

# **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

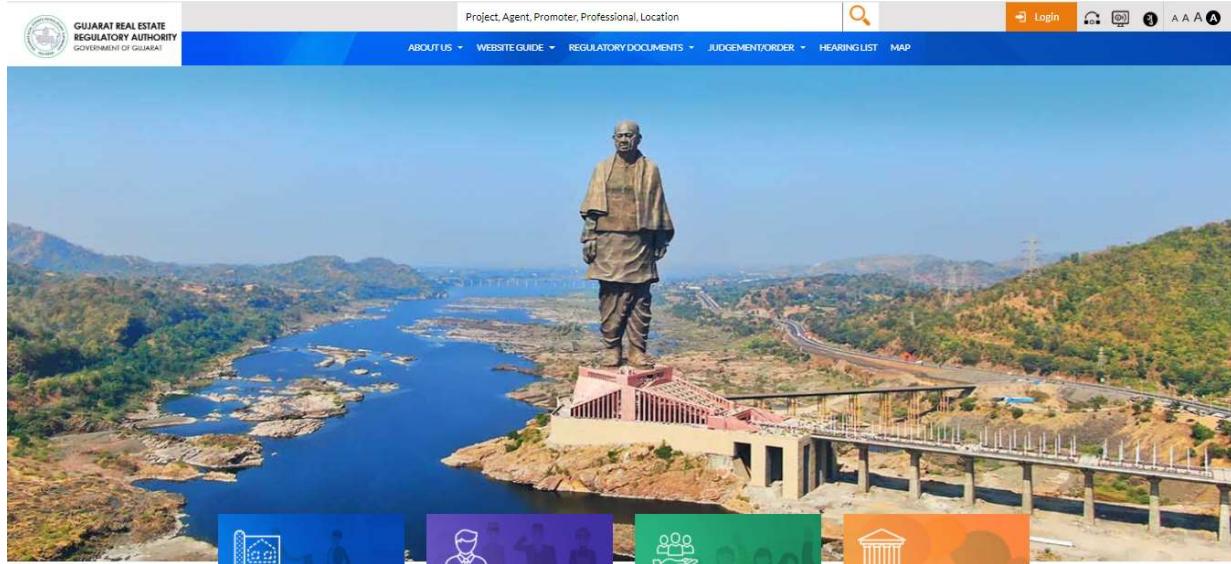
No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area within Gujarat, without registering the real estate project with the Gujarat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

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

**PENDING WITH PROMOTER**

Total Result - 7/7

Search  --Select-- Filter Reset

Export PDF Export Excel Send Email

**MY NOTIFICATIONS**

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

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

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

**PROMOTER DASHBOARD**

Project, Agent, Promoter, Professional, Location

DASHBOARD MIS -

GINGER PRO... GINGER PRO... GINGER PRO...

**PENDING WITH PROMOTER**

Total Result - 7/7

Search: --Select-- Filter Reset

Export PDF Export Excel Send Email

Acknowledge Number	Project Name	Project Type	Start Date	End Date	Status	Updated On	Action
ABC	Residential/Group Housing	03-08-2021	03-08-2025	Saved As Draft	03-08-2021	<span style="color: orange;">Discard</span>	

**MY NOTIFICATIONS**

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

## 2.1. Promoter Detail

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

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

**GUJARAT REAL ESTATE REGISTRATION AUTHORITY** | **REGISTRATION OF SCALES**

Project, Agent, Promoter, Professional, Location

DASHBOARD MSC

**PROJECT REGISTRATION**

**PROMOTER DETAIL**  
[S6 SECTION A. 3.1, GENERAL RULE 3.4, AUTHORITY RULE 10, REGULATION AND ORDERS]

1.3 Promoter Type: <b>COMPANY</b>	1.2 Company PAN No.: <b>AACDCDDOC</b>	1.3 Company Name: <b>CHINER PROPERTIES PRIVATE LIMITED</b>
1.4 Mobile / Telephone No.: <b>79068042068</b>	1.5 Company Email Id: <b>DEFTING@gmail.com</b>	1.6 Fax No.: <b>Not Available</b>
1.7 Address Line 1: <b>FRIDA COLONY (BLOCK A) GUJERATPUR</b>	1.8 Address Line 2: <b>Not Available</b>	1.9 Pincode: <b>380015</b>
1.10 State: <b>GUJARAT</b>	1.11 District: <b>Ahmedabad</b>	1.12 Memorandum And Articles Of Association <a href="#">View File / 5</a>
1.13 CIN Registration Certificate <a href="#">View File / 5</a>	1.14 PAN Color PDF <a href="#">View File</a>	1.15 Company LOGO 
1.16 Total No. Of Years Of Work Experience Of Group Entity In-Offerer: <b>Not Available</b>	1.17 Total No. Of Years Of Work Experience Of Group Entity In-Other Areas/Uts: <b>Not Available</b>	1.18 Total No. Of Years Of Work Experience Of Group Entity In-Offerer: <b>Not Available</b>
1.19 Total Area Constructed TIR Date By Group Entity For Construction Work (In-Sq Mtrs): <b>Not Available</b>	1.20 Total Area Constructed TIR Date By Group Entity For Construction Work (In-Sq Mtrs): <b>Not Available</b>	1.21 Total Area Constructed By Group Entity TIR Date For Construction Work (In-Sq Mtrs): <b>Not Available</b>
1.22 Total no. Of Completed Projects By Group Entity: <b>Not Available</b>	1.23 Total no. Of Ongoing Projects By Group Entity: <b>Not Available</b>	1.24 Total no. Of Completed Projects Carried Out By Group Entity TIR Date: <b>Not Available</b>
1.25 Total No. Of Completed Projects By Group Entity: <b>Not Available</b>	1.26 Total No. Of Upcoming Projects By Group Entity: <b>Not Available</b>	1.27 Total No. Of Completed Projects Carried Out By Group Entity TIR Date: <b>Not Available</b>
1.28 Group Entity Office Address: <b>Not Available</b>	1.29 Group Entity Office Address: <b>Not Available</b>	1.29 Group Entity Office Address: <b>Not Available</b>
1.30 District: <b>Not Available</b>	1.31 Taluka: <b>Not Available</b>	1.33 Facebook Page Link: <b>Not Available</b>
1.32 Area Handled: <b>Not Available</b>	1.33 Area Handled: <b>Not Available</b>	1.34 Promoter Group History Details: <b>Not Available</b>
1.37 Developer Group Reference Certificate For B77433432: <b>File Not Available</b>	1.38 Last Name (Surname): <b>CHINTODA</b>	
1.39 First Name: <b>UZHABEN</b>	1.39 Middle Name: <b>ARVINDBHAI</b>	1.40 Last Name (Surname): <b>CHINTODA</b>
1.40 PAN No.: <b>AAEAPC0259B</b>	1.42 Address Line 1: <b>Prabhulal Nagar</b>	1.43 Address Line 2: <b>Not Available</b>
1.41 Mobile No.: <b>9774333432</b>	1.43 Pincode: <b>380026</b>	1.44 State: <b>GUJARAT</b>
1.47 District: <b>Ahmedabad</b>	1.45 Taluka: <b>Ahmedabad City</b>	1.45 Email Id: <b>uzhaben@gmail.com</b>
1.50 Colored PAN Card <a href="#">View File</a>	1.51 Photograph 	1.52 Last Name (Surname): <b>CHINTODA</b>
1.52 First Name: <b>UZHABEN</b>	1.53 Middle Name: <b>ARVINDBHAI</b>	1.54 Last Name (Surname): <b>CHINTODA</b>
1.55 PAN No.: <b>AAEAPC0259B</b>	1.56 Mobile No.: <b>9774333432</b>	1.57 Email Id: <b>uzhaben@gmail.com</b>
1.58 Address Line 1: <b>Mastrapeur Road</b>	1.59 Address Line 2: <b>Not Available</b>	1.58 Pincode: <b>380026</b>
1.61 State: <b>GUJARAT</b>	1.62 District: <b>Ahmedabad</b>	1.63 Taluka: <b>Ahmedabad City</b>
1.64 Colored PAN Card <a href="#">View File</a>	1.65 Upload Authorization Certificate <a href="#">View File / 5</a>	1.66 Photograph 
1.62 First Name: <b>SHOBHUBHAI</b>	1.63 Middle Name: <b>RAMBHAI</b>	1.64 Last Name (Surname): <b>AMODABHAI</b>
1.65 PAN No.: <b>AAJRA9954Z</b>	1.66 Mobile No.: <b>9999555544</b>	1.65 Email Id: <b>shobhubhai@gmail.com</b>
1.68 Address Line 1: <b>Mastrapeur Road</b>	1.69 Address Line 2: <b>Not Available</b>	1.66 Pincode: <b>380026</b>
1.71 State: <b>GUJARAT</b>	1.72 District: <b>Ahmedabad</b>	1.73 Taluka: <b>Ahmedabad City</b>
1.74 Colored PAN Card <a href="#">View File</a>	1.75 Upload Authorization Certificate <a href="#">View File / 5</a>	1.76 Photograph 

<b>Add</b>	1.52 First Name DEVIN	1.53 Middle Name 	1.54 Last Name(Surname) NAGAR
	1.55 PAN No FLTPS90023N	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 / S</a>	1.65 Upload Authorization Certificate <a href="#">View File / T</a>	1.66 Photograph 

<b>Add</b>	1.52 First Name SUDHITO	1.53 Middle Name AJUTOSH	1.54 Last Name(Surname) MUKERJEE
	1.55 PAN No AQIPHS9003C	1.56 Mobile No 9854454443	1.57 Email ID sudhit.mukerjee@gmail.com
	1.58 Address Line 1 Vishnupur	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 / S</a>	1.65 Upload Authorization Certificate <a href="#">View File / T</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 GoREIA 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 AAJAMPFLPSK	Download Agreement <a href="#">View File / S</a>	Land Owner Yes	Action <a href="#">Delete</a>
<b>PARTNERS</b>					
1.67 First Name ZARANA	1.68 Middle Name NAKSHEBHAI	1.69 Last Name(Surname) PATEL			
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 SHABATSHEH	1.83 Last Name(Surname) PADIHAL
1.84 PAN No ALRPP9297N	1.85 Address Line 1 Saiji Mithra	1.86 Address Line 2 Not Available
1.87 Mobile No 9854454345	1.88 PINcode 380006	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 NAKSHEBHAI	1.97 Last Name(Surname) PATEL
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 / T</a>	2.09 Photograph 
2.10 First Name BALRAM	2.11 Middle Name SHABATSHEH	2.12 Last Name(Surname) PADIHAL
2.13 PAN No ALRPP9297N	2.14 Mobile No 9854454343	2.15 Address Line 1 Akola temple
2.16 Address Line 2 Not Available	2.17 PINcode 380006	2.18 State GUJARAT

S.103. Project Name BHARATI	S.102. Middle Name BHARATI	S.103. Last Name(Bharati)
S.104. Date of Birth 01-01-1990	S.105. Middle Init. A	S.104. Address Line 1 Bharati
S.107. Address Line 2 Plot Available	S.106. Pincode 393001	S.105. Address Line 2 Bharati
S.109. District Ahmedabad	S.107. State/Taluka Gujarat	S.106. Email ID Anish.bharati@gmail.com
S.103. Coloured PAN Card	S.104. Authorization Certificate	S.107. Photograph

**View File / S.**

S.108. Project Name BHARATI	S.109. Middle Name BHARATI	S.108. Last Name(Bharati)
S.110. Date of Birth 01-01-1990	S.111. Middle Init. A	S.110. Address Line 1 Bharati
S.107. Address Line 2 Plot Available	S.106. Pincode 393001	S.105. Address Line 2 Bharati
S.109. District Ahmedabad	S.107. State/Taluka Gujarat	S.106. Email ID Anish.bharati@gmail.com
S.103. Coloured PAN Card	S.104. Authorization Certificate	S.107. Photograph

**View File / S.**




## 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	abcxyz564646	vastrapur	
9	PIN DROP	New	05-06-2025	Description	vastrapur	
10	TEST APPLICATION	New	05-06-2025	abcxyz1ghsd456	vastrapur	
11	Ishrina Enclave	New	22-07-2022	good	gujrat	
12	SHALIMAR BAGH	New	30-06-2025	Flats with all facilities	Near Prahar Living Opp. Pumps -45 Nek Chand	
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	TEST@123	New	04-05-2028	Project Description	Vastrapur	
16	SPEAKER@1	New	06-05-2040	Description of Project is Required	Vastrapur Road	
17	Kvality 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	shaktibuilders@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 380081	<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 facil...	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	Vanya 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	
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\*

2.4 Type of Project\*

2.5 Project Description\*

2.6 Is there any LEGAL case pending?  Yes  No

2.7 Is Payment for Project Land Pending?  Yes  No

2.8 Address Line1\*

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](#)

11

## 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*
abcxyzbac	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*
Ritik	6564553353	ICIC0003244
It should be as per <a href="#">RERA Banking Directions &amp; SOP's</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.

The screenshot shows the 'PROJECT REGISTRATION' interface of the GREA system. On the left, a sidebar lists various project management tasks: Promoter Detail, Previous Project, Project Detail, Development Detail, Add Professionals, Upload Document, Block Entry, Map, Assign Professionals, Perform Certification, Declaration, and Payment Page. The main content area is divided into two main sections: 'INVENTORY DETAILS' and 'INTERNAL DEVELOPMENT WORK'.

