project blocks will be prepopulated and would be available for filing of the return in respective excel utility wherever applicable.**

1.9. Definition of Online Payment of QPR

Promoter has to pay the RERA Quarterly Return Fees, Delay Submission Charges, Penalty etc as decided by the Gujarat RERA Authority on GUJRERA portal only with the help of Payment Gateway. This will allow promoter to pay fees using Net Banking, Debit Card and Credit Card options using the payment gateway available on GujRERA Portal – Quarterly Return Section.

1.10. QPR Onetime adjustment for already Approved Projects of RERA 1.0

As per Order – 33, onetime adjustment of the existing dynamically rolling Quarters to financial quarter will happen for the approved projects. That existing quarter end date (in which technically, the current date falls and considered to be active on the current date) will be adjusted to match with the immediate financial quarter end date ONCE and the remaining quarters will be formed as per normal logic of financial quarters. The previous all eligible but not submitted quarters will become exempted for submission as per Order-33

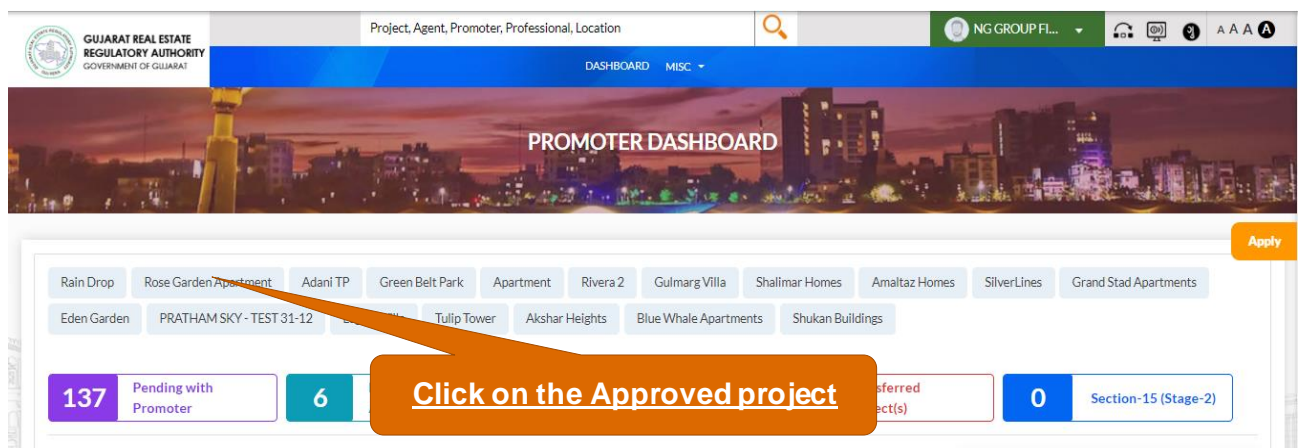
- If the present date falls in the Q-E of the already formed quarters, that quarter will not be adjusted.
- All the already submitted QPR returns in RERA 1.0 portal will remain as it is without adjustment of their dates.

2. QPR Filing Process

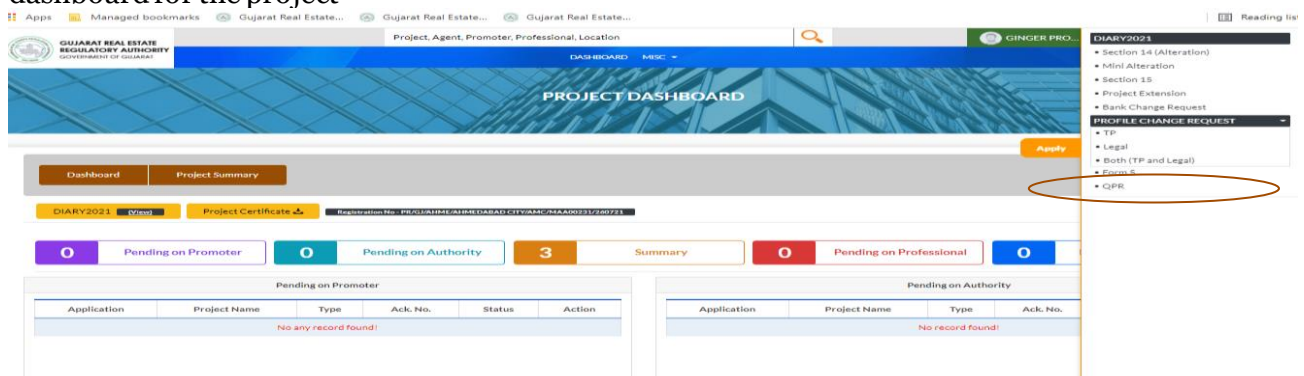
2.1. QPR dashboard tiles

GujRERA 2.0 portal presents the new philosophy of Financial Quarter based QPR Compliance framework with various fundamental changes in User experience and it has been made modular and easy to file compared to 1.0 portal keeping in mind the practical scenarios observed during the process over the last 2.5 years.

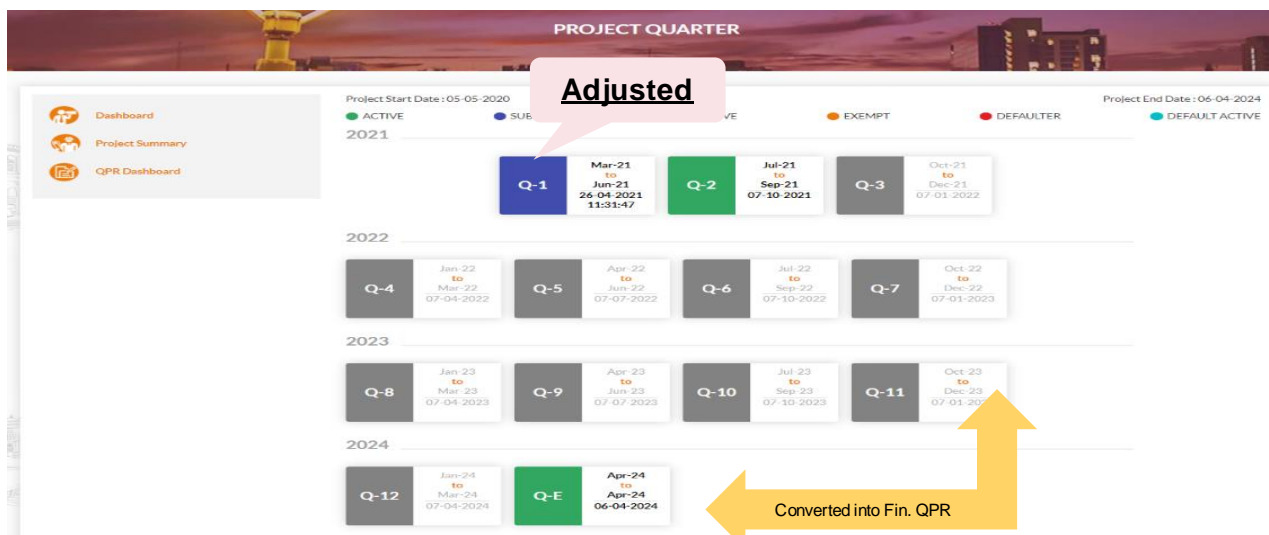
From the **promoter user** account on the portal, user has to select the particular project that he wants to file quarter for from the Promoter dashboard and from this screen user navigates to Project screen as shown in below screens:



From the project screen, user clicks on Apply and where Promoter has to select QPR to see the QPR dashboard for the project



Following is the new QPR dashboard for filing the quarterly compliance reports for the project:



The new QPR Tile View will give information to user about their respective quarter statuses as below:

- Active (Green) – Open for Submission as per active date and regulatory compliances
- Submitted (Blue) – Already submitted quarters
- Inactive (Grey) – Yet to come for submission or given
- Exempt (Orange) – Exempted due to authority orders
- Default (Red) – Missed the deadline of submission
- Default Active (Aqua) – In grace period post missing the normal deadline of submission.

Upon clicking any tile, user is taken to next screen of filing the respective QPR

2.1.1 Assign Professional

On the Assign Professional page. Once the promoter clicks on Initiate Return Filing, the professionals which were assigned to each forms in the previous application (Registration, Alteration 14, Extension and Section 15) get auto searched, promoter may choose to assign the same professional or may remove and assign a new professional. The Certifying professionals viz. Architect, Engineer & CA for the given Projects must be assigned Form-1,2,2A, 3 respectively on this page.

FORM 1

COA No	Architect Name	Email ID	Mobile No.	Action
CA/2019/112403	SAURABH ANILKUMAR JAIN	tect123@gmail.com	8764534534	Assign Remove

FORM 2

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

FORM 2 A

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

FORM 3

CA Membership Number	CA Name	Email ID	Mobile No.	Action
260189	PRATIKSINH PARMAR	gear@gmail.com	8780938476	Assign Remove

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 are interdependent forms)

[Previous](#)

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.

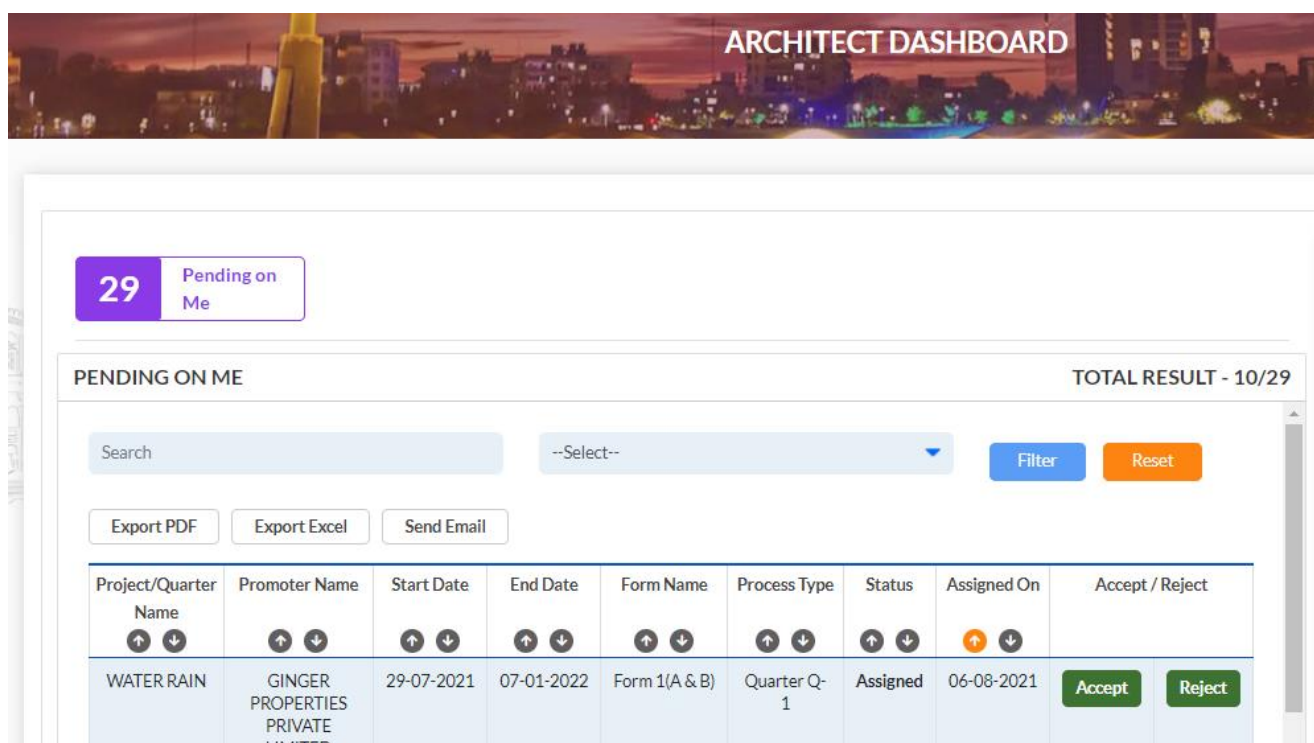
Note: Only the RERA registered professionals can be assigned Form-1,2,3 for the given Quarter.