**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*	Flat	4.2 No of Inventory*	10	4.3 Carpet Area (Sq Mtr)*	4500
4.4 Area of exclusive balcony/verandah (Sq Mtr)*	865	4.5 Area of exclusive open terrace if any (Sq Mtr)*	0	4.6 No Of Inventory Booked*	0

**INTERNAL DEVELOPMENT WORK**

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

**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 (m <sup>3</sup> /day)	+	Commercial (m <sup>3</sup> /day)	=	Total (m <sup>3</sup> /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 aboxyz

**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 (m <sup>3</sup> /day)	+	Commercial (m <sup>3</sup> /day)	=	Total (m <sup>3</sup> /day)
20		20		40

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

OSCP at Project Site       Septic Tank with Soak Well       Other Site aboxyz

(c) Whether recycling of treated effluent is proposed:

No		aboxyz
----	--	--------

**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

**Buttons at the bottom:**

- Previous
- Save & Next

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

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

4.1 Type of Inventory\*  4.2 No of Inventory\*  4.3 Carpet Area (Sq Mtr)\*   
 ...Select...

4.4 Area of exclusive balcony/verandah (Sq Mtrs)\*  4.5 Area of exclusive open terrace if any (Sq Mtr)\*  4.6 No Of Inventory Booked\*   
 ...Select...

[Add Inventory Details](#)

**INTERNAL DEVELOPMENT WORK**

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

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

**OTHER INTERNAL DEVELOPMENT WORK**

Sr No.	Work Description	Developed By	Action
1	abc	Self Development	<a href="#">Edit</a> <a href="#">Delete</a>

4.12 Work Description  4.13 Developed By   
 ...Select...

[Add Other Internal Development Work](#)

**WATER SUPPLY**

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

**SEWERAGE DISPOSAL**

4.15 Whether sewerage pipe line of Municipal/local authority is available near by the project site to which sewerage line of project can be connected?  Yes  Description\*  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)  No

[Previous](#) [Save & Next](#)

## 2.5. Add Professionals

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

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

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

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

**AGENT (ONLY REGISTERED WITH GUJRERA)**  
(SEE SECTION 4, 11, GENERAL RULE 3, 4, AUTHORITY RULE 10, REGULATION AND ORDERS)

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

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.

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

Sr No.	Name	Email Id	Mobile No.	PAN No	Address	Professional Experience in Yrs	No. of key Projects completed	Local Authority License No., Certificate	Action
1	KENNETH PETER DCUNHA	eng1@yahoo.com	7856436456	AEWPD8802P	Vastrapur Road	34	45	kenn123	<button>Delete</button>

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.

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

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

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

**CONTRACTOR (ONLY REGISTERED WITH GUJRERA)**

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

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

## 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\* (For 2 yr.) View File / 1
- 6.2 Balance Sheet (2018-19)\* View File / 1
- 6.3 Balance Sheet (2019-20)\* View File / 1
- 6.4 Profit & Loss Statement\* (For 2 yr.) View File / 1
- 6.5 Profit & Loss Statement (2018-19)\* View File / 1
- 6.6 Profit & Loss Statement (2019-20)\* View File / 1
- 6.7 Cash Flow Statement\* (For 2 yr.) View File / 1
- 6.8 Cash Flow Statement (2018-19)\* View File / 1
- 6.9 Cash Flow Statement (2019-20)\* View File / 1
- 6.10 Directors Report\* (For 2 yr.) View File / 1
- 6.11 Directors Report (2018-19)\* View File / 1
- 6.12 Directors Report (2019-20)\* View File / 1
- 6.13 Auditor Report\* View File / 1
- 6.14 Auditor Report (2018-19)\* View File / 1
- 6.15 Auditor Report (2019-20)\* View File / 1
- 6.16 Income Tax Return Acknowledgement\* (For 2 yr.) View File / 1
- 6.17 Income Tax Return Acknowledgement (2018-19)\* View File / 1
- 6.18 Income Tax Return Acknowledgement (2019-20)\* View File / 1

**TECHNICAL DOCUMENTS**

- 6.20 Approved Building Plan/Plotting Plan\* View File / 1
- 6.21 Approved Section Plan/ Infrastructure Plan\* View File / 1
- 6.22 Area Development Plan\* View File / 1
- 6.23 Draft Brochure\* View File / 1
- 6.24 Project Photo (GFO only)\* View File / 1
- 6.25 Project Specification\* View File / 1
- 6.26 Any other Document Not Uploaded

**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 )

- 6.29 Date of issuance of Document\* View File / 1
- 6.29 Land Owner Name Radisson Enterprise GORADHANBHAI RANPARIA
- 6.30 Contact Details 9765434535
- 05/07/2023
- 6.31 Document\* View File / 1
- 6.32 Revenue Records (Form No. 7/12 /Property card/Gam namosa no. 2) Yes\* View File / 1
- 6.33 Date of issuance of Document\* View File / 1
- 6.34 Issuing Advocate Name PARMAR SUDHIRKUMAR RAMNIKLAL
- 6.35 Contact Details 9999999999
- 13/07/2023
- 6.36 Lawyer issued certificate\* View File / 1
- 6.37 Date of issuance of Document\* View File / 1
- 6.38 Issuing Advocate Name PARMAR SUDHIRKUMAR RAMNIKLAL
- 6.39 Contact Details 9999999999
- 20/07/2023
- 6.40 Lawyer issued certificate\* View File / 1
- 6.41 Date of issuance of Document\* View File / 1
- 6.42 Issuing Advocate Name PARMAR SUDHIRKUMAR RAMNIKLAL
- 6.43 Contact Details 9999999999
- 13/07/2023
- 6.44 Lawyer issued certificate\* View File / 1
- 6.45 Declaration (Form B)\* View File / 1
- 6.46 Authorized Signatory of Project who has signed Form B View File / 1
- 6.47 Contact Details 8970767667
- 14/07/2023
- 6.48 Declaration (Form B)\* View File / 1
- 6.49 Drainage Affidavit\* View File / 1
- 6.50 Date of issuance of Document\* View File / 1
- 6.51 Authorized Signatory of Project who has signed Form B1 View File / 1
- 6.52 Contact Details 8970767667
- 13/07/2023
- 6.53 Declaration (Form B-1)\* View File / 1
- 6.54 Land owners Name SURESHBHAI GORADHANBHAI RANPARIA
- 6.55 Contact Details 9765434535
- 13/07/2023
- 6.56 Declaration (Form B-2)\* View File / 1
- 6.57 Declaration (Form B-3)\* View File / 1
- 6.58 Perforia for Sale Agreement\* View File / 1
- 6.59 Draft Allotment Letter\* View File / 1
- 6.60 Draft Sale deed\* View File / 1

**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	<a href="#">View File / 1</a>	05-06-2020	AB/76564556/7646456	500	100	300	<a href="#">Edit</a> <a href="#">Delete</a>

## 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*

The screenshot shows the Gujarat Real Estate Regulatory Authority (GRR) Project Registration system. On the left, a sidebar lists various project management tasks. The main area displays three forms:

- FORM 1**: COA No. CA/2019/112403, Architect Name: SAURABH JAIN, Email ID: test123@gmail.com, Mobile No: 8764534534, Status: ASSIGNED, Action: Re-Assign.
- FORM 2**: Engineer License Number: kenn123, Engineer Name: KENNETH PETER DCUNHA, Email ID: eng1@yahoo.com, Mobile No: 7856456456, Status: ASSIGNED, Action: Re-Assign.
- FORM 2 A**: Engineer License Number: kenn123, Engineer Name: KENNETH PETER DCUNHA, Email ID: eng1@yahoo.com, Mobile No: 7856456456, Status: ASSIGNED, Action: Re-Assign.

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

## 2.10. Perform Certification

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

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

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

### ARCHITECT DASHBOARD (FORM-1)

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

The screenshot shows the Architect Dashboard. At the top, a header bar includes the GRR logo, search, and user profile (SAURABH JAIN). The main area features a banner with the text "ARCHITECT DASHBOARD".

**PENDING ON ME** (Count: 28):

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

**TOTAL RESULT - 10/28**

**MY NOTIFICATIONS**

- Form 1 Architect Form for Q1 of GEETA BHAWAN is assigned  
04-08-2021, 07:04 PM
- Form 1 Architect Form for Q1 of NAND APARTMENT is assigned  
04-08-2021, 08:42 PM
- Form 1 Architect Form for Q1 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				
1	2	3	4	5
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				
Internal walls,				
Internal Plaster, Floorings within Flats/Premises, Doors				
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)- 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					
1	2	3	4	5	6
COMMON AREAS AND FACILITIES AMENITIES	PROPOSED(YES/NO)	% WORK DONE	REMARKS	ACTIVITY START DATE	ACTIVITY END DATE
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.**

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, MISC SCHEDULES IN THE DOWNLOADABLE FILE AND UPLOADED AGAIN TO PROJECT.

GOVERNMENT OF GUJARAT

DASHBOARD MIS -

## FORM 1 UPLOAD

Project Detail Form 1 Form 1 Doc

FORM 1 A & B OF PROJECT REGISTRATION APPLICATION - ABC 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: 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  <a href="#">Click here for guidance.</a>		Lift-NOC  
Others-NOC  		

**PHOTO DETAILS**

Photograph of Wing/Block/Building/Floor\* 

 1	10840_1941_090321_155254.jpg	
<a href="#">Previous</a> <a href="#">Next</a>		

---

## FORM 1(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  	Jali-NOC  
Coastal Regulation Zone-NOC  	ASI-NOC  
Forest-NOC  	
Other NOC Documents  	

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

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

**FORM 1 VIEW**

**Project Detail**

**Form 1**

**DATE:** DD-MM-YYYY  
**ARCHITECT'S SIGNATURE:** \_\_\_\_\_  
**NAME:** \_\_\_\_\_  
**DESIGNATION:** \_\_\_\_\_  
**OFFICE ADDRESS:** \_\_\_\_\_

**FORM 1 DETAILS**

**A BLOCK**

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

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 left, there is a purple box containing '209 Pending on Me'. Below it, a table titled 'PENDING ON ME' displays 10/209 results. The columns include Project/Quarter Name, Promoter Name, Start Date, End Date, Form Name, Process Type, Status, Assigned On, and Accept/Reject buttons. To the right, a 'MY NOTIFICATIONS' sidebar lists several entries with dates and descriptions, such as 'Form 2 Engineer Form for PerProject150 is uploaded' and 'Form 2A Engineer Form for Q-1 of GEETA BHAWAN is assigned'.

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

**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

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

A	B	C	D	E	F	G	H
FORM_TYPE	BLOCK_NAME/ITEM_DESCRIPTION	TOTAL ESTIMATED COST	COST_INURRED	COST INURRED AS ON DATE	WORK DONE IN PERCENTAGE	BALANCE COST TO BE INURRED	COST INURRED ON ADDITIONAL/EXTRA
2	FORM-TWO-A	Lotus					
3	FORM-TWO-C-A						
4	FORM-TWO-B	A					
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							

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

A	B
1	BLOCK_NAME/ITEM_DESCRIPTION
2	COST_INURRED
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

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 - PERFP PROJECT150**

Form 2 excel file is uploaded successfully.

Upload Form 2 File

No file chosen

[Download Form 2 Template](#)

[X](#)

**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	50,000	700	03-08-2021	1%	49,300	0

**FORM 2 B DETAILS**

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

**FORM 2 C DETAILS**

Item Description	Incurred Cost
Total	0

**FORM 2 ENGINEER**

Name of the Engineer

Local Authority licence number

Local Authority licence no. valid till

Date of Physical Visit\*

Firm Name\*

Remark\*

[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.

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>

**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.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 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 2A ENGINEER**

Engineer Name* <input type="text" value="KENNETH PETER DCUNHA"/>	KENNETH PETER DCUNHA
Engineer Licenses No.* <input type="text" value="kenn123"/>	
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="Retail"/>	
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**

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 GERRA website interface. At the top, there's a header with the logo of the Gujarat Real Estate Regulatory Authority, followed by a search bar and navigation links for 'Project, Agent, Promoter, Professional, Location', 'DASHBOARD', and 'MDC'.

The main area is titled 'ENGINEER DASHBOARD' and features a banner image of a city skyline at dusk. Below the banner, there are tabs for 'Project Detail', 'Form 1', 'Form 2', and 'Form 2A'. The 'Form 2A' tab is currently active, displaying the 'FORM 2A ENGINEER'S FOR QUALITY ASSURANCE' section.

**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 3335:1980 or as per other relevant IS/BS/NBC code, or as per industry standards and its results are within the permissible limits.
  - ii. Coarse Aggregate - It has been tested; for deleterious materials, clay lumps, crushing value, impact value as per IS 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 codes.

**3. ELECTRICAL MATERIALS AND WORKMANSHIP:**

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

**4. STRUCTURAL ENGINEER:**

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

**5. PRESERVATION OF RECORDS:**

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

**DECLARATION**

- I declare, all the tests mentioned above may be required as per NBC and relevant IS codes as may be applicable for this project as per the approved plan has been carried out and necessary records are preserved.
- Execution is carried out as per structural design prepared by the Structural Engineer.

**FORM 2 A ENGINEER**

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

[Previous](#)

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

## CA DASHBOARD(FORM-3 & MOF)

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

The screenshot shows a web-based CA dashboard. On the left, there is a table listing various assignments. Each row contains information such as the project name, service provider, date range, form type, status, and date assigned. To the right of each row are three buttons: 'Open', 'Accept', and 'Reject'. On the far right of the table, there is a vertical sidebar titled 'Reading list' which 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

At the bottom right of the sidebar, there is a red 'Apply' button and a 'View All' link.

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.*

File Home Insert Page Layout Formulas Data Review View Help Search

Clipboard Font Alignment Number Conditional Formatting Styles Cells Insert Delete Sort & Filter Select Ideas Sensitivity

H4

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															
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15															
16															
17															
18															
19															
20															
21															
22															

FORM3 BOOKED-STATUS FORM3C FORM3LOAN SOP-Help +

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

File Home Insert Page Layout Formulas Data Review View Help Search

Clipboard Font Alignment Number Conditional Formatting Styles Cells Insert Delete Sort & Filter Select Ideas Sensitivity

K20

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1 DETAILS	PROPOSED	BOOKED												
2 No. of Garages		0		0										
3 No. of Covered Parking		0		0										
4 No. of Open Parking		0												
5														
6														
7														
8														
9														
10														
11														
12														
13														
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16														
17														
18														
19														
20														
21														
22														

FORM3 BOOKED-STATUS FORM3C FORM3LOAN SOP-Help +

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.)					
4. 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								
5.	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								
6. b	Acquisition cost of TDR (if any)								
7. 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.								
8. d	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.								
9. 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):							
10. f	(i) 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)								
11. (ii)	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 AOA, timely premium, Ices, charges and security deposits or maintenance deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation.								
12.	Sub-Total of Land Cost		0	0					

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.)					
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 AOA, timely premium, Ices, charges and security deposits or maintenance deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation.								
14. (iv)	Sub-Total of Land Cost		0	0					
15.	ii Development Cost/Cost of Construction:								
16. a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)		1800000						
17. 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)								
18. 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.								
19. 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:								
20. c	Sub-Total of Development Cost		1800000	0					

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

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

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

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

← → ⌂ ↻ [reraut.gujarat.gov.in/reraportal/#/form-three/secure/form-three-a](http://reraut.gujarat.gov.in/reraportal/#/form-three/secure/form-three-a) 🔍 ⭐ 🗑

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

4999	LIVE_POOL	A4999	Office	1	1	BOOKED	30,00,000	12,121	29,87,879	19-04-2021
5000	LIVE_POOL	A5000	Office	1	1	BOOKED	30,00,000	12,121	29,87,879	19-04-2021

BLOCK SUMMARY

Type of Inventory	Number	Booked	Unbooked	Unit Consideration	Received Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked
Office	2500	2500	0	750.00,00,000	3,03,02,500	7,46,96,97,500	7,50,00,00,000	0
Shop	2500	2500	0	7,50,00,00,000	3,03,02,500	7,46,96,97,500	7,50,00,00,000	0
Total	5000	5000	0	15,00,00,00,000	6,06,05,000	14,93,93,95,000	15,00,00,00,000	0

BOOKED STATUS

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

Books of account verified till  Submit

21/04/2021 Submit

Previous Submit

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...

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

FORM 3A

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 <small>(i)</small>	9,898	9,898
	Amount of Premium payable to obtain development rights, PSI, additional PSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority <small>(ii)</small>	ASR Value	Method of land valuation <small>(iii)</small>
	Acquisition cost of TDR (any) <small>(iv)</small>	999	8,987
	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. <small>(v)</small>	898	98
	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities. <small>(vi)</small>	999	898
	Under Re-development/ Rehabilitation Scheme: <small>(vii)</small>	999	98
	Estimated construction cost of each building including site development and infrastructure for the same as certified by Engineer (in Column-A) <small>(viii)</small>	Applicable	NO
	Actual Cost of construction of developed/ ready 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) <small>(ix)</small>	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. <small>(x)</small>	0	0
	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in respect of relocations. <small>(xi)</small>	0	0
	<b>Sub-Total of Land Cost:</b> <small>(xii)</small>	13,763	13,763
	<b>Development Cost/Cost of Construction:</b> <small>(xiii)</small>		
	a (i) Estimated Cost of Construction as certified by Engineer (Column - A) <small>(xiv)</small>	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)" <small>(xv)</small>		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, equipment, labour, tools, plant, vehicles, insurance, storage, wages, 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 under RERA. <small>(xvi)</small>	999	56
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority. <small>(xvii)</small>	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 investment in the project. <small>(xviii)</small>	7,857	88
	<b>Sub-Total of Development Cost:</b> <small>(xix)</small>	197,546	11,112
2	<b>Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii)) of Estimated Column - A:</b> <small>(xx)</small>		2,11,309
3	<b>Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii)) of Incurred and paid Column - B:</b> <small>(xxi)</small>		24,875
4	"Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)" <small>(xxii)</small>		98
5	Proportion of the Cost Incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2) <small>(xxiii)</small>		0.12
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost /Proportion of cost incurred and paid (3rd number 2 *5th number 5) <small>(xxiv)</small>		24,875
7	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement <small>(xxv)</small>		56
8	<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate:</b> <small>(xxvi)</small>		24,819

**DETAILS OF SEPARATE RERA BANK ACCOUNT:**

Bank Name* <small>(xxvii)</small>	Branch Name* <small>(xxviii)</small>	Account No.* <small>(xxix)</small>
STATE BANK OF INDIA	STATE BANK OF INDIA	070767077777
Account Name* <small>(xxvii)</small>	IFSC Code* <small>(xxviii)</small>	
455	SBIN00002977	
Opening Balance* <small>(xxvii)</small>	Opening Balance Date* <small>(xxviii)</small>	Deposit during the period* <small>(xxix)</small>
8,06,47,83,99,239	12-12-2020	87,85,554
Withdrawal during the period* <small>(xxvii)</small>	Closing Balance* <small>(xxviii)</small>	Closing Balance Date* <small>(xxix)</small>
5,78,886	8,38,48,63,05,607	12-12-2020
State* <small>(xxvii)</small>		
GUJARAT		

**(ADDITIONAL INFORMATION FOR PROJECTS)**

1 Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) <small>(xxv)</small>	1,88,434
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 (ii) Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts <small>(xxvi)</small>	0
(ii) Estimated Receivables in respect of unbooked apartments as per Annexure-A to this certificate <small>(xxvii)</small>	0
4 Estimated receivables of project, Sum of 2 + 3 (ii) <small>(xxviii)</small>	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 thebalance receivables of Ongoing project will be deposited in designated Account. <small>(xxix)</small>	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 RERA Bank Account Passbook* <small>(xxxi)</small>	Promoter's Name* <small>(xxxii)</small>	Project's Name* <small>(xxxiii)</small>
PRATHIBHIN PARMAR UDIN Number* <small>(xxxiv)</small> 2120013920013924001	Aastha group of business	2.0 testing
CA Designation* <small>(xxxv)</small>	Membership Number* <small>(xxxvi)</small>	COP Date* <small>(xxxvii)</small>
Proprietor	CA FRN No* <small>(xxxviii)</small> 200189	01-01-2021 CA Firm Name* <small>(xxxix)</small>
Project RERA Bank Account Passbook* <small>(xxxi)</small>	CA Place* <small>(xxxv)</small> Gandhinagar	Associate & Co. <small>(xxxi)</small>
(i) (ii) (iii) (iv) <small>(xxxi)</small>		Additional Notes to the Certificate (if any)* <small>(xxxi)</small>
		na

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)	A	2(i)	2(ii)	2(iii)	B	C	D	E	F	G	H	I	J
1 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(ii) of Form- 3]	Payments to Statutory Authority [b (b of Form-3)]	Interest payable for the project [c of Form-3]	Other Costs related to Project (Not forming part of [1(i)+(ii)+(iii)+ (iv)+(v)+(vi)])	Total Project Cost [1(i)+(ii)+(iii)+ (iv)+(v)+(vi)]			Repayment of Project Loan [C/COD]	Repayment of Other Borrowed Funds	Repayment Tot al [A+2((i)+(ii)+(i j))]	Total Cash Outflow [A+B]	Promoter's Capital						
2 Particulars																			
3 Total	449383275.00	201000000.00	89876555.00	89876555.00		0	920013240	0	0	0	0	0	0	0	0	0	0	0	0
4 Pre RERA Registration Cash Flow																			
5 JUN-2021																			
6 SEP-2021																			
7 DEC-2021																			
8 MAR-2022																			
9 JUN-2022																			
10 SEP-2022																			
11 DEC-2022																			
12 MAR-2023																			
13 JUN-2023																			
14 SEP-2023																			
15 DEC-2023																			
16 MAR-2024																			
17 JUN-2024																			
18 SEP-2024																			
19 DEC-2024																			
20 MAR-2025																			
21 JUN-2025																			
22 JUN-2026																			

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 [if any]	Project Loan Disbursement [any]	CC/OD taken [if any]	Other Funds [if any]	Receipts from Allottees	Total Cash Inflow [3(i)+(ii)+(iii)+ (iv)+(v)]	Net Cashflow[D-C]	Opening of Cash/Bank Balance	Closing of Cash/Bank Balance [E+F]	Projected Booking (in Number of Units) in the Monthwise Receipts from Allottees									
3 0	0	0	0	0	0	0	-920013240		0	0		0	0	0	0	0	0	0
4					0	0	0	0	0	0		0	0	0	0	0	0	0
5					0	0	0	0	0	0		0	0	0	0	0	0	0
6					0	0	0	0	0	0		0	0	0	0	0	0	0
7					0	0	0	0	0	0		0	0	0	0	0	0	0
8					0	0	0	0	0	0		0	0	0	0	0	0	0
9					0	0	0	0	0	0		0	0	0	0	0	0	0
10					0	0	0	0	0	0		0	0	0	0	0	0	0
11					0	0	0	0	0	0		0	0	0	0	0	0	0
12					0	0	0	0	0	0		0	0	0	0	0	0	0
13					0	0	0	0	0	0		0	0	0	0	0	0	0
14					0	0	0	0	0	0		0	0	0	0	0	0	0
15					0	0	0	0	0	0		0	0	0	0	0	0	0
16					0	0	0	0	0	0		0	0	0	0	0	0	0
17					0	0	0	0	0	0		0	0	0	0	0	0	0
18					0	0	0	0	0	0		0	0	0	0	0	0	0
19					0	0	0	0	0	0		0	0	0	0	0	0	0
20					0	0	0	0	0	0		0	0	0	0	0	0	0
21					0	0	0	0	0	0		0	0	0	0	0	0	0
22					0	0	0	0	0	0		0	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 Form 3MOF, 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.

Project Name:- Water level		Promoter Name:- NG GROUP FINANCIAL SERVICES		Project Start Date:- 04-05-2021				
Sr.No.	1(i)	1(ii)	1(iii)	1(iv)	1(v)	1(vi)	A	B
Particulars	Land Cost	Construction cost	On site expenditure	Payments to Statutory Authority	Interest payable for the project	Other Costs related to Project	Total Project Cost	Repayment
Total	30,00,00,000	40,00,000	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	
MAY-2024	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.

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.

PAYMENT DETAILS

Payment head

Project Registration Fees

GUJERA Unique Token Number

PRCUXWVMBE5036

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 if User making double payment by mistake, the refund (part/ full) may be considered, as may be decided by GUJERA.

- 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

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

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

## 2.14. Print Application

Promoter can print application.

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

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

PROMOTER DETAIL		
1.1 Promoter Type COMPANY	1.2 Company PAN No 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](http://www.gujrera.gujarat.gov.in)

Office Address:- 4th Floor, Sahyadri Sankul, Sector-51, Gandhinagar-382016  
Website: [gujrera.gujarat.gov.in](http://gujrera.gujarat.gov.in), Ph. No. (079) 232-58659 Email id: [info@gujrera.gov.in](mailto:info@gujrera.gov.in)

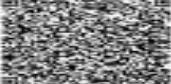
---

**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:**

- 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).
- 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)
- 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". It lists several projects with their Acknowledge Number, Project Name, Project Type, Start Date, End Date, Status, Updated On, and Action buttons. One project, "PR/AHMEDABAD/AHMEDABAD CITY/AUDA/210804/016522" (Project Name: Ronda), has its status set to "Awaiting Compliance". To the right of the main list is a sidebar titled "MY NOTIFICATIONS" which displays various audit-related events and their timestamps.

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. At the top, it displays "Project Name: Ronda" and "Ack No.: PR/AHMEDABAD/AHMEDABAD CITY/AUDA/210804/016522". Below this, there are tabs for "View Enquiry", "Block Entry", "Documents", and "View Summary". The main content area is divided into sections for "TP DEPARTMENT", "LEGAL DEPARTMENT", and "FINANCE DEPARTMENT", each listing specific inquiries. A "Next" button is located at the bottom right of the page.

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

The screenshot shows the "BLOCK ENTRY" page. At the top, it displays "Project Name: Ronda" and "Ack No.: PR/AHMEDABAD/AHMEDABAD CITY/AUDA/210804/016522". Below this, there are tabs for "View Enquiry", "Block Entry", "Documents", and "View Summary". The main content area is divided into sections for "ENQUIRY" and "BLOCK ENTRY". The "ENQUIRY" section lists "4 - Commencement Certificate Required to be Submitted or Partially Submitted." The "BLOCK ENTRY" section contains 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), Built-Up (In Sq Meter), and Action. A row for Block A is shown with values: 04-05-2021, 05-04-2023, View File / 1, 05-06-2020, AB/76564556/7646456, 500, 100, 300, and an "Edit" button. Navigation buttons "Previous" and "Next" are at the bottom of the table.

**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\*

**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\*

**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

**Message**  
Enquiry compliance submitted successfully. **OK**

**Previous** **Submit**

## 4. Project Registration (Withdraw)

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

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>

**PENDING WITH AUTHORITY**

PR/AHMEDABAD/AHMEDABAD CITY/AUDA/210720/016360	EDEN GARDEN	Mixed Development	07-06-2021	06-05-2025	Awaiting Compliance	20-07-2021	<b>Discard</b> <b>Reply</b> <b>Withdraw</b>
					Saved As Draft	19-07-2021	<b>Discard</b>
					Saved As Draft	19-07-2021	<b>Discard</b>

UO-UO-JULY-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 right, 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. A row in the table shows 'PR/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD URBAN DEVELOPMENT AUTHORITY/210217/016153' as the Acknowledge Number, 'COMPANY - UPASANA INFRAPROJECT PRIVATE LIMITED' as the Promoter Type - Name, 'Srika Heights' as the Project Name, 'Commercial' as the Project Type, '05-04-2020' as the Start Date, '04-05-2024' as the End Date, 'Level One' as the Status, and two buttons: 'Withdraw' (orange) and 'Create Ticket' (orange). To the right of the table is a log of events:

- 10-08-2021, 05:49 PM: Form 1 Architect Form for GANPATI HOUSE is uploaded
- 10-08-2021, 05:51 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, 04:59 PM: Form 3 CA Form for GANPATI HOUSE is assigned
- 10-08-2021, 04:52 PM: Form 3 CA Form for GANPATI HOUSE is assigned

At the bottom right of the log is an 'Apply' button.