2.2. Perform Certification

The Respective professionals to whom the Form-1,2,2A,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 has to login. The below example shows the Architect dashboard. Click on “Accept” for Form-1 assignment request.



The screenshot displays the 'ARCHITECT DASHBOARD' with a header banner. Below the banner, there's a notification box showing '29 Pending on Me'. The main section is titled 'PENDING ON ME' with a 'TOTAL RESULT - 10/29' indicator. It includes a search bar, a dropdown menu, and buttons for 'Filter' and 'Reset'. Below these are buttons for 'Export PDF', 'Export Excel', and 'Send Email'. The core of the dashboard is a table with the following data:

Project/Quarter Name	Promoter Name	Start Date	End Date	Form Name	Process Type	Status	Assigned On	Accept / Reject
WATER RAIN	GINGER PROPERTIES PRIVATE LIMITED	29-07-2021	07-01-2022	Form 1(A & B)	Quarter Q-1	Assigned	06-08-2021	<div>Accept</div> <div>Reject</div>

Click on Download Excel template for Form-1A and fill in the excel template. Please note the professional has to upload site photographs before uploading the filled excel template.

Below are the excel templates auto populated for Form 1 based on the previous filings:

1. In Form 1(A)- User can only change % completion and activity on Form one – A: all the red shaded items cannot be edited. Please note the activity start date and end is not editable after half of the quarters. For example if a project has 10 quarters in total including QE then after the filing of Q5 from Q6 the change in activity start date and date is not allowed.

FORM-1 Table(A) of Registration Detail				
TASKS	NUMBER	%WORK DONE	ACTIVITY START DATE (DD-MM-YYYY)	ACTIVITY END DATE (DD-MM-YYYY)
Excavation		10	11-06-2021	04-01-2023
Total number of basement(s) and plinth	2	10	11-06-2021	07-01-2023
Total number of Podiums	NA	NA	NA	NA
Slit Floor		10	11-06-2021	07-01-2023
Total number of Slabs of Super Structure	4	10	11-06-2021	07-01-2023
Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		10	11-06-2021	09-01-2023
Sanitary Fittings within the Flat/Premises		10	12-06-2021	10-01-2023
Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks		10	13-06-2021	11-01-2023
The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing		10	14-06-2021	12-01-2023
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		10	15-06-2021	13-01-2023

2. In Form 1(B)- User can change Work down %, remarks and activity start date and end date

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

3. In Other details- Fill the Other Common areas and Facilities Amenities Details if any

A	B	C	D	E
COMMON AREAS AND FACILITIES AMENITIES	% WORK DONE	REMARKS	ACTIVITY START DATE (DD-MM-YYYY)	ACTIVITY END DATE (DD-MM-YYYY)
Electricity	10	WIP	23-06-2021	21-01-2023
Pipeline	10	WIP	24-06-2021	22-01-2023

Click on Upload Form 1A&B to upload the filled Excel template and preview. The system will not allow submission of Form 1A&B Excel until the architect has uploaded site photographs through Mobile App (refer SOP for Mobile App photo upload)

The history button on the top right corner of the professional login, gives the history of all the previously submitted Form1.

Project DetailForm 1Form 1 Doc

FORM 1 A & B OF QUARTER APPLICATION - CRYSTAL HEIGHTS

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.

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 DetailForm 1Form 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 CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRZ/NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate		10%	07-08-2021	06-07-2024

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.

ARCHITECT DETAILS

Name (IN BLOCK LETTERS) of Architect

SAURABHANILKUMARJAIN

Council of Architects(CoA) Registration No.

CA/2019/112403

Council of Architects(CoA) Registration valid till

06/04/2024

Firm Name

Firm Name

Please enter architect firm name

Remark

Architect remark

Please enter architect remark

Previous

Next

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

The top screenshot displays the 'FORM ONE DOCUMENTS DETAILS' page. It includes a navigation bar with 'Project Detail', 'Form One A', and 'Form One Doc'. The main section is titled 'FORM ONE DOCUMENTS DETAILS' and contains two sub-sections: 'BLOCK A1 NOC DETAILS' and 'PHOTO DETAILS'. Under 'BLOCK A1 NOC DETAILS', there are fields for 'Fire-NOC', 'Others-NOC', and 'LIT-NOC', each with a 'File Upload' button. Below these is a table with two rows of NOC details, including a 'View File / 1' button and a 'Delete' button. The 'PHOTO DETAILS' section has a 'Photograph of Wing/Block/Building/Floor' field with a 'View File' button. The bottom screenshot displays the 'FORM ONE(B) DOCUMENTS DETAILS' page. It includes the same navigation bar. The main section is titled 'FORM ONE(B) DOCUMENTS DETAILS' and contains a 'NOC DETAILS' section. This section has a grid of 14 NOC categories, each with a 'File Upload' button: Airport-NOC, Environment-NOC, Gas Line-NOC, Highway-NOC, Irrigation Department-NOC, ONGC-NOC, Coastal Regulation Zone-NOC, Forest-NOC, Railway-NOC, High Tension Line-NOC, Non Agriculture-NOC, Metro-NOC, Ashant Dhoro-NOC, Jail-NOC, and ASI-NOC. There is also an 'Other NOC Documents' field with a 'File Upload' button. At the bottom, there are 'Previous' and 'Confirm & Submit Form One' buttons.

Once you click on submit, OTP is generated on professional registered mobile number and professional has to enter the mobile number to complete the form submission.

The screenshot shows a 'Validate OTP' modal window. It has an orange header with the title 'Validate OTP' and a close button. Below the header, there is a 'Mobile OTP' label, a text input field with a red border, and a red error message 'Enter mobile OTP'. To the right of the input field are two buttons: 'Resend OTP' and 'Submit'.

The Architect can view the Form-1 by clicking on either Download Excel or Download PDF option. The architect can preview the form using system generated Certificate by clicking on the Download as PDF link on the preview page and Submit for Promoter Preview



ENGINEER DASHBOARD (FORM-2)

14

ENGINEER DASHBOARD

210 Pending on Me

PENDING ON ME TOTAL RESULT - 10/210

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
ABC	GINGER PROPERTIES PRIVATE LIMITED	07-08-2021	07-01-2022	Form 2A	Quarter Q-1	Uploaded	07-08-2021	Show
WATER RAIN	GINGER PROPERTIES PRIVATE LIMITED	29-07-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	06-08-2021	Accept Reject
WATER RAIN	GINGER PROPERTIES PRIVATE LIMITED	29-07-2021	07-01-2022	Form 2	Quarter Q-1	Assigned	06-08-2021	Accept Reject
AMALTAZ ENCLAVE	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	Accept Reject

MY NOTIFICATIONS

- Form 2A Engineer Form for Q-1 of ABC is uploaded 07-08-2021, 02:59 PM
- Form 2A Engineer Form for Q-1 of ABC is inprogress 07-08-2021, 02:59 PM
- Form 2 Engineer Form for Q-1 of ABC is accepted 07-08-2021, 02:58 PM
- Form 2 Engineer Form for Q-1 of ABC is uploaded 07-08-2021, 02:58 PM
- Form 2 Engineer Form for Q-1 of ABC is inprogress 07-08-2021, 02:57 PM
- Form 2A Engineer Form for Q-1 of ABC is assigned 07-08-2021, 01:13 PM

Similar to Form 1, Form 2 engineer login also has a history button on top right corner which has all the historically submitted Form 1 and Form 2.

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 - fields highlighted in Red cannot be edited and is fetched from previously submitted Forms.

FORM TYPE	BLOCK_NAME/ITEM DESCRIPTION	TOTAL ESTIMATED	COST INCURRED	COST INCURRED AS ON DATE (DD-)	WORK DONE IN	BALANCE COST TO BE	COST INCURRED ON
FORM-TWO-A	A	738544456	5000000	22-02-2021	6	738544456	5000000
FORM-TWO-A	B	738544456	5000000	22-02-2021	1	738544456	5000000
FORM-TWO-A	C	738544456	5000000	22-02-2021	1	738544456	5000000
FORM-TWO-B		738544456	5000000	22-02-2021	1	738544456	5000000

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

Form-Two (21).xlsx - Excel

File Home Insert Page Layout Formulas Data Review View Developer Help Power Pivot Smart Search

AutoSave BLOCK_NAME/ITEM_DESCRIPTION

1	BLOCK_NAME/ITEM_DESCRIPTION	COST_INCURRED	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																
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23																
24																
25																
26																
27																
28																
29																

FORM-TWO FORM-TWO-C

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

For project where cost incurred is reduced or a correction is made from the previous form 2 submission, the reduction in cost incurred will be flagged in red for reconsideration by professional or promoter. Please note the system does not stops user from submitting decreased value in cost incurred.

If all details have been filled correctly, fill 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 VIEW

Project Detail Form 1 Form 2

FORM 2 DETAILS [DOWNLOAD EXCEL](#) [DOWNLOAD PDF](#)

Block Name	Total Estimated Cost	Cost Incurred	Incurred Cost as On	Work done	Balance Cost to be Incurred	Cost Incurred on Additional/Extra
A	9,87,76,655	7,000	06-08-2021	0.00%	9,87,69,655	0

FORM 2 B DETAILS

Form Type	Total Estimated Cost	Cost Incurred	Incurred Cost as On	Work done	Balance Cost to be Incurred	Cost Incurred on Additional/Extra
Common areas and Facilities Amenities	9,87,76,655	8,771	06-08-2021	0.00%	9,87,67,884	0

FORM 2 C DETAILS

Item Description	Incurred Cost
A	0
Total	0

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: 07-08-2021

Firm Name: dtdfg

Remark: gdfgdfg

[Previous](#)

Once you click on submit, OTP is generated on professional registered mobile number and professional has to enter the mobile number to complete the form submission.