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

The screenshot shows the same dashboard as above, but with a 'Create Support Request' modal window open in the center. The modal has a title 'Create Support Request' and a 'Select Concerned Department' dropdown. The dropdown menu is open, showing 'Technical (Town Planning)' at the top, followed by 'Administration (General Queries, Supplies)', 'Technical (Town Planning)' again (which is highlighted in blue), 'Accounts and Finance (CA)', 'IT', 'Legal (Court Procedure, Notices)', 'Legal (Scrutiny, Agreements, others)', 'Compliance & Regulatory (QPR, Form 5, Site Visit)', and 'abc'. Below the dropdown is a 'Request/Query' text area. At the bottom of the modal are 'Submit' and 'Cancel' buttons.

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

This screenshot is similar to the previous one, but the 'Create Support Request' modal now shows 'Technical (Town Planning)' selected in the dropdown. The rest of the interface and the event log on the right are identical to the previous screenshot.

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

The screenshot shows a 'Create Support Request' dialog box overlaid on a project management interface. The dialog has two dropdown menus: 'Select Concerned Department' (set to 'Technical (Town Planning)') and 'Select Request Type' (with 'Real Estate Projects Registration' selected). Other options in the dropdown include 'Refund Request', 'Real Estate Agents Registration', 'Filing of complaints', and 'Financial Discipline'. Below the dropdowns are 'Submit' and 'Cancel' buttons. The background interface shows sections for 'PENDING WITH AUTHORITY' and 'WITHDRAWN & REJECTED PROJECT(S)', along with a timeline of events on the right.

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

The screenshot shows the same 'Create Support Request' dialog box, but now it displays a green message box stating 'Support Request Generated Successfully'. An 'OK' button is visible at the bottom of this message box. The background interface remains the same, showing project status and a timeline.

## **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.

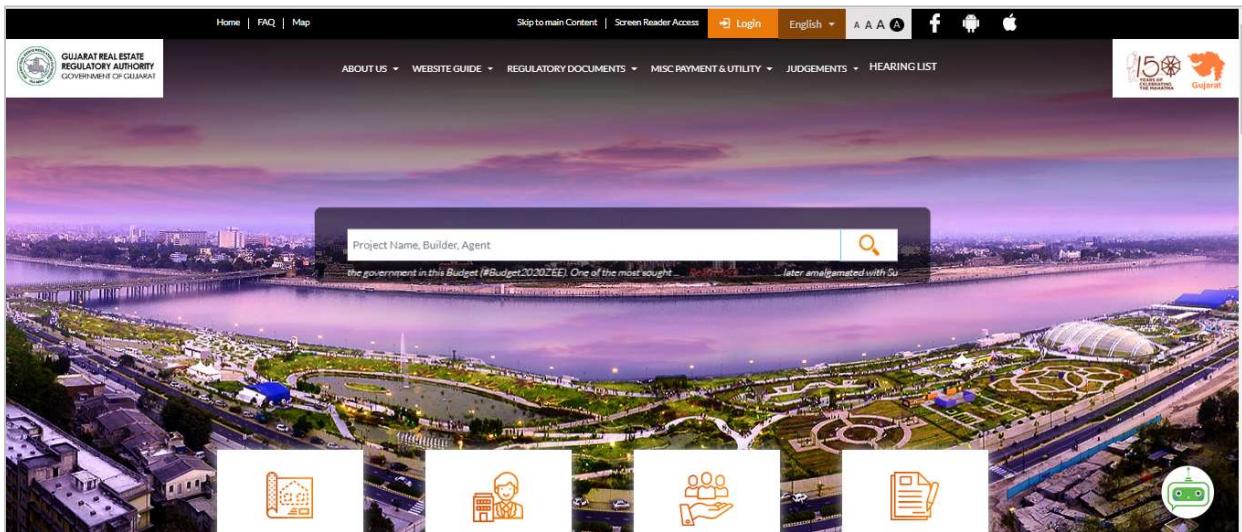
Explanation.—For the purpose of this clause, the allottees, irrespective of the number of apartments or plots, as the case may be, booked by him or booked in the name of his family, or in the case of other persons such as companies or firms or any association of individuals, etc., by whatever name called,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

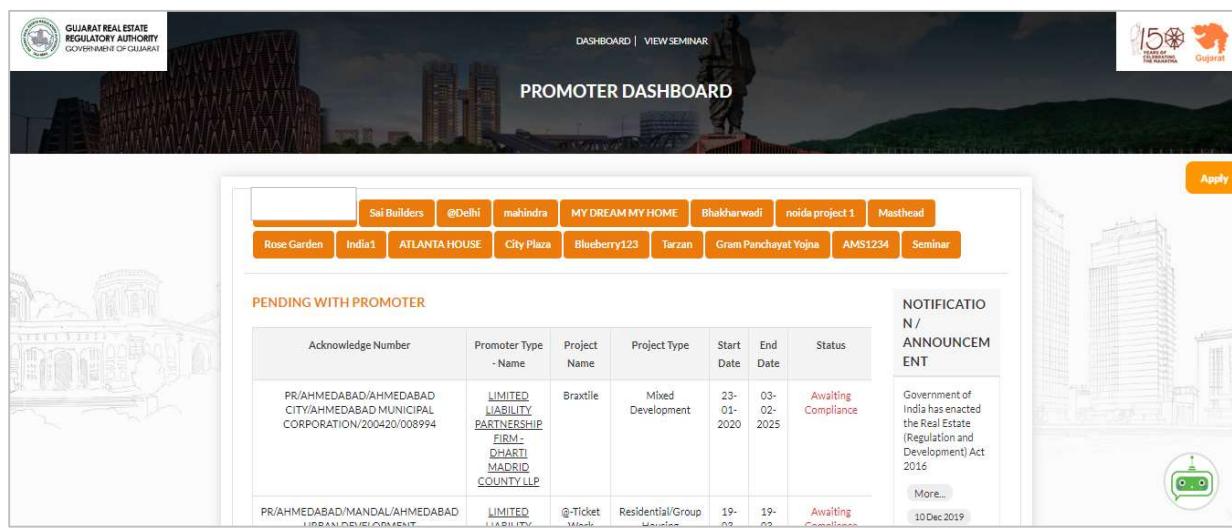
Any Guj-RERA registered project promoter, who has already obtained a revised plan keeping in consideration the above stated clause as per the RERA Act, 2017 subsequent to the revised plan approval by the local competent Plan approving authority.

## 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.

## 7.1. Project Detail

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

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

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

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

Project, Agent, Promoter, Professional, Location

GINGER PRO... DASHBOARD MISC

## PROJECT ALTERATION

**Project Detail**

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

Select All

Scenario 1: Registration of Addition / Alteration

Scenario 2: Registration of Addition / Alteration

Scenario 3: Registration of Addition / Alteration

Scenario 4(a): Registration of New Phase

Scenario 4(b): Registration of Addition/ Alteration

Scenario 5: Registration of New Phase

**PROJECT DETAIL**

1.1 Project Name  Kunj Wani Villa

1.2 Project Type\*  Residential

1.3 Project Description\*  Flat with all facilities, lat with all facilities, Flat with all the facilities, Flat with

1.4 Explanatory Note by Promoter (Reason)\*  Guidance on Scenario (Circular 8 - PDF)

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

1.5 Project Start Date <input type="text"/> 05/04/2020	1.6 Project End Date <input type="text"/> 31/01/2024	1.7 Total Land Area of Approved Layout (Sq Mtrs)* <input type="text"/> 5433543
1.8 Total Covered Land Area (Sq Mtrs) (ground coverage of all buildings) <input type="text"/> 554434	1.9 Total Open Land Area (Sq Mtrs) <input type="text"/> 4879109	1.10 Land Area for Project Under Registration(Sq Mtrs) <input type="text"/> 66544
1.11 Total Carpet area under approved layout(Sq Mtrs) <input type="text"/> 50000	1.12 Total Carpet Area for Project Under Registration (Sq Mtrs) <input type="text"/> 4500	1.13 No. of Garages* <input type="text"/> 5
1.14 Area of Garage (Sq Mtrs)* <input type="text"/> 665	1.15 No. of Open Parking* <input type="text"/> 5	1.16 No. Of Covered Parking* <input type="text"/> 5
1.17 Area Of Open Parking* (Sq Mtrs) <input type="text"/> 655	1.18 Area Of Covered Parking* (Sq Mtrs) <input type="text"/> 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 <input type="text"/>	1.21 TP Name <input type="text"/>	1.22 Final Plot No. <input type="text"/>
1.23 Sub Plot No. <input type="text"/>	1.24 Plot No. <input type="text"/>	1.25 Moje (Add Multiple Moje separated by comma)* <input type="text"/> moje/abc
1.26 Revenue Survey No./Block No. (Add multiple Revenue Survey Nos. separated by comma)* <input type="text"/> na	1.27 City Survey No* <input type="text"/> na	
1.28 Project Address Line 1* <input type="text"/> Vastrapur Road	1.29 Project Address Line 2 <input type="text"/>	
1.30 Pincode <input type="text"/> 380015	1.31 State/UT <input type="text"/> Gujarat	1.32 District <input type="text"/> Ahmedabad
1.33 Town Planning Authority* <input type="text"/> Bavla Municipality	1.34 Taluka <input type="text"/> Ahmedabad City	

**PROXIMITY**

1.35 Fire Station Distance from the Projects(Km) <input type="text"/> 2	1.36 Multi-Speciality Hospital Distance from Projects(Km) <input type="text"/> 2	1.37 Main Railway Station Distance from the Projects(Km) <input type="text"/> 2
1.38 Police Station Distance from the Projects(Km) <input type="text"/> 2	1.39 Public Garden Distance from the Projects(Km) <input type="text"/> 2	1.40 Public Transit Distance from the Projects(Km) <input type="text"/> 2
1.41 ULB Service delivery point Distance from the Projects(Km) <input type="text"/> 2	1.42 Airport Distance from the Projects(Km) <input type="text"/> 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

**Prayer Submission of Registered RERA Bank Account Details for Granting of Registration Application**

Attention of the Promoter, is drawn to the provision of Section 42(6)(f) of the Real Estate (Regulation and Promotion) Act, 2016 ("RERA Act"). It is mandatory for every registered RERA Bank Account has to be opened for each Real Estate where 5% of Netter received from promoter has to be deposited.

As per the RERA Act, the promoter shall have to open a bank account in its name. So, the name of RERA Bank Account shall be "Promoter Name-RERA Account" for the project. e.g. if promoter name is "Kunj Wani Villa" and the project name is "Vastrapur Villa" then the bank account will be "Kunj Wani Villa-RERA Account". It is requested to take note of the above requirement while opening the RERA Bank Account.

Registration Copy of Bank Accounts statement or 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](#).

**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

49

## **7.2. Development details**

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

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

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

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

For Internal development work section click on “Click here to Agree & Add” before proceeding. Enter all the remaining mandatory fields and Click on Save & Next button to proceed to the next page of the application.

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

Project, Agent, Promoter, Professional, Location

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*	No
(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
60	
(d)Water to be supplied from:*	<input checked="" type="radio"/> Borewell at Project Site <input type="radio"/> Tankers <input type="radio"/> Other

#### SEWERAGE DISPOSAL

2.15 Whether sewerage pipe line of Municipal/local authority is available near by the project site to which sewerage line of project can be connected?*	No
(a)Quantity of sewerage which is expected to generate from the project as per NBC	Residential (m3/day) + Commercial (m3/day) = Total (m3/day)
20	20 = 40
(b)How sewerage of the project proposed to be treated?:*	<input checked="" type="radio"/> STP at Project Site <input type="radio"/> Septic Tank with Soak Well <input type="radio"/> Other Site
(c)Whether recycling of treated effluent is proposed:	Yes

#### SOLID WASTE DISPOSAL

2.16 Solid waste disposal from the project*	<input checked="" type="radio"/> Local Authority <input type="radio"/> 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.

## 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.

The screenshot shows the 'PROJECT ALTERATION' section of the RERA application. On the left, a sidebar lists navigation options: Project Detail, Development Detail, Add Professionals, Upload Document, Block Entry, Assign Professionals, Perform Certification, and Payment Page. The main area is titled 'DOCUMENTS' and is divided into 'TECHNICAL DOCUMENTS' and 'LEGAL DOCUMENTS'. Under 'TECHNICAL DOCUMENTS', there are fields for 4.1 Approved Building/Plotting Plan\*, 4.2 Approved Layout Plan\*, 4.4 Approved Section Plan/Infrastructure Plan\*, 4.5 Area Development Plan of Project Area\*, 4.7 Project Photo (JPG only)\*, and 4.8 Non-Agriculture (NA) Order and Fire Opinion from Authority\*. Each field has a 'File Upload' button. Under 'LEGAL DOCUMENTS', there are sections for Land Documents/Ownership Documents ('Conveyance Deed'), Encumbrance Certificate, Title Report, and Title Certificate. Each section contains fields for document date, issuing advocate name, contact details, and a 'File Upload' button. At the bottom of the page, there is a large block of checkboxes for declarations, followed by 'Previous' and 'Next' buttons.

## 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.

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	<a href="#">View File / 1</a>	01-05-2020	11	11

## 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.

FORM 1				
COA No	Architect Name	Email Id	Mobile No	Action
CA/2019/112403	SAURABH JAIN	tect1123@gmail.com	8764534534	<span style="background-color: #008000; color: white; padding: 2px;">Assign</span> <span style="border: 1px solid black; padding: 2px;">Remove</span>

FORM 2				
Engineer License Number	Engineer Name	Email Id	Mobile No	Action
kenn123	KENNETH PETER DOUNHA	eng1@yahoo.com	7854454456	<span style="background-color: #008000; color: white; padding: 2px;">Assign</span> <span style="border: 1px solid black; padding: 2px;">Remove</span>

FORM 2 A				
Engineer License Number	Engineer Name	Email Id	Mobile No	Action
kenn123	KENNETH PETER DOUNHA	eng1@yahoo.com	7854454456	<span style="background-color: #008000; color: white; padding: 2px;">Assign</span> <span style="border: 1px solid black; padding: 2px;">Remove</span>

FORM 3				
CA Membership Number	CA Name	Email Id	Mobile No	Action
754456	dheeraj iwarl iwarl	dheeraj.iwarl@yopmail.com	6753454466	<span style="background-color: #008000; color: white; padding: 2px;">Assign</span> <span style="border: 1px solid black; padding: 2px;">Remove</span>

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, 3, MoF are interdependent forms)

FORM 1					
COA No	Architect Name	Email Id	Mobile No	Status	Action
CA/2019/112403	SAURABH JAIN	tect1123@gmail.com	8764534534	ASSIGNED	<span style="background-color: #008000; color: white; padding: 2px;">Re-Assign</span>

FORM 2					
Engineer License Number	Engineer Name	Email Id	Mobile No	Status	Action
kenn123	KENNETH PETER DOUNHA	eng1@yahoo.com	7854454456	ASSIGNED	<span style="background-color: #008000; color: white; padding: 2px;">Re-Assign</span>

FORM 2 A					
Engineer License Number	Engineer Name	Email Id	Mobile No	Status	Action
kenn123	KENNETH PETER DOUNHA	eng1@yahoo.com	7854454456	ASSIGNED	<span style="background-color: #008000; color: white; padding: 2px;">Re-Assign</span>

FORM 3					
CA Membership Number	CA Name	Email Id	Mobile No	Status	Action
754456	dheeraj iwarl iwarl	dheeraj.iwarl@yopmail.com	6753454466	ASSIGNED	<span style="background-color: #008000; color: white; padding: 2px;">Re-Assign</span>

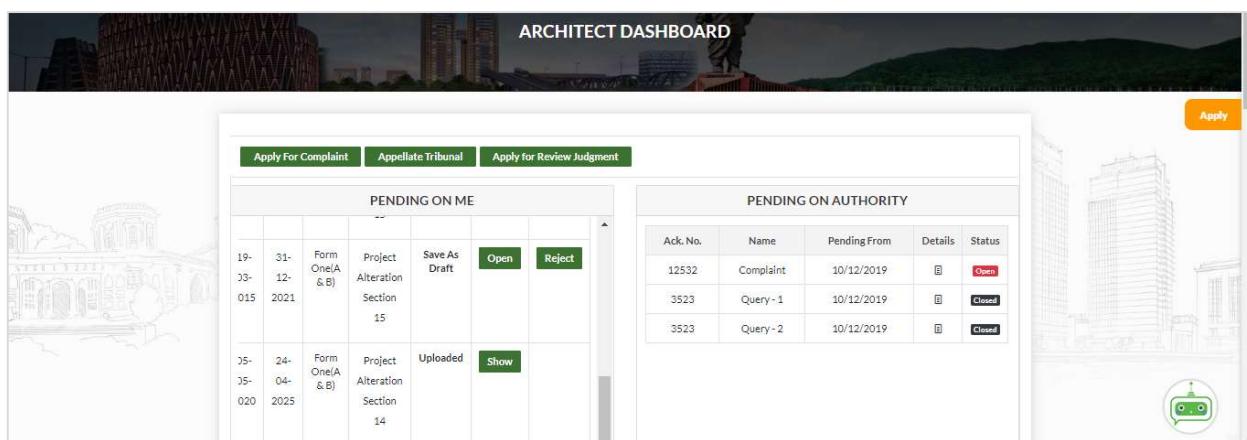
Forms can be assigned to professionals from this page. You are requested to wait until forms are submitted by professionals. Please note that you are required to accept or decline the first filled forms chronologically before professional starts filling next form (i.e. once architect submits Form 1,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

## 7.7. Perform Certification

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

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

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



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

FORM-1 Table(A) of Registration Detail					
	A	B	C	D	
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	Slit 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				
11	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and				
12	The external plumbing and external plaster, elevation, completion of terraces				
13	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				
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.*

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**

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

Upload Form 1 A & B File

No file chosen

**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 <input type="checkbox"/>		%			
Water Supply <input type="checkbox"/>		%			
Sewerage (chamber, lines, Septic Tank, STP) <input type="checkbox"/>		%			
Storm Water Drains <input type="checkbox"/>		%			
Landscaping & Tree Planting <input type="checkbox"/>		%			
Street Lighting <input type="checkbox"/>		%			
Community Buildings <input type="checkbox"/>		%			
Treatment and disposal of sewage and sullage water /STP <input type="checkbox"/>		%			
Solid Waste Management & Disposal <input type="checkbox"/>		%			
Water Conservation,Rain Water Harvesting & Percolating Well/Pit <input type="checkbox"/>		%			
Energy Management <input type="checkbox"/>		%			
Fire Protection and Fire Safety Requirements <input type="checkbox"/>		%			
Electrical Meter Room,Sub-station & Receiving Station <input type="checkbox"/>		%			
Fire fighting facilities <input type="checkbox"/>		%			
Drinking water facilities <input type="checkbox"/>		%			
Emergency evacuation services <input type="checkbox"/>		%			
Use of renewable energy <input type="checkbox"/>		%			
Security using CCTV surveillance <input type="checkbox"/>		%			
Letter Box <input type="checkbox"/>		%			

**OTHER DETAILS**

COMMON AREAS AND FACILITIES AMENITIES <input type="checkbox"/>	% WORK DONE	REMARKS	ACTIVITY START DATE	ACTIVITY END DATE
--	-------------	---------	---------------------	-------------------

**ARCHITECT DETAILS**

Name (IN BLOCK LETTERS) of Architect <input type="text"/>	Council of Architects(CoA) Registration No. <input type="text"/>	Council of Architects(CoA) Registration valid till <input type="text"/>
SAURABHANILKUMARJAIN <input type="text"/>	CA/2019/112403 <input type="text"/>	06/04/2024 <input type="text"/>
Firm Name <input type="text"/>	Remark <input type="text"/>	
Firm Name <input type="text"/>	Architect remark <input type="text"/>	

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

The screenshot shows the Gujarat RERA website interface for document upload. At the top, there are navigation links for Home, FAQ, Map, Skip to main Content, Screen Reader Access, and language options (English). The header also features the RERA logo, a search bar, and social media icons for Facebook, Android, and Apple. On the right side of the header, there is a '150' logo and the text 'Gujarat'. The main content area is titled 'FORM ONE DOCUMENTS UPLOAD'. Below this, there are tabs for Project Detail, Form One A, and Form One Doc. The 'Project Detail' tab is active. The 'BLOCK A1 NOC DETAILS' section contains fields for Fire-NOC and Lift-NOC, each with a 'File Upload' button. There is also a table for Others-NOC with two entries, each with a 'View File / 1' button and a 'Delete' button. A large green 'File Upload' button is located below the table. The 'PHOTO DETAILS' section includes a placeholder for a photograph of a wing/block/building/floor, latitude/longitude coordinates (28.869951666666665, 78.75019833333334), and a 'View File' button. At the bottom of the form, there are 'Previous' and 'Next' buttons.

Home | FAQ | Map Skip to main Content | Screen Reader Access NILPESH PR... English A A A f A A A 150 વર્ષ પરાવરતનાના કાર્યક્રમ ગુજરાત

GUJARAT REAL ESTATE REGULATORY AUTHORITY GOVERNMENT OF 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 ⓘ	<b>File Upload</b>	Railway-NOC ⓘ	<b>File Upload</b>
Environment-NOC ⓘ	<b>File Upload</b>	High Tension Line-NOC ⓘ	<b>File Upload</b>
Gas Line-NOC ⓘ	<b>File Upload</b>	Non Agriculture-NOC ⓘ	<b>File Upload</b>
Highway-NOC ⓘ	<b>File Upload</b>	Metro-NOC ⓘ	<b>File Upload</b>
Irrigation Department-NOC ⓘ	<b>File Upload</b>	Ashant Dharo-NOC ⓘ	<b>File Upload</b>
ONGC-NOC ⓘ	<b>File Upload</b>	Jail-NOC ⓘ	<b>File Upload</b>
Costal Regulation Zone-NOC ⓘ	<b>File Upload</b>	ASI-NOC ⓘ	<b>File Upload</b>
Forest-NOC ⓘ	<b>File Upload</b>		
Other NOC Documents ⓘ	<b>File Upload</b>		
	<b>File Upload</b>		

**Previous** **Confirm & Submit Form One**

Project, Agent & Promoter Details

Validate OTP

Mobile OTP (2)

Enter OTP

Submit

FORM 1(B) DOCUMENTS DETAILS

**NOC DETAILS**

Airport-NOC <small>(2)</small>	<a href="#"><b>File Upload</b></a>	Railway-NOC <small>(2)</small>	<a href="#"><b>File Upload</b></a>
Environment-NOC <small>(2)</small>	<a href="#"><b>File Upload</b></a>	High Tension Line-NOC <small>(2)</small>	<a href="#"><b>File Upload</b></a>
Gas Line-NOC <small>(2)</small>	<a href="#"><b>File Upload</b></a>	Non Agriculture-NOC <small>(2)</small>	<a href="#"><b>File Upload</b></a>
Highway-NOC <small>(2)</small>	<a href="#"><b>File Upload</b></a>	Metro-NOC <small>(2)</small>	<a href="#"><b>File Upload</b></a>
Irrigation Department-NOC <small>(2)</small>	<a href="#"><b>File Upload</b></a>	Ashant Dharo-NOC <small>(2)</small>	<a href="#"><b>View File / 1</b></a> <small>(2)</small>
ONGC-NOC <small>(2)</small>	<a href="#"><b>File Upload</b></a>	Jail-NOC <small>(2)</small>	<a href="#"><b>File Upload</b></a>
Costal Regulation Zone-NOC <small>(2)</small>	<a href="#"><b>File Upload</b></a>	ASI-NOC <small>(2)</small>	<a href="#"><b>File Upload</b></a>
Forest-NOC <small>(2)</small>	<a href="#"><b>File Upload</b></a>		
Other NOC Documents <small>(2)</small>			
<a href="#"><b>File Upload</b></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 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**

**UPASANA IN... DASHBOARD MIS**

**PROJECT ALTERATION**

**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	8	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 water tanks		19%	18-08-2021	23-11-2021
Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CEO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CBZ 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_17232.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	18-11-2021
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 fighting 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				
A																							
Common Amenities																							
Overall																							

**ca**

**ARCHITECT'S CERTIFICATE**

To: MEMBER/DEVELOPER  
Subject: Certificate of Completion Work on the Building & Right of Way  
Date: 10-08-2021  
Reference: Project Alteration  
Project ID: 100821\_17232  
Block ID: 100821\_17232  
Architect's Name: Saurabhnilkumar Jain  
Architect's Registration No.: CA/2019/112403  
Architect's Valid Till: 06-04-2024  
I hereby certify that the work done on the above mentioned project is in accordance with the plans and specifications submitted by the developer. The work has been completed as per the agreed timeline and quality standards. All necessary approvals and clearances have been obtained from the concerned authorities. The building is safe and suitable for habitation. I declare that there are no outstanding issues or legal disputes regarding the completion of the project.

## 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 displays the 'ENGINEER DASHBOARD' interface. At the top, there's a header bar with links for 'Home', 'FAQ', 'Map', 'Skip to main Content', 'Screen Reader Access', a user profile 'VIKRANT NA...', language selection 'English', and social media icons. Below the header is a banner featuring the 'GUJARAT REAL ESTATE REGULATORY AUTHORITY GOVERNMENT OF GUJARAT' logo, the 'STATUE OF LIBERTY' in Ahmedabad, and the 'Gujarat' state emblem. The main content area is titled 'ENGINEER DASHBOARD'. It contains two tables: 'PENDING ON ME' and 'PENDING ON AUTHORITY'. The 'PENDING ON ME' table shows three rows of data with columns for Start Date, End Date, Form, Process Type, Status, and Accept / Reject buttons. The 'PENDING ON AUTHORITY' table shows three rows of data with columns for Ack. No., Name, Pending From, Details, and Status. A large watermark of a building is visible on the left side of the dashboard area.

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

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

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.*

	A	B	C	D	E	F	G	H
1	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
2	FORM-TWO-A	Lotus				=#DIV/0!		
3	FORM-TWO-A	A				=#DIV/0!		
4	FORM-TWO-B					=#DIV/0!		
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
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2. In Form 2(C)- Fill the Other Details if any like: Block Name/ Item Description and Cost Incurred

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	BLOCK_NAME/ITEM_DESCRIPTION	COST_INCURRED														
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5																
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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
<b>Total</b>	<b>2,000</b>

**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

GUJARAT REAL ESTATE REGULATORY AUTHORITY GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location SEARCH

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:**

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\* \*

Engineer Licenses No.\* \*

Engineer Mobile No.\* \*

Date of Physical Visit\* \*

Firm Name\* \*

Remark\* \*

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

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

Previous
Confirm & Submit

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

### 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:

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

#### 5. PRESERVATION OF RECORDS:

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

#### DECLARATION

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

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

#### FORM 2 A ENGINEER

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

[Previous](#) [Accept](#) [Reject](#)

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 MOF	Assigned	<span style="background-color: #2e6b2e; color: white; padding: 2px 5px;">Accept</span> <span style="border: 1px solid black; padding: 2px 5px;">Reject</span>

PENDING ON AUTHORITY				
Ack. No.	Name	Pending From	Details	Status
12532	Complaint	10/12/2019	<span style="border: 1px solid black; padding: 2px 5px;">Open</span>	<span style="color: red;">Open</span>
3523	Query - 1	10/12/2019	<span style="border: 1px solid black; padding: 2px 5px;">Closed</span>	<span style="color: black;">Closed</span>
3523	Query - 2	10/12/2019	<span style="border: 1px solid black; padding: 2px 5px;">Closed</span>	<span style="color: black;">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.*

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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	K	L	M	N	REDEVEL		
2																
3																
4																
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7																
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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																
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Clipboard	Font		Alignment			Number		Styles		Cells		Editing		Ideas		
	B	I	U	W	A	\$	%	General	Conditional Formatting	Format as Table	Cell Styles	Insert	Delete	AutoSum	Sort & Filter	Ideas
D21	:	X	✓	f												
1	DETAILS	PROPOSED	BOOKED	D	E	F	G	H	I	J	K	L	M	N	O	
2	Number of Garages															
3	Number of Covered Parking															
4	Number of Open Parking															
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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.