Validate OTP

Mobile OTP ?

Enter mobile OTP

[Resend OTP](#) [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.

[illegible]

ENGINEER DASHBOARD (FORM-2A)

17

209

Pending on Me

PENDING ON ME

TOTAL RESULT - 10/209

Search

--Select--




Filter

Reset


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Project/Quarter Name	Promoter Name	Start Date	End Date	Form Name	Process Type	Status	Assigned On	Accept / Reject	
 WATER RAIN	GINGER PROPERTIES PRIVATE LIMITED	29-07-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	06-08-2021	Accept	Reject
 WATER RAIN	GINGER PROPERTIES PRIVATE LIMITED	29-07-2021	07-01-2022	Form 2	Quarter Q-1	Assigned	06-08-2021	Accept	Reject
 AMALTAZ ENCLAVE	GINGER PROPERTIES PRIVATE LIMITED	03-08-2021	07-01-2022	Form 2A	Quarter Q-1	Assigned	04-08-2021	Accept	Reject

Form 2(Annexure)- Engineer's for Quality Assurance is a checklist for the engineer to assure the quality of the project development. After reading the checklist the engineer needs to fill in Date of physical visit, Firm name and Remarks.



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

Project, Agent, Promoter, Professional, Location

KENNETH PE...

DASHBOARD
MISC

ENGINEER DASHBOARD

Project Detail
Form 1
Form 2
Form 2A

FORM 2 A ENGINEER'S FOR QUALITY ASSURANCE

DOWNLOAD ENGINEER'S FOR QUALITY ASSURANCE AS PDF

1. MATERIAL TESTING:

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

i. Cement -

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

ii. Coarse Aggregate -

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

iii. Bricks / Blocks -

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

iv. Concrete / Ready-mix Concrete -

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

v. Reinforcement -

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

vi. Testing of Other Materials -

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

vii. Codes of foreign country

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

viii. Fire Resistance

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

2. WORKMANSHIP:

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

3. ELECTRICAL MATERIALS AND WORKMANSHIP:

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

4. STRUCTURAL ENGINEER:

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

5. PRESERVATION OF RECORDS:

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

DECLARATION

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

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

FORM 2 A ENGINEER

Engineer Name

KENNETH PETER DCUNHA

Engineer Licenses No.

kenn123

Engineer Mobile No.

7856456456

Date of Physical Visit

06-08-2021

Firm Name

dsfsdf

Remark

sdfdf dafgfgkfsd dfkgbkg

Previous

Once you click on submit, OTP is generated on professional registered mobile number and professional has to enter the mobile number to complete the form submission.

PENDING ON ME								TOTAL RESULT - 10/4389	
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	
WATER RAIN	GINGER PROPERTIES PRIVATE LIMITED	29-07-2021	07-01-2022	Form 3 A & C	Quarter Q-1	Assigned	13-08-2021	Accept	Reject
VandeBharat	GINGER PROPERTIES PRIVATE LIMITED	01-07-2021	07-10-2021	Form 3 A & C	Quarter Q-2	Assigned	06-08-2021	Accept	Reject

History tab on the top right corner of CA login, has historically submitted Form 1, 2, 2A and 3.

Click on Download Excel template for Form-2 and fill in the excel template. Below are the excel templates for Form 3:

FORM 3 UPLOAD

Project Detail

Form 1

Form 2

Form 2 A

Form 3

Form 3 C

FORM 3 OF QUARTER APPLICATION - RAINDROP

History

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
--------	------------	-------------------------------------	-------	---------------------------	---	--------	-------------

BLOCK SUMMARY

Type of Inventory	Number	Booked	Unbooked	Unit Consideration	Received Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked
-------------------	--------	--------	----------	--------------------	-----------------	----------------	---------------------	-----------------------

BOOKED STATUS

Details	Proposed	Booked
No. of Garages		
No. of Covered Parking		
No. of Open Parking		

Books of account verified till

dd/08/2021

Please select valid Books of account verified till date

Previous

Submit

File Home Insert Page Layout Formulas Data Review View Developer Help Power Pivot Smart Search													
114													
	A	B	C	D	E	F	G	H	I	J	K	L	M
	1	BLOCK NAME	FLAT/BUNGLOW/OFFICE	USAGE	CARPET AREA	AREA OF EXCLUSIVE BALCONY	STATUS	UNIT AMOUNT	RECEIVED AMOUNT	DATE OF AGREEMENT OF SALE	ENCUMBRANCE STATUS	ALLOTTEE NAME	TYPE OF KYC
2	Block H	H-101	Residen	59.46	1.8	BOOKED	3347800		11111	03/07/2019	No Encumbrance	KETAN PRAVINKUMAR SHAH	PAN
3	Block H	H-102	Residen	59.46	1.8	UNBOOKED	3347800	0			No Encumbrance		
4	Block H	H-103	Residen	59.46	1.8	UNBOOKED	3347800	0			No Encumbrance		
5	Block H	H-104	Residen	59.46	1.8	BOOKED	3347800		11111	30/07/2019	No Encumbrance	KUNAL PRADEEPBHAI MOHAKAR	PAN
6	Block H	H-105	Residen	59.46	1.8	BOOKED	3347800		11111	12/11/2019	No Encumbrance	RAHUL GANPATIBHAI NARANAYIA	PAN
7	Block H	H-106	Residen	59.46	1.8	BOOKED	3347800		11111	03/07/2019	No Encumbrance	POOJA PIYUSHKUMAR SHARMA	PAN
8	Block H	H-107	Residen	59.46	1.8	UNBOOKED	3347800	0			No Encumbrance		
9	Block H	H-108	Residen	59.46	1.8	BOOKED	3347800	676200		07/07/2019	No Encumbrance	HIMANSHU KIRITKUMAR	PAN
10	Block H	H-109	Residen	59.46	1.8	UNBOOKED	3347800	0			No Encumbrance		
11	Block H	H-110	Residen	59.46	1.8	BOOKED	3347800	676200		09/07/2019	No Encumbrance	HITENDRASINHJI DOLATISINHJI VIRPAPA	PAN
12	Block H	H-111	Residen	59.46	1.8	UNBOOKED	3347800	0			No Encumbrance		
13	Block H	H-112	Residen	59.46	1.8	BOOKED	3347800	318780		04/11/2019	No Encumbrance	KRISHNABEN PURUSHOTTAM BHAIKATARIA	PAN
14	Block H	H-114	Residen	59.46	1.8	UNBOOKED	3347800	0			No Encumbrance		
15	Block H	H-115	Residen	59.46	1.8	UNBOOKED	3347800	0			No Encumbrance		
16	Block H	H-116	Residen	59.46	1.8	UNBOOKED	3347800	0			No Encumbrance		
17	Block H	H-117	Residen	59.46	1.8	BOOKED	3347800	676200		08/10/2019	No Encumbrance	PIVAL ARVINDKUMAR DHIRANGADHRI	PAN
18	Block H	H-118	Residen	59.46	1.8	UNBOOKED	3347800	0			No Encumbrance		
19	Block H	H-119	Residen	59.46	1.8	UNBOOKED	3347800	0			No Encumbrance		
20	Block H	H-201	Residen	59.46	1.8	UNBOOKED	3347800	0			No Encumbrance		
21	Block H	H-202	Residen	59.46	1.8	BOOKED	3347800		11111	29/11/2019	No Encumbrance	SUCHETA BAKUL FRANK NARSINGH CHAMPALAL PARMAR	PAN
22	Block H	H-203	Residen	59.46	1.8	BOOKED	3347800		11111	22/07/2019	No Encumbrance	VAIBHAV SHASHI NEELI BHEL	PAN
23	Block H	H-204	Residen	59.46	1.8	BOOKED	3347800		11111	22/07/2019	No Encumbrance		

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:

- *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

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

DETAILS	PROPOSED	BOOKED
Number of Garages	0	0
Number of Covered Parking	0	0
Number of Open Parking	0	

- ## 3. After filling Form 3 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 for which the estimated column and prefetched/system calculated columns remain non editable for the user. Such fields are marked in red.

Sr. No	Particulars	Estimated Amount (in Rs.)	Incurred & Paid Amount (in Rs.)
1.	i Land Cost:		
	a Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	140821000.00	140820946.00
	b Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	20792000.00	10670497.00
	c Acquisition cost of TDR (if any)	0.00	0.00
	d Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	8378000.00	8377999.00
	e Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	0.00	0.00
	f Under Re-development/Rehabilitation Scheme:	Applicable:	NO
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	0.00	0.00
	(ii) Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0.00	0.00
	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		

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A	B	C	D	E	F	G	H	
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.	0.00	0.00				
14	(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	0.00	0.00				
15		Sub-Total of Land Cost	169991000	159869442				
16	ii	Development Cost/Cost of Construction:						
17	a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	643179250.00					
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)		22812992.00				
19	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.	8682000.00	2979918.00				
20	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	11014000.00	3000810.00				
21	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	32824000.00	32824000.00				
22		Sub-Total of Development Cost	695699250	61617720				
23								

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A1								
A	B	C	D	E	F	G	H	
20	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	11014000.00	3000810.00				
21	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	32824000.00	32824000.00				
22		Sub-Total of Development Cost	695699250	61617720				
23								
24	2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A	865690250					
25	3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B	221487162					
26	4	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	0.00					
27	5	Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	0.25585036					
28	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)	221487162					
29	7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	29545898.00					
30	8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	191941264					
31								
32								
33								
34								
35								
36								
37								
38								
39								

Details of Separate RERA Account:	
Bank Name	STATE BANK OF INDIA
Branch Name	STATE BANK OF INDIA
Account Number	3567899985
Account Name	GINGER PROPERTIES PRIVATE L
IFSC Code	SBIN0060399
Opening Balance	1111111111
Opening Balance Date (DD-MM-YYYY)	01-Aug-2021
Deposit during the period	0
Withdrawal during the period	0
Closing Balance	1111111111
Closing Balance Date (DD-MM-YYYY)	27-Jul-2021
State	GUJARAT
District	Ahmedabad

		(ADDITIONAL INFORMATION FOR PROJECTS)	
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Costincurred)	392000000
2		Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified byChartered Accountant as verified from the records And books of Accounts)	0
3	i	Balance Unbooked area to be certified by Management and to be verified by CA from the records and books ofaccounts)	4500.9
	ii	Estimated Recievables in respect of unbooked apartments as per Annexure-A to this certificate.	450000000
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	450000000
5		Percentage to be deposited in Designated Account – 70% or 100%If 4 is greater than 1, then 70% of the balancereceivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of thebalance receivables of Ongoing project will be deposited in designated Account.	70

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

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

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D15										
	A	B	C	D	E	F	G	H	I	J
1		DETAILS OF PROJECT LOAN AND LENDERS								
2										
3	LENDER NAME	LOAN AMOUNT TAKEN	LOAN DISBURSAL RECEIVED	LOAN REPAID	TOTAL UNITS	BALANCE LOAN				
4						0				
5						0				
6						0				
7						0				
8						0				
9						0				
10						0				
11						0				
12						0				
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27						0				
28						0				
29						0				

Click on Upload 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.

Various systemic flags are introduced in Form 3 and Form 3C in red and green to highlight the key areas to reconsider before submission.

FORM 3 VIEW

Project DetailForm 1Form 2Form 2 AForm 3

FORM 3 OF REGISTRATION DETAIL

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BLOCK DETAILS

SL.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	ALLOTTEE NAME	TYPE OF KYC
1	A	A-101	Flat	1,000	0	UNBOOKED	30,00,00,00,045	0	30,00,00,00,045		No Encumbrance		
2	A	A-102	Flat	1,000	0	UNBOOKED	30,00,00,00,000	0	30,00,00,00,000		No Encumbrance		
3	A	A-103	Flat	1,000	0	UNBOOKED	30,00,00,00,000	0	30,00,00,00,000		No Encumbrance		
4	A	A-104	Flat	1,000	0	UNBOOKED	30,00,00,00,000	0	30,00,00,00,000		No Encumbrance		
5	A	A-105	Flat	1,000	0	UNBOOKED	30,00,00,00,000	0	30,00,00,00,000		No Encumbrance		

BLOCK SUMMARY

Type of Inventory	Number	Booked	Unbooked	Unit Consideration	Received Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked
Flat	5	0	5	1,50,00,00,00,045	0	1,50,00,00,00,045	0	1,50,00,00,00,045
Total	5	0	5	1,50,00,00,00,045	0	1,50,00,00,00,045	0	1,50,00,00,00,045

BOOKED STATUS

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

Books of account verified till
07-08-2021

FORM-3(CA CERTIFICATE) OF REGISTRATION DETAIL

Sr. No	Particulars	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	7,87,556	50,00,000
	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	56,465	50,00,000
	Acquisition cost of TDR (if any)	45,656	50,00,000
	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.	54,533	50,00,000
	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	45,354	50,00,000
	Under Re-development/Rehabilitation Scheme:	Applicable	No
	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	0	0
	Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0	0
	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	0	0
	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	0	0
	Sub-Total of Land Cost	9,89,664	9,89,664
	Development Cost/Cost of Construction:		
	a (i) Estimated Cost of Construction as certified by Engineer (Column - A)	19,75,53,310	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	50,00,000
	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, cost of materials, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	6,56,456	50,00,000
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	45,35,435	50,00,000
	c. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	66,44,464	66,44,464
	Sub-Total of Development Cost	20,95,89,665	2,16,44,464
2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A		2,105,79,329
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B		2,26,34,128
4	"Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)"		10
5	Proportion of the Cost Incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)		0.11
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *% number 5)		2,26,34,128
7	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		67,799
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		2,25,66,329

DETAILS OF PROJECT LOAN AND LENDERS:

Name of Lender	Amount of Loan taken for Project as per Agreement (INR)	Loan Agreement Document
Ritesh	50,00,000	View File / 1
Loan Disbursal Received (INR)	Loan Repaid (INR)	Balance of Loan (Outstanding) (INR)
50,00,000	5,00,000	45,00,000
Total Number of Project Units Mortgaged:	Mortgaged Document:	
50	View File / 1	

DETAILS OF SEPARATE RERA BANK ACCOUNT:

Bank Name	Branch Name	Account No.
CANARA BANK	CANARA BANK	8763820468
Account Name	IFSC Code	State
GINGER PROPERTIES PRIVATE LIMITED For ABC	CNRB00000238	MAHARASHTRA
Opening Balance	Opening Balance Date	Deposit during the period
7,89,26,923	01-08-2021	76,683
Withdrawal during the period	Closing Balance	Closing Balance Date
5,636	7,89,97,970	06-08-2021

(ADDITIONAL INFORMATION FOR PROJECTS)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred)	18,79,45,201
2	Balance amount or 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
3	(i). Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts	5,000
	(ii). Estimated Receivables in respect of unbooked apartments as per Annexure-A to this certificate.	1,50,00,00,00,045
4	Estimated receivables of project. Sum of 2 + 3 (ii)	1,50,00,00,00,045
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 : 07-08-2021

Promoter's Name	Project's Name
GINGER PROPERTIES PRIVATE LIMITED	ABC

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

YES

Yours Faithfully, Name of Chartered Accountant

Membership Number

COP Date:

(dheeraj thwari thwari)

756456

30-04-2021

UDI Number

CA Firm No

CA Firm Name

(21756456356dfgffg)

7564564

dfgffg

CA Designation

CA Place

Additional Notes to the Certificate (if any)

Partner

Ahmedabad

fdfgffg dfdfg dfdfgdfg

Project RERA Bank Account Passbook

[View File / 1](#)

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

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

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

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

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.

The screenshot displays the RERA Gujarat portal interface for Form 3 submission. The browser address bar shows the URL: `rerat.gujarat.gov.in/reraportal/#/form-three/secure/form-three-ans`. The page contains several input fields and a confirmation message.

Form Fields:

- UDIN Number:** 2126018912345abc8p
- CA Designation:** Proprietor
- Project RERA Bank Account Passbook:** 04.Dummy PDF- 8Pages.pdf

Message: Once e-signed, no changes shall be permitted in Form-3 filing

Buttons: Previous, Confirm and Submit

Submitted Form 3 on the professional can viewed as below-

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

BLOCK DETAILS

BLOCK SUMMARY

BOOKED STATUSBooks of account verified till

13-08-2021

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
		Market Value	View File / 1
	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other Incentive under DCR from Local Authority or State Government or any Statutory Authority	6,00,00,000	40,00,000
	Acquisition cost of TDR (if any)	6,00,00,000	40,00,000
	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	6,00,00,000	40,00,000
	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	6,00,00,000	40,00,000
	Under Re-development/Rehabilitation Scheme:	Applicable	No
	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	0	
	*Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		0
	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	0	0
	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	0	0
	Sub-Total of Land Cost	30,00,00,000	2,00,00,000
	Development Cost/Cost of Construction:		
	a (i) Estimated Cost of Construction as certified by Engineer (Column - A)	15,31,292	NA

DETAILS OF PROJECT LOAN AND LENDERS:

Name of Lender	Amount of Loan taken for Project as per Agreement (INR)	Loan Agreement Document
SBI	6,56,66,777	View File / 1
Loan Disbursal Received (INR)	Loan Repaid (INR)	Balance of Loan (Outstanding) (INR)
6,56,56,654	6,56,777	6,49,99,877
Total Number of Project Units Mortgaged:	Mortgaged Document:	
300	View File / 1	

DETAILS OF SEPARATE RERA BANK ACCOUNT:

Bank Name	Branch Name	Account No.
STATE BANK OF INDIA	STATE BANK OF INDIA	3547899985
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)	89,20,00,000
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 accounts)	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)	45,20,00,000
5	Percentage to be deposited in Designated Account - 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	70

(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-3) AND ENGINEER (FORM-2) SEEMS IN COHERENCE WITH ACTUAL EXPENDITURE INCURRED & PAID CONSIDERING PROJECT SPECIFICATIONS

YES

Yours Faithfully, Name of Chartered Accountant	Membership Number	COP Date:
sheeraj thvari	756456	30-04-2021
UDI Number	CA FRN No	CA Firm Name
21756456wer342e5	756456H	sdsd
CA Designation	CA Place	Additional Notes to the Certificate (if any)
Partner	Ahmedabad	sdsdf
Project RERA Bank Account Passbook		
View File / 1		

Back Print

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.

Kiren Singh (75455)
 201, B-3, Vihar
 Email: psc33@gmail.com
 Mobile: 9465555463
 Submitted On: 15-08-2021

FORM 3
(See Regulation 3)
CHARTERED ACCOUNTANTS CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Real Estate Project Registration Number: PEG/GANDHIGANDHINAGAR/Gandhinagar Urban Development Authority/CA/0000130023

Sl. No.	Description	Amount (in Rs.) (Estimated - A)	Amount (in Rs.) (Submitted - B)
1	Land Cost		
a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred on Land Cost and other cost	7,67,777	6,54,312
b	Amount of Premium payable to Urban Development Rights, PWD, additional PWD, fire-fighting area and any other incentive under DCR from Local Authority or State Government or any Western Authority	5,35,532	4,46,453
c	Acquisition cost of Title (if any)	8,45,025	4,55,228
d	Amount payable to State Government or concerned authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	2,56,291	96,433
e	Land Premium payable as per annual adjustment of rates (ASR) for redevelopment of land owned by Public Authorities	45,156	3,333
f	Under Redevelopment/Urbanisation Scheme		
(i)	Maximum construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (As Certified)	0	0
(ii)	Actual Cost of construction of independent rehab building estimated as per the books of accounts as verified by the CA (in Column C) minus the cost of land and other cost as mentioned	0	0
(iii)	Cost towards clearance of land of all or any redevelopment including cost of removal of illegal illegal occupants, cost for demolition, temporary shelter accommodation of all or any of them, compensation, settlement etc.	0	0
(iv)	Cost of ASR land premium, lease, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authority towards land or interest of land/tenement.	23,80,496	16,13,777
	Sub-Total of Land Cost		

Once CA submits the Form 3 and the promoter accepts the form 3, the promoter then goes ahead to make payment for QPR.

2.3. Submit Quarter to Authority

Once the professionals prepare the submit the certificates to Promoter, the Promoter has to accept or reject the submissions and then ultimately can submit compliance to authority.
For Q-E, additionally Block wise BU Maps, BU Certificate, Form 4, Conveyance deed, Society Formation certificate, form 5 are to be submitted additionally over and above normal QPR.

2.3.1 Payment

The Payment screen shows the system calculated Fees for the given QPR 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.