Form-Three.xlsx - Excel

Sr. No.	Particulars	Estimated Amount (in Rs.)	Incurred & Paid Amount (in Rs.)
1. i	Acquisition Cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land and legal cost		
1. a	Amount paid by the CA to obtain development rights, FSI, additional FSI, fungible area and any other amount under DCR from Local Authority or State Government or any Statutory Authority		
1. b	Acquisition cost of TDR (if any)		
1. c	Amount payable to State Government or competent authority or any other authority under the State or Central Government towards stamp duty, transfer charges, registration fees etc.		
1. d	Land Premium payable as annual statement of rates (ASRI) for re-development of land owned by Public Authorities.		
1. e	Acquisition cost of TDR (if any)		
1. f	<u>Under Re-development/Rehabilitation Scheme:</u> Estimated Cost of Construction cost of land including site development and infrastructure for the same certified by Engineer (in Column-A) Books of accounts as verified by the CA as verified by the CA (in Column-B) Note: (Total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	Applicable:	
1. (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 labour, cost of materials, cost of plant and machinery, cost of maintenance deposit, or any amount whatsoever payable to any authorities towards land and in project of rehabilitation.		
1. (ii)	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 labour, cost of materials, cost of plant and machinery, cost of maintenance deposit, or any amount whatsoever payable to any authorities towards land and in project of rehabilitation.		
1. (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 labour, cost of materials, cost of plant and machinery, cost of maintenance deposit, or any amount whatsoever payable to any authorities towards land and in project of rehabilitation.		
1. (iv)	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 labour, cost of materials, cost of plant and machinery, cost of maintenance deposit, or any amount whatsoever payable to any authorities towards land and in project of rehabilitation.		

Form-Three.xlsx - Excel

Sub-Total of Land Cost		0	0
ii	Development Cost/Cost of Construction	1087800	
a(i)	Estimated Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - A) Annual Cost of Construction incurred and paid as per the books of construction incurred, Minimum of (i) or (ii) is to be considered	1087800	
a(ii)	Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (Total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
a(iii)	Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - C) Costs which are directly incurred to complete the construction of the entire phase of the project including site development, infrastructure, labour, consultants fees, site overheads, development work, cost of materials (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project.		
b	Statutory Authority Amount which can be withdrawn from the Designated Account to the Reserve Bank of India or any other recognised bank or any recognised financial institution (NBFC) or money lenders on construction funding or money borrowed for construction		
c	Sub-Total of Development Cost	10878	0
24. 2	A Total Cost Incurred and Paid of the Real Estate Project (16) + (ii) of Incurred and paid Column - B Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	10878	
25. 3	Project Total Cost Incurred and Paid on Land Cost and Construction Cost to the Total Estimated Cost (32)	0	
26. 4	Project Total Cost Incurred and Paid on Land Cost and Construction Cost to the Total Estimated Cost (32)	0	
27. 5	Amount which can be withdrawn from the Designated Account Total Estimated Cost (Proportion of cost incurred and paid Sr. number 2 'Sr. number 5)	0	
28. 6	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	0	
29. 7	Less: Net Amount which can be withdrawn from the Designated Bank Account under this certificate	0	
30. 8		0	

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

AutoSave (Off) Deviya Sagar D5

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L9

DETAILS OF PROJECT LOAN AND LENDERS						
	LENDER NAME	LOAN AMOUNT TAKEN	LOAN DISBURSAL RECEIVED	LOAN REPAYED	TOTAL UNITS	BALANCE LOAN
1						0
2						0
3						0
4						0
5						0
6						0
7						0
8						0
9						0
10						0
11						0
12						0
13						0
14						0
15						0
16						0
17						0
18						0
19						0
20						0
21						0
22						0
23						0
24						0

FORM3 | BOOKED-STATUS | FORM3C | FORM3LOAN |

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

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

The screenshot shows the official website of the Gujarat Real Estate Regulatory Authority (GERRA). The top navigation bar includes links for Home, FAQ, Map, Skip to main Content, Screen Reader Access, PRATIKSHINH P... (dropdown), English (dropdown), and social media icons for Facebook, Google+, and Apple. The header also features the GERRA logo and the 15th Foundation Day of Gujarat.

The main content area is titled "FORM-3 (ANNEXURE) OF REGISTRATION DETAIL". It contains a message indicating "Form Three A excel validated successfully." Below this, there is a file upload input field with the placeholder "Choose File | Form-Three.xlsx" and a link to "Download Annexure template". A prominent green button at the bottom of this section says "Upload Your Form 3 Annexure Excel File".

The "BLOCK DETAILS" section contains a table with 17 rows, each representing a unit in the "Lotus" block. The columns include SR.No., BLOCK NAME, FLAT/ BUNGALOW/ OFFICE NO/ PLOT NO., USAGE, CARPET AREA (In Sq. Mts.), and AREA OF EXCLUSIVE BALCONY. The data is as follows:

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

The "BLOCK SUMMARY" section provides a quick overview of the registration details:

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

A note below the summary states "Books of account verified till" followed by a date input field containing "04-05-2020". At the bottom of the page are "Previous" and "Submit" buttons.

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 abc	Amount of Loan taken for Project as per Agreement (INR) 564	Loan Agreement Document <input type="file"/>
Loan Disbursal Received (INR) 545	Loan Repaid (INR) 45	Balance of Loan (Out Standing) (INR) 500.0
Total Number of Project Units Mortgaged: 5	Mortgaged Document <input type="file"/>	

**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.

Home | FAQ | Map | Skip to main Content | Screen Reader Access | PRATIKSINH P... | English | A A A | f | a | A | 150 Years Gujarat

CASHBOARD | VIEW SEMINAR

**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*	3	4
	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*	13	5
	Acquisition cost of TDR (if any)*	13	5
	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.*	13	5
	Legal Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities*	13	5
	Under Re-development/Rehabilitation Scheme*	Applicable	YES
	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (In Column-A)	12	2
	"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)"	12	2
	Cost towards clearance of land or any encumbrances including cost of removal of trees, cost of shifting temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost*	12	2
	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.	12	2
	Sub-Total of Land Cost	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) 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 required for construction, cost of materials required for construction which were 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	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) Unbooked receivables certified by Management and to be verified by CA from the records and books of accounts)	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 70% 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\* SHREE ASSOCIATES Project's Name\* 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\* For (Name of CA Firm)  
PRATIKSINH null PARMAR

Partner/Proprietor (Membership Number)\*  
260189

COP Date\*  
01-01-2021

UDIN Number\*  
20260189AKTSBN1659

CA FRN No\*  
255632W

CA Designation\*  
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.

The screenshot shows a web-based application for real estate registration. At the top, there's a banner featuring the Indian Parliament building and the Statue of Unity, with the text "FORM THREE VIEW". Below the banner, a navigation bar includes "Project Detail", "Form One", "Form Two", "Form Three", and "Form Three MOF", with "Form Three MOF" being the active tab. A sub-header "FORM-3 (ANNEXURE) OF REGISTRATION DETAIL" is followed by a "DOWNLOAD AS PDF" button. The main content area is titled "BLOCK DETAILS" and contains a table with the following data:

SR.No.	BLOCK NAME	FLAT/ BUNGALOW/ OFFICE NO/ PLOT NO.	USAGE	CARPET AREA (In Sq. Mts.)	AREA OF EXCLUSIVE BALCONY/VERANDA (In Sq. Mts.)	STATUS	UNIT AMOUNT	RECEIVED AMOUNT	BALANCE AMOUNT	DATE AGREED
1	Lotus	101	Residential	3454	133.12	BOOKED	4,566	1,000	3,566	12-04-2023
2	Lotus	102	Residential	3455	134.12	BOOKED	4,567	500	4,067	05-03-2023
3	Lotus	103	Residential	3456	135.12	BOOKED	4,568	2,000	2,568	06-04-2023

To the right of the table, there's a preview of a PDF document titled "FORM THREE OF REGISTRATION OF PROPERTY FOR THE PURCHASE OF PROPERTY IN GUJARAT". The PDF contains several tables and sections of text, though they are mostly illegible. A small green speech bubble icon is located at the bottom right of the preview area.

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.

**GUJARAT REAL ESTATE  
REGISTRATION AUTHORITY  
GOVERNMENT OF GUJARAT**

Project, Agent, Professional, Location | SEARCH | VIASANA IN... | DOWNLOAD EXCEL | DOWNLOAD PDF

### PROJECT ALTERATION

**FORM 3 OF REGISTRATION DETAIL**

**BLOCK DETAILS**

Sr.No.	BLOCK NAME	LAV/ BIRTHING ROOM/ OFFICE NO/ PLOT NO.	USAGE	CARPET AREA (IN SQ. Mtrs)	AREA OF EXCLUSIVL BALCONY/VERANDA (IN SQ. Mtrs)	STATUS	UNIT AMOUNT	RECEIVED AMOUNT	BALAN AMOUNT
1	A	101	Shop	64.3	0	UNBOOKED	1,000,000	0	1,000,000
2	A	102	Shop	64.3	0	UNBOOKED	1,000,000	0	1,000,000
3	A	103	Shop	64.3	0	UNBOOKED	1,000,000	0	1,000,000
4	A	104	Shop	64.3	0	UNBOOKED	1,000,000	0	1,000,000
5	A	105	Shop	64.3	0	UNBOOKED	1,000,000	0	1,000,000
6	A	106	Shop	64.3	0	BOOKED	1,000,000	50,000	950,000
7	A	107	Shop	64.3	0	BOOKED	1,000,000	50,000	950,000
8	A	108	Shop	64.3	0	BOOKED	1,000,000	50,000	950,000
9	A	109	Shop	64.3	0	BOOKED	1,000,000	50,000	950,000
10	A	110	Shop	64.3	0	BOOKED	1,000,000	50,000	950,000

**BLOCK SUMMARY**

Type of Inventory	Number	Booked	Unbooked	Date Consideration	Received Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked
Shop	10	8	2	10/08/2021	2,800,000	7,200,000	8,000,000	8,000,000
<b>TOTAL</b>	<b>10</b>	<b>8</b>	<b>2</b>		<b>2,800,000</b>	<b>7,200,000</b>	<b>8,000,000</b>	<b>8,000,000</b>

**BOOKED STATUS**

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

Books of account verified till 10-08-2021

**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 on construction, Land Cost and book cost. Method of land valuation	20,000 Index Value
	Amount of Premium payable to obtain development rights, ESI, additional ESI, franchise area and any other incentive under DGT from Local Authority or State Government or any Statutory Body or Corporation	25,000 20,000
	Acquisition cost of Land	20,000 20,000
	Amounts paid to State Government or Central Government towards stamp duty, transfer charges, Registration fees etc.	20,000 20,000
	Cost of Survey/Valuation by Statutory Surveyor or any other surveyor appointed by Public Audit Department	20,000 20,000
	Under Environment/Rehabilitation Scheme	Applicable NA
	Estimated construction cost of future building including site development and infrastructure works, including cost of labour and material (in Column-A)	0
	Actual Cost of construction of independent/whole building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (The total cost of construction incurred, Minimum of (i) or (ii) to be considered)	0
	Cost incurred/eviction of land of all or any encumbrances including cost of removal of legal/illegal encumbrances, cost for providing temporary transit accommodation or rent in lieu of the same, cost of compensation, cost of demolition	0 0
	Cost of ASI linked premium, fees, charges and security deposits or maintenance deposits, or any amount whatsoever payable to any authorities, towards and in project of registration	0 0
	<b>Sub-Total of Land Cost</b>	3,00,000 3,00,000
	<b>Development Cost/Cost of Construction</b>	
a. (i) Estimated Cost of Construction as certified by Engineer (Column - A)	3,00,000 NA	
with (ii) Actual Cost of Construction incurred and paid by user. The books of accounts as verified by the CA (in Column-B) Note: (The total cost of construction incurred, Minimum of (i) or (ii) to be considered)	20,000 20,000	
add: Other expenditure for development of entire project including cost of construction as per the books of accounts including cost of labour and material, cost of machinery and equipment including its hire and maintenance, cost of consultancy incurred to complete the construction of the entire phase of the project registered	20,000 20,000	
b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authorities	20,000 20,000	
c. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFIs) or money lenders on construction fund or money borrowed for construction	0 0	
<b>Sub Total of Development Cost</b>	3,40,000 60,000	
2	Total Estimated Cost of the Real Estate Project (1.0) + 2.0 of Estimated Column A	4,40,000
3	Total Cost Incurred and Paid of the Real Estate Project (1.0) + 1.0 of Incurred and Paid of Development Cost	1,60,000
4	The Percentage of Completion of Construction Work (as per Project Architect's Certificate on completion of project)	48
5	Proportion of the Costs Incurred and Paid on Land Cost and Construction Cost to the Total Estimated Cost of the Real Estate Project	0.36
6	Amounts which can be withdrawn from the Designated Account. Total Estimated Cost (Proportion of cost incurred and paid (S.no number 3-% number 5))	1,60,000
7	Less: Amounts withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	10,000
8	<b>Net Amount which can be withdrawn from the Designated Bank Accounts under this certificate</b>	1,50,000

**DETAILS OF PROJECT LOAN AND LENDERS:** Data Not Available

**DETAILS OF SEPARATE RERA BANK ACCOUNT:**

Bank Name	Branch Name	Account No.
ICICI BANK LIMITED	ICICI BANK LIMITED	76545555555
Account Name	IFSC Code	
Dobolt	ICIC0000244	State
Opening Balance	Opening Balance Date	GUJARAT
10,000	09-08-2021	Deposited during the period
Withdrawal during the period	Closing Balance	20,000
2,000	Closing Balance Date	10-08-2021

**(ADDITIONAL INFORMATION FOR PROJECTS)**

- Estimated Increase/Decrease in Construction Cost of the Real Estate Project (Difference of Total Estimated Project Cost and Construction Cost)
- Balance amount of unutilized funds available as per Accounts As on date last utilized or Utilized by Chartered Accountant as verified from the records And books of accounts
- Unutilized Unbilled amount to be utilized by Management, and to be verified by CA from the books of accounts of Accounting
- Unutilized Reimbursable amount of unbilled/unutilized bills amounts as per Accounts As on date last utilized
- Percentage to be deposited in Designated Account - 20% of 1000ft² & less than 3,000ft² or 10% of 3000ft² & more than 3,000ft² of the balance amount of Chilling project will be deposited in designated account and remaining 30% of Unutilized Headlines of Chilling project will be deposited in designated account

**(PROJECT CERTIFICATE)**

This certificate is being issued after ULPA comparison for the Company based on the records and documents produced before me and the same is true to the best of my knowledge. The Company has furnished the verification of books of accounts till 31-07-2021.