- Dashboard
- Project Summary
- QPR Dashboard
- QPR Summary
- Assign Professionals
- Perform Certification
- Payment Page

PAYMENT

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

PAYMENT DETAILS

Payment head
Project Quarter Fees

GujRERA Unique Token Number
QTHV1FGP5879

Amount (₹) (A)*
2,000

Addl. Amount (₹) (B)*
0

Total Amount (₹) (A+B)*
2,000

NOTE

- You will be re-directed to Online Payment Gateway (SBI, HDFC) from which you can pay this amount using Online Payment options (such as "Net Banking", "Credit Card", "Debit Card") available on the respective payment gateway.
- In Corporate Account - Net Banking "Maker - Checker" Scenario, the Checker/ Approver has to ensure performing "Check and Approve" on this transaction within 20 minutes post initiating the transaction by the Maker, to ensure successful transaction. Failing this, the transaction will be treated as Failed. For further inquiry/ refund please contact SBI ePay on (T) +91-22-2752 3816, (E) support.sblepay@sbi.co.in or HDFC on (T) 079-60017000, (E) merchanthelpdesk.gujarat@hdfcbank.com
- REFUND (Scenario and Process)**

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

B. In an unlikely event of User making double payment by mistake, the refund (part/ full) may be considered, as may be decided by GUJRERA, subject to

 - The user bringing it to the notice of the GUJRERA authority by email within 7 days of making such payment. Any request beyond 7 days will not be entertained.
 - The user has to request for refund by creating Support Request/ Ticket under "Finance & Accounts> Apply for Refund" section on GUJRERA portal from your User Account.
 - In case of any dispute, the email should be sent to epay-rera@gujarat.gov.in with subject line clearly mentioning "Request for Refund" words along with other details about the gateway used and the transaction details.

2.3.2 Confirmation

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

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

Project, Agent, Promoter, Professional, Location

AVINASH GA...

DASHBOARD MISC.

PROJECT QUARTER

Your Payment has been Successfully Made

Print Receipt
Print Application

2.3.3 Print Receipt

On clicking on Print Receipt, receipt pdf opens. Below is the screenshot for reference-



Gujarat Real Estate Regulatory Authority (RERA)

www.gujrera.gujarat.gov.in

Office Address:- 4th Floor, Sahyog Sankul, Sector-11, Gandhinagar-382010
Website: gujrera.gujarat.gov.in, Ph. No. (079) 232-58659 Email id: inforera@gujarat.gov.in

E-RECEIPT FOR GUJARAT RERA PAYMENT

Date of Payment	09/12/2021 12:27:02
Type of Payment	Project Quarter Fees
Stamp No.	NA
Challan No.	NA
Challan Amount(Rs)	0.00
Receipt No.	123107
GujRERA Token No.	QTQI7YHP5879
Payment ePay Transaction No.	ONTXNO123107215009122646
Amount (Rs)	2,000.00
Additional Amount (Rs)	0.00
Total Amount (Rs)	2,000.00
PROMOTER Name	HELLY INFRA
Mobile No.	7172737476
Email Id	yatrik123@gmail.com
Remarks	NA

Note:

1. The Total Amount is paid through Payment ePay with user accepting all disclaimer and terms and conditions of GujRERA Online Payment mentioned on www.gujrera.gujarat.gov.in
2. For any payment related enquiry, please contact Payment ePay on following:
SBI ePay: +91-22-2752 3816, 1800-221-401
HDFC ePay: (T)079-60017000
[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




2.3.4 Print Application

On clicking on Print application opens and can be downloaded. Below is a snapshot-

QUARTER PRINT APPLICATION

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


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

PROJECT SUMMARY		
Project Name WATER RAIN	Quarter Name Q-1	Start Date 29-07-2021
End Date 07-01-2022	Status SUBMITTED	Submitted On 13-08-2021 08:13:16


PAYMENT		
Payment Head Quarter Fee	GujRERA Unique Token Number QTS8Q4HD5779	Online Payment Transaction Number ONTXNO65238213313201243
Amount (₹) (A) 4,000	Addl. Amount (₹) (B) 0	Total Amount (₹) (A+B) 4,000
Online Transaction Date 13/08/2021	Credited on Date 14-08-2021	Transaction Status SUCCESS
Payment Type ONLINE	Payment Mode CC	

2.4. QE Submission

The cycle of submission is similar in case of QE only form 4 and an optional form 5 is additional submission in QE. The additional changes of Building Use Permission (BU) related are added in form 1. Please note QE is allowed to be submitted only if the promoter has obtained BU and society registration. Only in case of plotted type of development promoter can submit QE without BU. Below is the screenshot of the pop up for QE-

QUARTER PRINT APPLICATION

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


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


PROJECT SUMMARY		
Project Name WATER RAIN	Quarter Name Q-1	Start Date 29-07-2021
End Date 07-01-2022	Status SUBMITTED	Submitted On 13-08-2021 08:13:16

PAYMENT		
Payment Head Quarter Fee	GujRERA Unique Token Number QTS8Q4HD5779	Online Payment Transaction Number ONTXNO65238213313201243
Amount (₹) (A) 4,000	Addl. Amount (₹) (B) 0	Total Amount (₹) (A+B) 4,000
Online Transaction Date 13/08/2021	Credited on Date 14-08-2021	Transaction Status SUCCESS
Payment Type ONLINE	Payment Mode CC	

If the promoter selects “Yes” another confirmation pop up opens up and if “No” the system takes the user to extension page.

QUARTER PRINT APPLICATION

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









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

PROJECT SUMMARY		
Project Name WATER RAIN	Quarter Name Q-1	Start Date 29-07-2021
End Date 07-01-2022	Status SUBMITTED	Submitted On 13-08-2021 08:13:16


PAYMENT		
Payment Head Quarter Fee	GujRERA Unique Token Number QTS8Q4HD5779	Online Payment Transaction Number ONTXNO65238213313201243
Amount (₹) (A) 4,000	Addl. Amount (₹) (B) 0	Total Amount (₹) (A+B) 4,000
Online Transaction Date 13/08/2021	Credited on Date 14-08-2021	Transaction Status SUCCESS
Payment Type ONLINE	Payment Mode CC	

If clicked on “I Agree” the QPR dashboard opens where the promoter can follow the same intermediate quarter process for assigning professional. If clicked on “Disagree” the system comes out of QE indicating only after agreement to this QE filling is allowed.

The difference in form 1 is shown in the screenshot. BU fields are asked on the block level.

BLOCK A NOC DETAILS			
Fire NOC	 View File / 1	Lift-NOC	 View File / 1
BU Permission Received On	10-01-2021	BU Permission Document	 View File / 1
BU Plan as approved by Competent Authority	 View File / 1		
Others-NOC			
Not Uploaded			
BLOCK B NOC DETAILS			
Fire NOC	 View File / 1	Lift-NOC	 View File / 1
BU Application Number	254674	BU Application Date	10-10-2021
BU Application scan copy	 View File / 1		
Others-NOC			
Not Uploaded			

Form 4/4A is to be filled by promoter after accepting form 3 submitted by the promoter. Below is the screenshot for Form 4-

Form 4/4A*	 View File / 1	
Affidavit cum Declaration indicating transfer of common amenities :*	 View File / 1	Latest Revenue Record (7/12 Property Card) *
		 View File / 1
Society registration certificate *	 View File / 1	Society registration date *
		2021-10-20
Notarized Society handover document *	 View File / 1	

Form 5 is an optional submission while filing QE. The promoter can choose to skip the form 5 and make payment of QE directly.

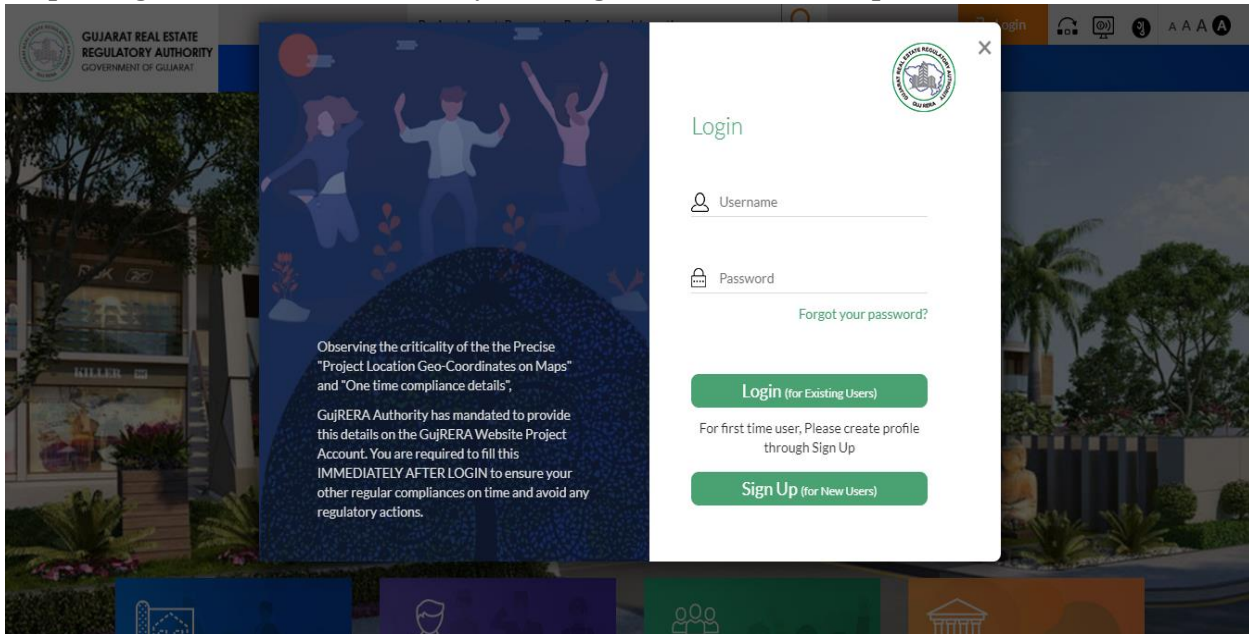
3. Show Cause Notice

3.1. Background

SCN is a regulatory action provided to the authority to address non-compliance. The non compliance which are covered under the SCN are Intermediate quarters-defaulted and submitted, Quarter End defaulted. On which Promoters can send their responses through their respective login.

3.2. Show Cause Notice Response

Step 1: Login to Promoter Account by entering valid username and password.



Step 2: After log in, User lands up to dashboard page, where user can see List of projects under that promoter, Notifications, Other task list and so on.