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

YES

Year I Attitibute, Name of Chartered Accountant  
Shrikant Thakur Patel  
UDI Number  
213456789012345678  
CA Description  
Partner  
Membership Number  
756456  
CA FIRM NA  
12345678  
CA Practice  
Ahmedabad  
COP DATE  
20-04-2021  
CA Firm Name  
ABC  
Additional Notes to the Certificate (if any)  
SAC

GUJARAT RERA Bank Account Password  
DView Edit / 1

Previous Accept Reject

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

PENDING ON ME						PENDING ON AUTHORITY				
Start Date	End Date	Form	Process Type	Status	Accept / Reject	Ack. No.	Name	Pending From	Details	Status
20-03-1999	20-03-2025	Form 3A & C	Project Registration MOF	Assigned	<button>Accept</button>	<button>Reject</button>	12532	Complaint	10/12/2019	<span>Open</span>
20-03-1999	20-03-2025	Form 3A & C	Project Registration	Assigned	<button>Accept</button>	<button>Reject</button>	3523	Query - 1	10/12/2019	<span>Closed</span>
05-	24-	Form 3A & C	Project	Assigned	<button>Accept</button>	<button>Reject</button>	3523	Query - 2	10/12/2019	<span>Closed</span>

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

Fill all the details as mentioned in the MOF excel template

Sr. No	1(i)	1(ii)	1(iii)	1(iv)	1(v)	1(vi)	A	2(i)	2(ii)	2(iii)	B	RepaymentTotal	C	3(i)	3(ii)
1	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)]	[A+2((i)+(ii)+(iii)+(iv)+(v)+(vi))]	Total Cash Outflow (A+B)	Promoter's Capital 2019	Project Loan Disbursement (if any) 2020	
2	Total	91.00	912.00	12.00	2.00	2.00	0	1019	0	0	0	1019	2038	1000	
3	Pre RERA Registration Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	JUN-2020	91	912	12	2	2	0	1019	0	0	0	1019	2038	1000	
5	SEP-2020														
6	DEC-2020														
7	MAR-2021														
8	JUN-2021														
9	SEP-2021														
10	DEC-2021														
11	MAR-2022														
12	JUN-2022														
13	SEP-2022														
14	DEC-2022														
15	MAR-2023														
16	JUN-2023														
17	SEP-2023														
18	DEC-2023														
19	MAR-2024														

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)**

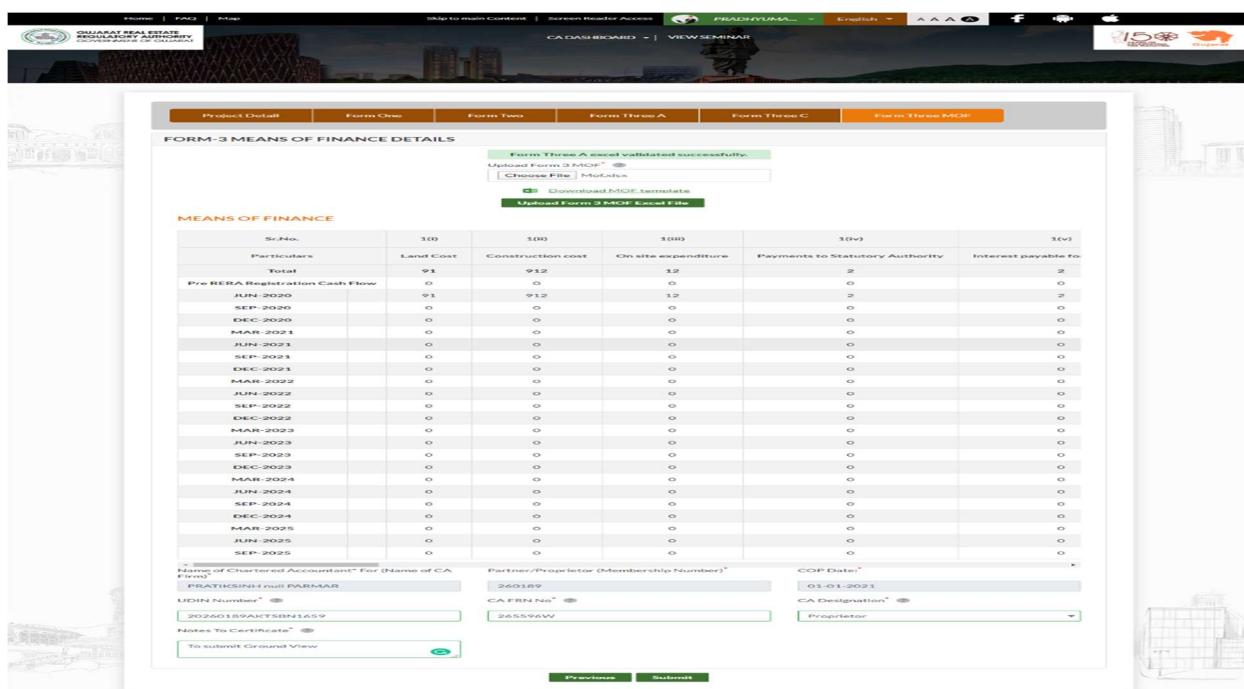
**Notes to Certificate (free text) must be entered by the user prior to Form-3 Certificate submission.**

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

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



### FORM-3 MEANS OF FINANCE DETAILS

Form Three A Excel validated successfully.

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[Choose File](#) [MoEx.xls](#)

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#### MEANS OF FINANCE

Sr.No.	1(i)	1(ii)	1(iii)	1(iv)	1(v)
Particulars	Land Cost	Construction cost	On site expenditure	Payments to Statutory Authority	Interest payable to:
<b>Total</b>	<b>91</b>	<b>912</b>	<b>12</b>	<b>2</b>	<b>2</b>
Pre RERA Registration Cash Flow	0	0	0	0	0
JUN-2020	91	912	12	2	2
SEP-2020	0	0	0	0	0
DEC-2020	0	0	0	0	0
MAR-2021	0	0	0	0	0
JUN-2021	0	0	0	0	0
SEP-2021	0	0	0	0	0
DEC-2021	0	0	0	0	0
MAR-2022	0	0	0	0	0
JUN-2022	0	0	0	0	0
SEP-2022	0	0	0	0	0
DEC-2022	0	0	0	0	0
JAN-2023	0	0	0	0	0
JUN-2023	0	0	0	0	0
SEP-2023	0	0	0	0	0
DEC-2023	0	0	0	0	0
MAR-2024	0	0	0	0	0
JUN-2024	0	0	0	0	0
SEP-2024	0	0	0	0	0
DEC-2024	0	0	0	0	0
MAR-2025	0	0	0	0	0
JUN-2025	0	0	0	0	0
SEP-2025	0	0	0	0	0

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

Partner/Proprietor (Membership Number)\*

COP Date\*

UDIN Number\*

CA FRN No\*

CA Designation\*

Notes To Certificate\*

To submit Ground View

[Previous](#) [Submit](#)

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 section

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.

**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.sbi@pay@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.

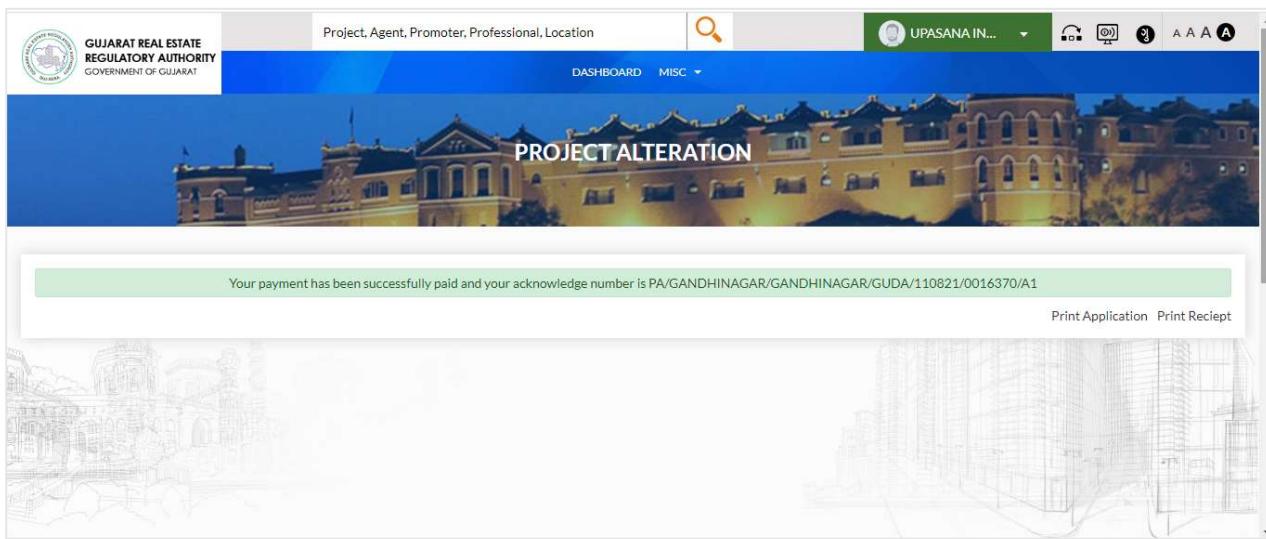
[I/We] solemnly affirm and declare that the particulars given in herein are correct to [my / our] knowledge and belief and nothing material has been concealed by [me/us] therefrom Please affirm the declarations.

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

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

**Previous** **Agree & Pay 96,496.35**

## 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

 <b>GUJARAT REAL ESTATE REGULATORY AUTHORITY GOVERNMENT OF GUJARAT</b>		
Project Address: 104, Ground Floor, Building No. 104, Sector 10, Sector 10, Gandhinagar, Gujarat - 382007   Project ID: GREA/2021/001007/44		
<b>PROJECT DETAIL</b>		
1.1 Project Name <b>GANDHINAGAR</b>	1.2 Project Type <b>Mixed Development</b>	1.3 Project Description <b>Residential &amp; Commercial</b>
1.4 Explanatory Note by Promoter / Reason/Guidelines Scenario 10 Circular II - PDF		
1.5 Project Start Date <b>01/01/2022</b>	1.6 Project End Date <b>01/01/2025</b>	1.7 Total Land Area of Associated Land (In M.R.) <b>200.00</b>
1.8 Total Covered Land Area (In M.R.) (excluding area of all buildings) <b>100.00</b>	1.9 Total Open Land Area (In M.R.) <b>0.00</b>	1.10 Land Area for Project Under Registration (In M.R.) <b>100.00</b>
1.11 Total Carpet area under proposed layout (In M.R.) <b>647.00</b>	1.12 Total Carpet Area for Project Under Registration (In M.R.) <b>647.00</b>	1.13 Area of Open space <b>0</b>
1.14 Area of Garage (In M.R.) <b>0.00</b>	1.15 Area of Open Parking <b>0.00</b>	1.16 Area of Covered Parking <b>0.00</b>
1.17 Area of Opened Parking (In M.R.) <b>0.00</b>	1.18 Area of Covered Walkways (In M.R.) <b>0.00</b>	
1.19 Total Project in TP Area (In TP Area including General Areas)		
<b>PROJECT RELATED LAND REVENUE DETAILS</b>		
1.20 TP Area <b>100.00</b>	1.21 TP Rent <b>0.00</b>	1.22 Total Rent <b>0.00</b>
1.23 Sub-Rent No. <b>0.00</b>	1.24 Rent Per Sq. <b>0.00</b>	1.25 Rent Per Multiple House Occupied by Tenant <b>0.00</b>
1.26 Revenue Survey No. (Block No.) (If multiple Revenue Survey Nos, separate by commas) <b>0.00</b>	1.27 Total Survey No. <b>0.00</b>	1.28 Project Subjected to Tax <b>No Tax</b>
1.29 Project Address (Line 2) <b>New Ahmedabad</b>	1.30 Project <b>Commercial</b>	1.31 Area OT <b>Closed</b>
1.32 District <b>Gandhinagar</b>	1.33 Power Planning Authority <b>Gandhinagar Urban Development Authority</b>	1.34 Title <b>Cognoscenti</b>
<b>PROXIMITY</b>		
1.35 Fire Station Distance from the Project (In m) <b>0</b>	1.36 Hospital Proximity Distance from the Project (In m) <b>0</b>	1.37 Main Railway Station Distance from the Project (In m) <b>0</b>
1.38 Police Station Distance from the Project (In m) <b>0</b>	1.39 Public Toilet Distance from the Project (In m) <b>0</b>	1.40 Public Transport Distance from the Project (In m) <b>0</b>
1.41 LPG Gas Delivery point Distance from the Project (In m) <b>0</b>	1.42 Airport Distance from the Project (In m) <b>0</b>	