PROMOTER DASHBOARD

App

Rain Drop

Rose Garden Apartment

Adani TP

Green Belt Park

Apartment

Rivera 2

Gulmarg Villa

Shalimar Homes

Amaltaz Homes

SilverLines

Grand Stad Apartments

Eden Garden

PRATHAM SKY - TEST 31-12

Legacy Villa

Tulip Tower

Akshar Heights

Blue Whale Apartments

Shukan Buildings

137 Pending with Promoter

6 Pending with Authority

2 Withdrawn & Rejected Project(s)

0 Transferred Project(s)

0 Section-15 (Stage-2)

PENDING WITH PROMOTER

Total Result - 10/137

Search

--Select--

Filter

Reset

Export PDF

Export Excel

Send Email

Acknowledge Number	Project Name	Project Type	Start Date	End Date	Status	Updated On	Action
	Ganpati Heights	Residential/Group Housing	05-04-2020	31-03-2021	Saved As Draft	09-08-2021	Discard
	DevCheck	Residential/Group Housing	01-02-2020	01-02-2021	Saved As Draft	09-08-2021	Discard
	PerfProject206	Residential/Group Housing	04-05-2021	06-05-2024	Saved As Draft	04-08-2021	Discard
	PerfProject205	Residential/Group Housing	04-05-2021	06-05-2024	Saved As Draft	04-08-2021	Discard
					Saved As Draft	04-08-2021	Discard
	PerfProject204	Residential/Group Housing	04-05-2021	06-05-2024	Saved As Draft	04-08-2021	Discard
	PerfProject203	Residential/Group Housing	04-05-2021	06-05-2024	Saved As Draft	04-08-2021	Discard
	PerfProject201	Residential/Group Housing	04-05-2021	06-05-2024	Saved As Draft	04-08-2021	Discard
	PerfProject198	Residential/Group Housing	04-05-2021	06-05-2024	Saved As Draft	03-08-2021	Discard
	PerfProject197	Residential/Group Housing	04-05-2021	06-05-2024	Saved As Draft	03-08-2021	Discard

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Next

PENDING WITH AUTHORITY

Acknowledge Number	Promoter Type - Name	Project Name	Project Type	Start Date	End Date	Status	
PR/AHMEDABAD/AHMEDABAD CITY/AMC/210722/016374	PARTNERSHIP FIRM - NG GROUP FINANCIAL SERVICES	Shlok Elvslum	Mixed Development	02-01-2021	31-03-2024	Level One	
PR/AHMEDABAD/AHMEDABAD CITY/AUDA/210708/016284	PARTNERSHIP FIRM - NG GROUP FINANCIAL SERVICES	Water level	Residential/Group Housing	04-05-2021	06-05-2024	Level One	
PR/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD URBAN DEVELOPMENT AUTHORITY/210209/016127	PARTNERSHIP FIRM - NG GROUP FINANCIAL SERVICES	Aqua Land	Commercial	01-01-2021	31-12-2025	Level One	
PR/AHMEDABAD/AHMEDABAD CITY/AH-BOPAL/210318/016203	PARTNERSHIP FIRM - NG GROUP FINANCIAL SERVICES	PROJECT18MARCH123	Commercial	02-10-2020	18-11-2023	Level One	
PR/AHMEDABAD/AHMEDABAD CITY/AH-MANDA/210315/016199	PARTNERSHIP FIRM - NG GROUP FINANCIAL SERVICES	Ektavihar	Residential/Group Housing	02-03-2021	05-04-2022	Level One	
PR/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD URBAN DEVELOPMENT AUTHORITY/210208/016121	PARTNERSHIP FIRM - NG GROUP FINANCIAL SERVICES	Potential Heights	Residential/Group Housing	04-04-2020	05-06-2025	Level One	

Previous

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WITHDRAWN & REJECTED PROJECT(S)

Ack No.	Project Name	Project Type	Start Date	End Date	Status	View
PR/AHMEDABAD/AHMADABAD CITY/AHMEDABAD MUNICIPAL CORPORATION/291220/010844	Tawi Mahal	Mixed Development	05-01-2020	05-04-2024	Withdrawn	View
PR/AHMEDABAD/AHMADABAD CITY/AHMEDABAD URBAN DEVELOPMENT AUTHORITY/301220/010845	Solitaire Vista	Residential/Group Housing	19-10-2020	31-12-2023	Withdrawn	View

TRANSFERRED PROJECT(S)

Project Name	Project Type	Project Reg No.	Ack No.	Promoter Name	Promoter Type
--------------	--------------	-----------------	---------	---------------	---------------

SECTION-15 (STAGE-2)

Project Name	Project Type	Project Reg No.	Ack No.	Status	Apply	Action
No record found!						

My Complaints 4

Cancellation Consent Requests for Me 8

My Support Requests 1

My Penalties 14

Show Cause Notice 3

All Grievances on My Projects 18

Search

--Select--

Filter

Reset

Export PDF

Export Excel

Send Email

Stamp No.	Complaint No.	Complaint Type	Application Date	View Application	Comp
CMP0701202125691	CON/ONLINE/Ahmedabad/07012021/00069	CONCILIATION_FORUM	07-01-2021	View	PENDING
CMP0701202125690		GENERAL COMPLAINT	07-01-2021	View	PENDING
CMP0701202125688	CON/ONLINE/Ahmedabad/07012021/00068	CONCILIATION_FORUM	07-01-2021	View	PENDING
CMP0701202125681	CON/ONLINE/Ahmedabad/07012021/00064	CONCILIATION_FORUM	07-01-2021	View	PENDING

Step 3: Here user need to scroll down the dashboard, and can find 'Show Cause Notice' tab. On clicking on 'Show Cause Notice' tab, user will get list table in which user can see the SCN Status.

38

My Complaints 4
Conciliation Consent Requests for Me 8
My Support Requests 1
My Penalties 14

Show Cause Notice 4
All Grievances on My Projects 18

Search
--Select--
Filter
Reset

Export PDF
Export Excel
Send Email

Notice No. ↑ ↓	Project Name ↑ ↓	Notice Type ↑ ↓	Notice Date ↑ ↓	View	Status
SCN09082021XSYRD5008	PRATHAM SKY - TEST 31-12	SCN_Qi_2 - Slow Progress -Slow Progress Reminder Notices (Not present in Hearing)	09-08-2021	View	Show cause response awaited
SCNF1Y16B5002	Shukan Buildings	SCN_Qe_2 - Q-E Defaulter	20-07-2021	View	Show cause response awaited
SCNMDP6CV5024	Blue Whale Apartments	Project Progress	25-02-2021	View	Suo Motu Created
SCNBYL0IP5021	Tulip Tower	Financial Flag	01-01-2021	View	Closed

Step 4: When Authority raises enquiry, user can see the status as 'Enquiry Raised' and then can click on 'View' button to see the show cause notice.

My Complaints 4
Conciliation Consent Requests for Me 8
My Support Requests 1
My Penalties 14

Show Cause Notice 4
All Grievances on My Projects 18

Search
--Select--
Filter
Reset

Export PDF
Export Excel
Send Email

Notice No. ↑ ↓	Project Name ↑ ↓	Notice Type ↑ ↓	Notice Date ↑ ↓	View	Status
SCN09082021XSYRD5008	PRATHAM SKY - TEST 31-12	SCN_Qi_2 - Slow Progress -Slow Progress Reminder Notices (Not present in Hearing)	09-08-2021	View	Enquiry Raised
SCNF1Y16B5002	Shukan Buildings	SCN_Qe_2 - Q-E Defaulter	20-07-2021	View	Show cause response awaited
SCNMDP6CV5024	Blue Whale Apartments	Project Progress	25-02-2021	View	Suo Motu Created
SCNBYL0IP5021	Tulip Tower	Financial Flag	01-01-2021	View	Closed




Step 5: On clicking on 'View' button, Notice Details page is displayed where user can see the details project name, notice type, notice date and so on. User can also view the file, and send response to



NOTICE/QUERY REPLY

Reply*


Paragraph

B *I*   

sending back to Reg. off.

*Detailed reply is to be uploaded in PDF only

Upload document (Only PDF)

 File Upload

Submit

Back

File Upload

File Upload (PDF) (Max Size: 100MB)

Choose File

dummy testing.pdf

Submit

Step 6: After submitting the response to Authority, Status changes to 'Response Sent'. Accordingly Status changes, when Authority closes the SCN, then Status becomes 'Closed' and when Authority recommends suo motu then Status becomes 'Suo Motu Created'.

My Complaints 4	Conciliation Consent Requests for Me 8	My Support Requests 1	My Penalties 14
Show Cause Notice 4	All Grievances on My Projects 18		

Search

--Select--

Filter

Reset

Export PDF

Export Excel

Send Email

Total Result - 4/4

Notice No. ↑ ↓	Project Name ↑ ↓	Notice Type ↑ ↓	Notice Date ↑ ↓	View	Status
SCN09082021XSXYRD5008	PRATHAM SKY - TEST 31-12	SCN_Qi_2 - Slow Progress -Slow Progress Reminder Notices (Not present in Hearing)	09-08-2021	View	Response sent
SCNF1Y16B5002	Shukan Buildings	SCN_Qe_2 - Q-E Defaulter	20-07-2021	View	Show cause response awaited
SCNMDP6CV5024	Blue Whale Apartments	Project Progress	25-02-2021	View	Suo Motu Created
SCNBYL0IP5021	Tulip Tower	Financial Flag	01-01-2021	View	Closed

4. Annexure – 1

Guidelines/ Understanding/Direction what to be filled for unique block entry)

4.1. **Category/Type:** Bungalow/ Row House/ Tenement/ Villa

No	Layout (Top View)			Total Number of Unique Block /Type /Wing /Bungalow /Category of the Project as per the Form 1 (Architect Certificate) Submitted	Titles/ Name to be provided for each
1.	1	2	3	6	1, 2, 3, 4, 5, 6
	6	5	4		
2.	1	2	3	6	1, 2, 3, 4, 5, 6
	Internal Road				
	6	5	4		
3.	1	2	3	4	1+2, 3+4, 5+6, 7+8
	7	8	5		
4.	1	2	3	3	1+2+3+4, 5+6, 7+8
	7	8	5		
5.	1	2	3	3	A, B, 5+6
	7	8	5		

Consider Box as the Project Land Area

Wing A

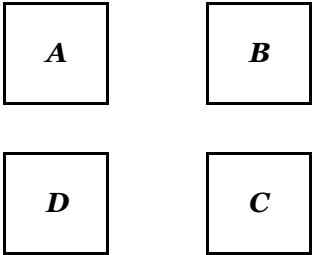
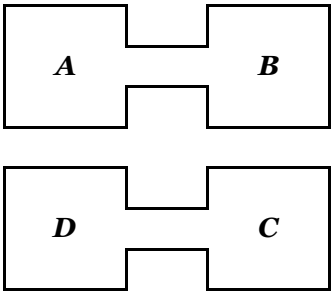
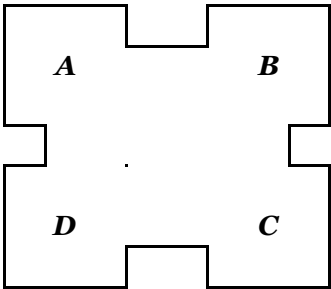
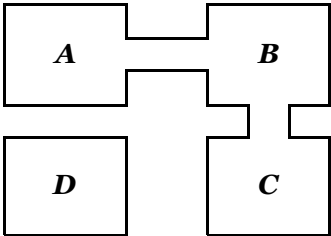
Wing B

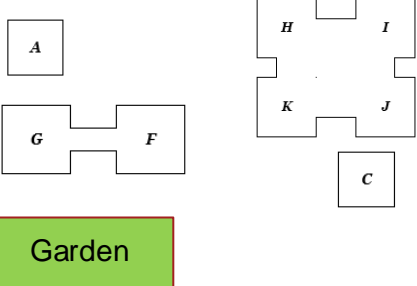
6.	<div>1</div> <div>2</div> <div>X</div> <div>Y</div>	4	1, 2, X, Y
----	---	---	------------

7.	<div> <div>12</div> <div>3</div> <div>4</div> <div>5</div> <div> <div>6</div> <div>7</div> </div> <div> <div> <div>15</div> <div>14</div> <div>13</div> <div>12</div> <div>11</div> </div> <div> <div>16</div> <div></div> <div>17</div> <div>18</div> </div> </div> <div> <div>9</div> <div>8</div> </div> </div>	11	1+2, 3, 4, 5, 6+7, 8, 9, A, 16, 17, 18
----	--	----	--

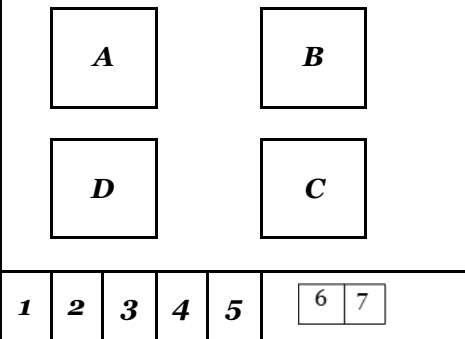
Wing A

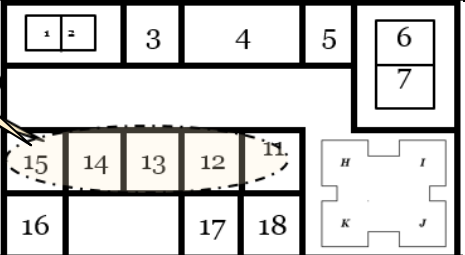
4.2. **Category/Type:** *Multi story Flats/ Apartment/ Commercial*

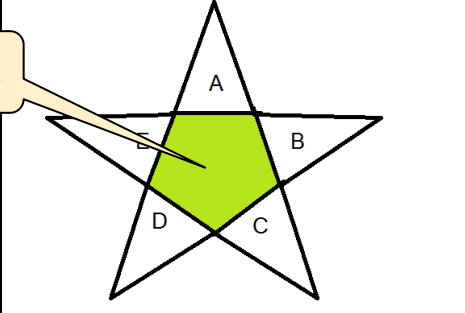
No	Layout (Top View - Towers)	Total Number of Unique Block/ Type/ Wing/ Bungalow/ Category of the Project as per the Form 1 (Architect Certificate) Submitted	Titles/ Name to be provided for each
1.		4	<i>A, B, C, D</i>
2.		2	<i>A+B, C+D</i>
3.		1	<i>A+B+C+D</i>
4.		2	<i>A+B+C, D</i>

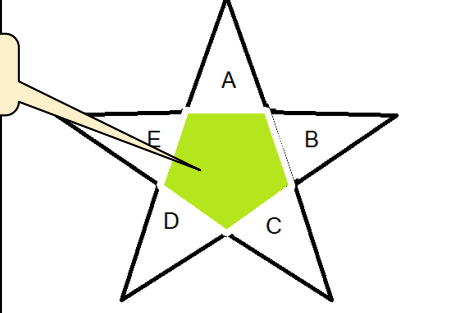
<p>5.</p>	 <p>The diagram shows a building layout with several rooms. Room A is a small square at the top left. Below it is a larger room containing G and F, with G on the left and F on the right. To the right of this is a large central room containing H, I, K, and J. H and I are at the top, K and J are in the middle. Below the central room is a small square room C. At the bottom left of the building is a green rectangular area labeled 'Garden'.</p>	<p>4</p>	<p><i>A, G+F, H+I+J+K, C</i></p>
------------------	--	-----------------	---

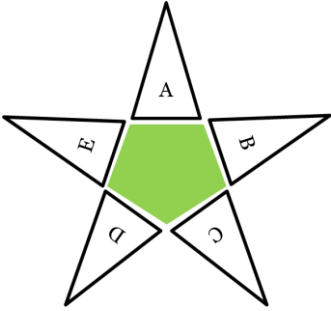
4.3. **Category/ Type:** Mixed/ Fusion (Bungalows + Flats + Commercial)

No	Layout (Top View) Flats/Tenements/Row House	Total Number of Unique Block/Type/Wing/Bungalow/Category of the Project as per the Form 1 (Architect Certificate) Submitted	Titles/Name to be provided for each
1.		10	A, B, C, D, 1, 2, 3, 4, 5, 6+7

2.		10	1+2, 3, 4, 5, 6+7, A, 16, 17, 18, H+I+J+K
----	---	----	---

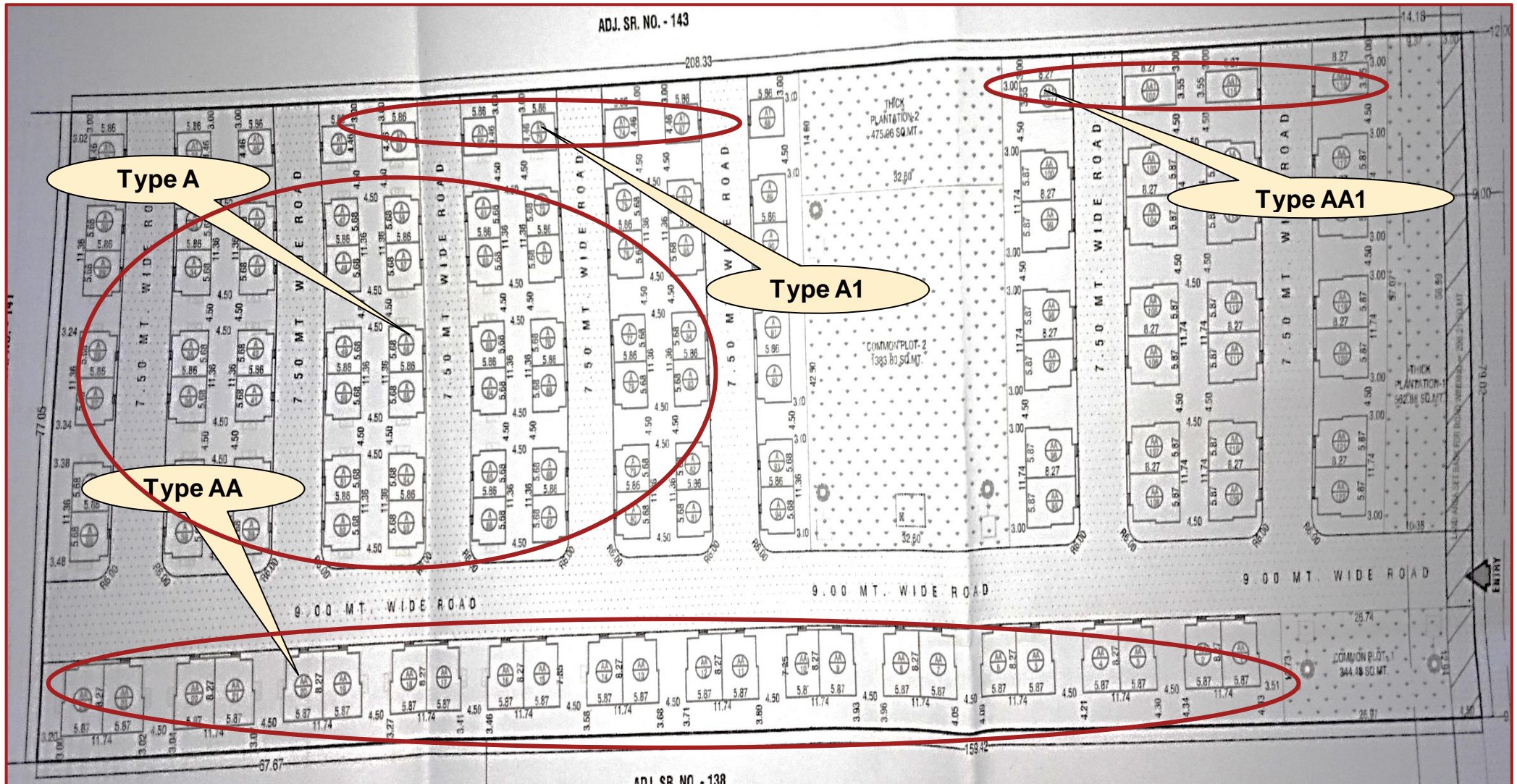
3.		1	A+B+C+D+E
----	---	---	-----------

4.		1	A+B+C+D+E
----	---	---	-----------

5.		5	<i>A, B, C, D, E</i>
----	---	---	----------------------

4.4. Sample Unique Block/ Type/ Wing/ Bungalow/ Category Entry

4.4.1 Case 1: Bungalow/ Row House/ Tenement/ Villa



(Approved Layout Plan)

2.1 PROPOSED BUILT UP & F.S.I. AREA					
UNIT NOS.	1 TO 24, 95 TO 100, 103 TO 114, 117 TO 122 (TYPE - AA) TOTAL UNIT - 48	101, 102, 115, 116 (TYPE - AA1) TOTAL UNIT - 4	25 TO 30, 33 TO 44, 47 TO 58, 61 TO 72, 75 TO 86, 89 TO 94 (TYPE - A) TOTAL UNIT - 80	31, 32, 45, 46, 59, 60, 73, 74, 87, 88 (TYPE - A1) TOTAL UNIT - 10	TOTAL
GROUND FLOOR	2101.44	110.88	1831.20	257.00	4300.52
FIRST FLOOR	2253.60	92.52	2005.80	273.50	4625.42

(Approved Layout Plan Summary for Reference)



Promoter Detail

Previous Project

Project Detail

Development Detail

Add Professionals

Block Entry

Map

Assign Professionals

Perform Certification

Upload Document

Declaration

Payment Page

BLOCK ENTRY

Sr No.	Block Name	Development Start Date	Development End Date	Commencement Certificate	Date of Commencement	Commencement certificate No	He (Me
1	:						120

AD

6.1 Blk

A

6.4 Da Certif

06-

6.7 FS

700

Block

Dev Start Date

CC

Date of CC

Type AA			
Type AA1			
Type A			
Type A1			

Date

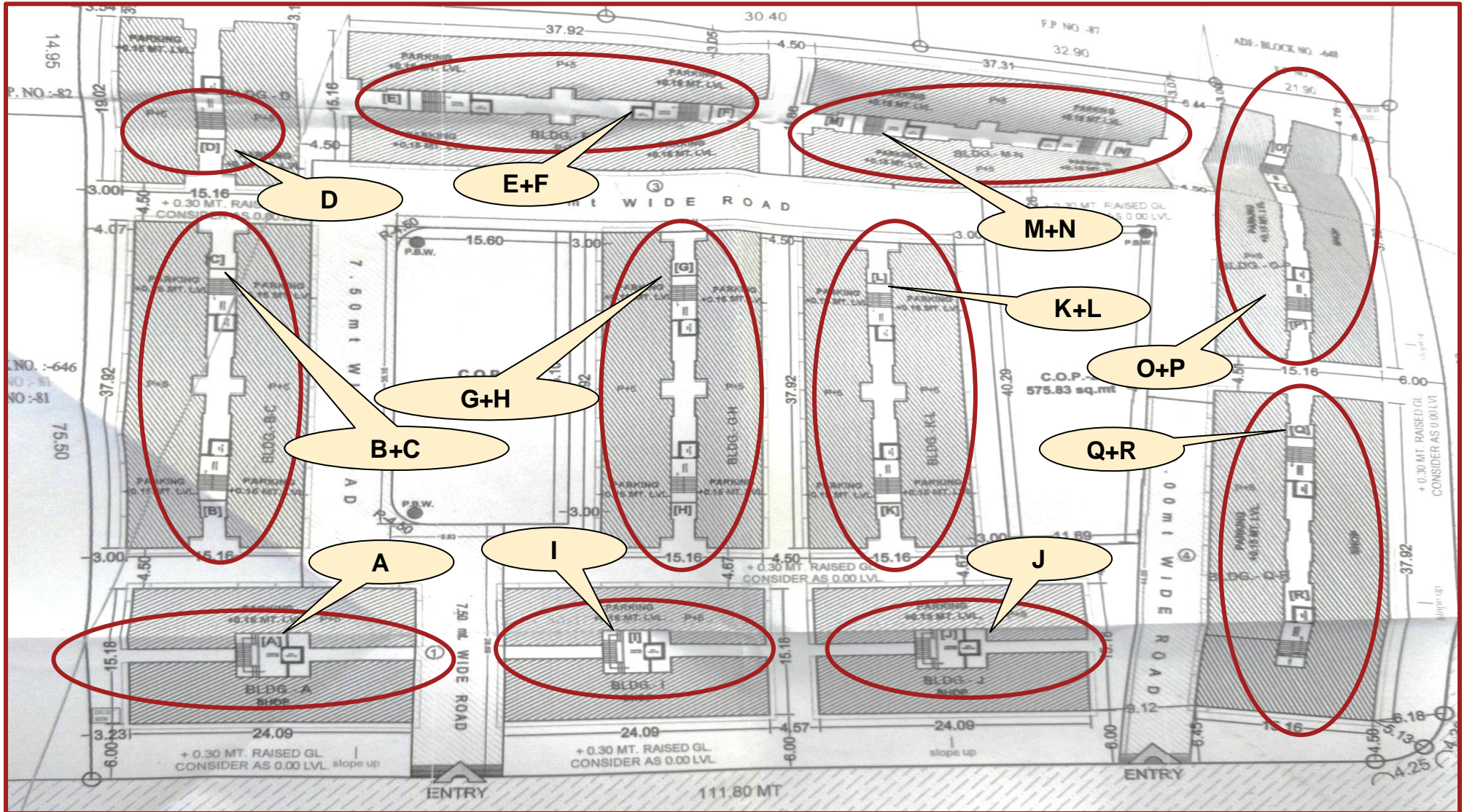
Certificate

Add Block

Previous

Next

4.4.2 Case 2: Multi story Flats/ Apartment/ Commercial



(Approved Layout Plan)

BUILT UP AREA CAL.							
FLOOR	BLDG. A-I-J	BLDG. B-C,E-F,G-H,K-L	BLDG.D	BLDG.M-N	BLDG. O-P	BLDG. Q-R	TOTAL
BASEMENT	---	---	---	---	---	---	---
G.R. / H.P.	331.55 X 3 = 994.65	509.44 X 4 = 2037.76	255.40	495.28	520.67	532.25	4836.01
1st FLOOR	331.55 X 3 = 994.65	509.44 X 4 = 2037.76	255.40	495.28	520.67	520.67	4824.43
2nd FOOR	331.55 X 3 = 994.65	509.44 X 4 = 2037.76	255.40	495.28	520.67	520.67	4824.43
3rd FLOOR	331.55 X 3 = 994.65	509.44 X 4 = 2037.76	255.40	495.28	520.67	520.67	4824.43
4th FLOOR	331.55 X 3 = 994.65	509.44 X 4 = 2037.76	255.40	495.28	276.48	223.55	3821.57
5th FLOOR	177.70 X 3 = 533.10	509.44 X 4 = 2037.76	---	---	---	---	---
STAIR & LIFT M/C	32.69 X 3 = 98.07	43.30 X 4 = 173.20	21.65	43.30	43.30	43.30	422.82
TOTAL	---	---	---	3014.98	2923.13	2881.78	28378.12

NOTE:

- Be Careful here. Even if the table says A-I-J, but as the approved layout plan and details of each tower is built & approved individually, it becomes 3 distinct towers. Hence these are 3 individual towers.
- Hence these are 3 individual blocks namely A, I, J

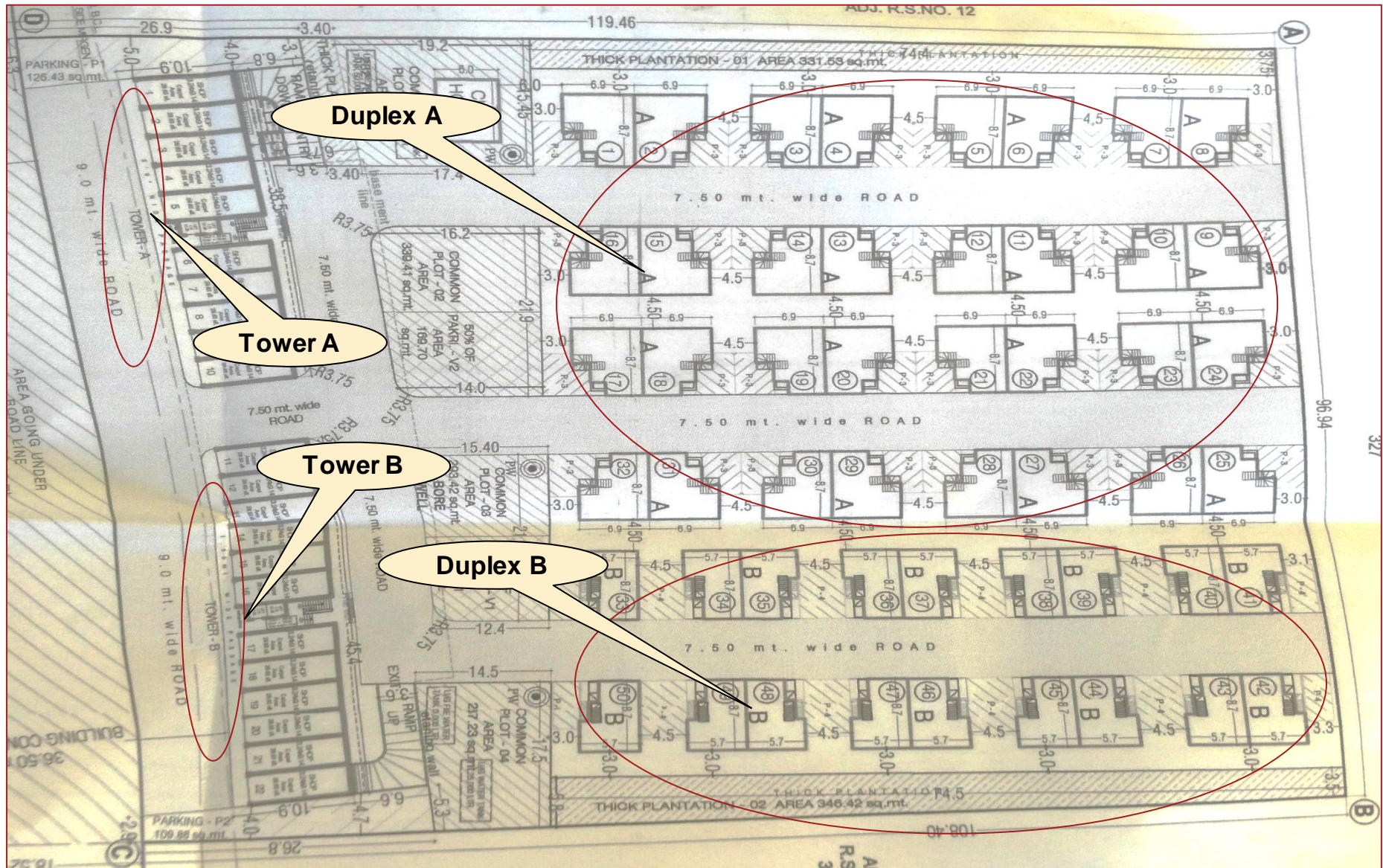
NOTE:

- However here, each towers are not distinct but joint in pairs (as per the approved layout plan & approval here.
- Hence, these are 4 blocks namely, B+C, E+F, G+H, K+L

Total Blocks: 11

Namely: A, I, J, B+C, E+F, G+H, K+L, D, M+N, O+P, Q+R

4.4.2.1 Case 3: Mixed/ Fusion (Bungalows + Flats + Commercials)



LAYOUT PLAN
SCALE = 1:500

N

SHOP, & FLAT SUMMARY	
BLOCK	NO. OF FLATS
TOWER-A	10
TOWER-B	6
DUPLEX - A	2
DUPLEX - B	8
TOTAL	26

SOLID WASTE BIN CALCULATION

RESIDENTIAL

(Approved Layout Plan Summary for Reference)

Tower - A	Tower - B	Duplex - A	Duplex - B
-----------	-----------	------------	------------

(Unique Block/ Type/ Wing/ Bungalow/ Category Entry)

Disclaimer

All the images, screenshots, plans etc. used in this document are just for demonstration and for the purpose of user training only. The actual system, icons, tables may differ from the ones shown here. The details mentioned here are subject to change without prior information to the users.