## 7.11. 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, Satyog Bankul, Sector-11, Gandhinagar-382010 Website: <a href="http://www.gujrera.gujarat.gov.in">www.gujrera.gujarat.gov.in</a> , Ph. No. (079) 232-58869 Email Id: <a href="mailto:inforera@gujarat.gov.in">inforera@gujarat.gov.in</a>	
<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	<a href="mailto:ds719@gmail.com">ds719@gmail.com</a>
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)**

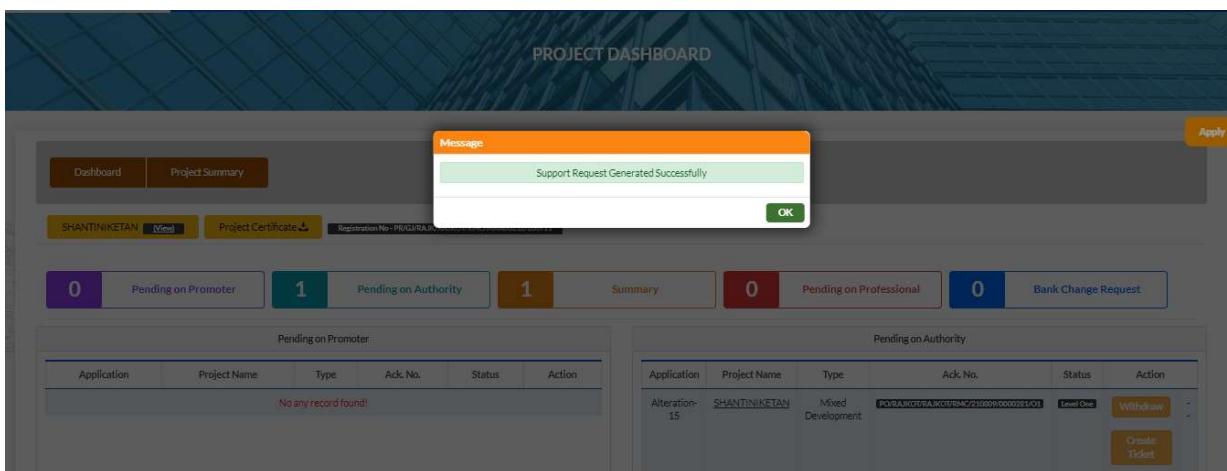
Please refer the Project Alteration (Section-15) for steps to Create Ticket

## **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	ANKITBHAI	1.39 Middle Name	JAYANTIBHAI	1.40 Last Name(Surname)	JOSHI
1.41 PAN No	AYKPJ6018R	1.42 Address Line 1	Address Line 1, Address Line 1, Address Line 1	1.43 Address Line 2	Address Line 1, Address Line 1, Address Line 1
1.44 Mobile No	9898882212	1.45 Pincode	382421	1.46 State	GUJARAT
1.47 District	Gandhinagar	1.48 Taluka	Gandhinagar	1.49 Email Id	asdfasdf@youuu.com
1.50 Colored PAN Card	<a href="#">View File / 1</a>				



### AUTHORIZED SIGNATORY

AUTHORISED SIGNATORY ASSIGNED TO THE PROJECT

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

SUDIPTO	ASUTOSH	MUKERJEE
1.84 PAN No AQ/PNB8805C	1.85 Mobile No 8909123123	1.86 Address Line 1 asdf asdf asf
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)**

1.1 Project Name SRINIVASA PROJECT	1.2 Project Type Residential Development	1.3 Project Address Project Address
1.4 Project Location District	1.5 Project Start Date 2024-01-01	1.6 Project End Date 2028-01-01
1.7 What is the area of Approved Project (in Acres)? 0.00	1.8 Total Project Area (in Acres)? 0.00	1.9 Total Project and Approved Area (in Acres)? 0.00
1.10 Total Plot Area (in Acres)? 0.00	1.11 Total Plot Area (in Acres)? 0.00	1.12 Total Plot Area (in Acres)? 0.00
1.13 Area of Commercial Parking? 0.00	1.14 Area of Residential Parking? 0.00	1.15 Area of Open Parking? 0.00
1.16 Total Project in TP Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1.17 Area of Project Parking? 0.00	1.18 Area of Commercial Parking? 0.00

**PROJECT RELATED REVENUE DETAILS**

2.1 TP No. 2012	2.2 TP Number 2012	2.3 Project Plot No. 101
2.4 Total Plot No. 100	2.5 Total Plot No. 100	2.6 Area (in Acres) 0.00
2.7 Revenue Per Plot (in Rupees) (Add multiple Revenue Items) 5000000	2.8 Total Revenue (in Rupees) 5000000	2.9 Total Plot No. 100
2.10 Additional Info 1 Landscaped Road	2.11 Additional Info 2 Commercial Plot	2.12 Additional Info 3 Main Railway Station
2.13 Project Distance From the Main Railway Station (in KM) 0.00	2.14 Distance From the Main Railway Station (in KM) 0.00	2.15 Public Transport Distance From the Project (in KM) 0.00
2.16 Police Station Distance From the Project (in KM) 0.00	2.17 Distance From the Police Station (in KM) 0.00	2.18 Airport Distance From the Project (in KM) 0.00
2.19 Fire Service Station Distance From the Project (in KM) 0.00	2.20 Distance From the Fire Service Station (in KM) 0.00	2.21 Main Railway Station Distance From the Project (in KM) 0.00

**PROXIMITY**

3.1 The location distance from the nearest hospital 0.00	3.2 Multifaceted (nearest) distance from project location 0.00	3.3 Main railway station distance from the project (in KM) 0.00
3.4 Police Station Distance from the Project (in KM) 0.00	3.5 Public Garden Distance from the Project (in KM) 0.00	3.6 Public Transport Distance from the Project (in KM) 0.00
3.7 Fire Service Station Distance from the Project (in KM) 0.00	3.8 Distance From the Fire Service Station (in KM) 0.00	3.9 Airport Distance From the Project (in KM) 0.00

**GROUND WATER LEVEL**

Ques 1. Is there any water body under your project? (Same as your EXISTING SOURCE)  
Ques 2. Existing Report

**BANK DETAIL**

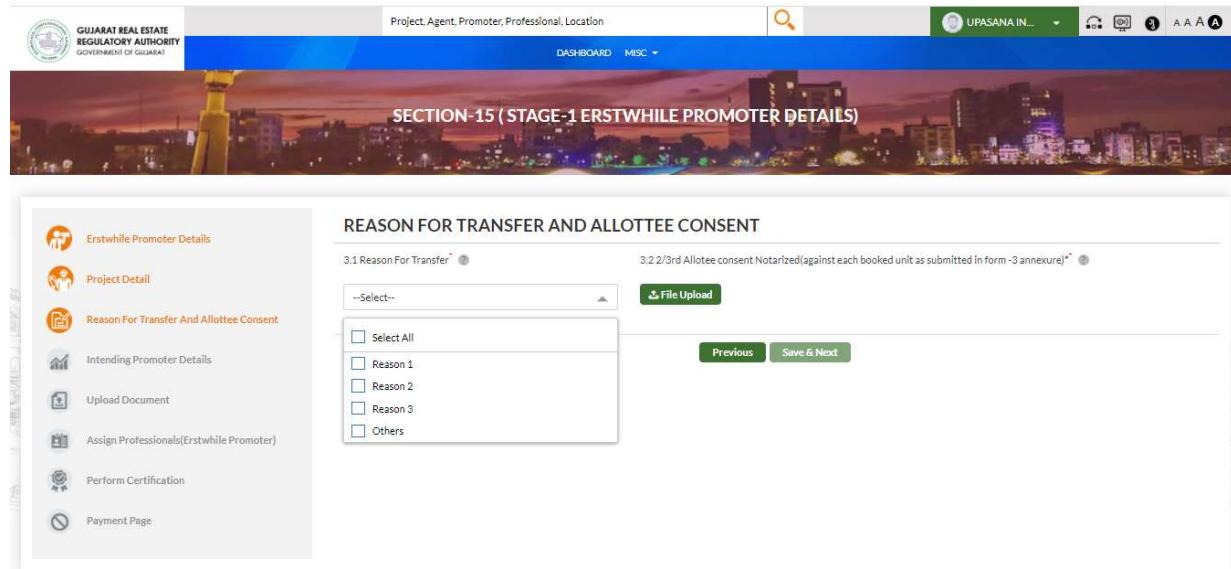
Ques 3. Name of First RCRA Bank Account as per RCRA Banking Directions Promoter Name: Utkarsha Infrastructure Private Limited	Ques 4. A/C No. Bank Account Number If should be 14 digit RCRA Matching Account Number	Ques 5. IFSC Code Bank IFSC Code Bank Branch Bank Address
Ques 6. Bank Name Bank Statement	Ques 7. Account Number Bank Account Number Bank Address	Ques 8. IFSC Code Bank IFSC Code Bank Branch Bank Address
Ques 9. RCRA Bank Account Statement or First Page of RCRA Statement		

[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.

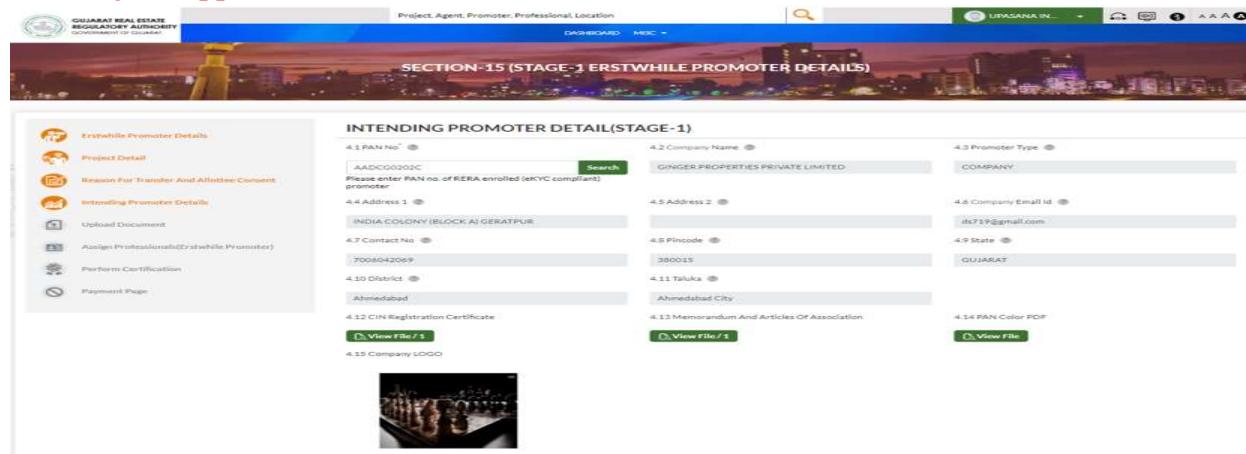
Erstwhile Promoter need to upload 2/3rd Allottee consent Notarized (against each booked unit as submitted in form -3 annexure)



### 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)(C) 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 Upload 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](#)

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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](#)



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## 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 RAMNIKLAL

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.

COA No	Architect Name	Email Id	Mobile No	Status	Action
CA/2019/112403	SAURABH JAIN	tect123@gmail.com	8765432109	ASSIGNED	<button>Delete</button>

Engineer License Number	Engineer Name	Email Id	Mobile No	Status	Action
karn123	KENNETH PETER DCUNHA	eng1@yahoo.com	7856454556	ASSIGNED	<button>Delete</button>

Engineer License Number	Engineer Name	Email Id	Mobile No	Status	Action
karn123	KENNETH PETER DCUNHA	eng1@yahoo.com	7856454556	ASSIGNED	<button>Delete</button>

CA Membership Number	CA Name	Email Id	Mobile No	Status	Action
20189	PRATIKSHINH PARMAR	gear@gmail.com	878098476	ASSIGNED	<button>Delete</button>

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.

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:

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	A	B	C	D	E	F	G
2							
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		
9	Internal walls,						
10	Internal Plaster, Floorings within Flats/Premises, Doors and Sanitary Fittings within the Flat/Premises	10	11-06-2021	09-01-2023			
11	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and	10	12-06-2021	10-01-2023			
12	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	10	13-06-2021	11-01-2023			
13	Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRZ	10	14-06-2021	12-01-2023			
14			15-06-2021	13-01-2023			
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	A	B	C	D	E	F	G	H
2								
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		
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
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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

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

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

Upload Form 1 A & B File\*

Choose File No file chosen

Download Form 1 A&B Template

Upload Form 1 A & B File

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

**FORM 1(A) DETAILS**

**A BLOCK**

TASKS	NUMBER	% WORK DONE	ACTIVITY START DATE	ACTIVITY END DATE
Excavation	1	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 Podium	NA	NA	NA	NA
Stil Floor	1	10%	11-06-2021	07-01-2023
Total number of Slabs of Super Structure	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	1	10%	11-06-2021	09-01-2023
Sanitary Fittings within the Flat/Premises	1	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	1	10%	13-06-2021	11-01-2023
The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	1	10%	14-06-2021	12-01-2023
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, 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	1	10%	15-06-2021	13-01-2023

**B BLOCK**

TASKS	NUMBER	% WORK DONE	ACTIVITY START DATE	ACTIVITY END DATE
Excavation	1	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 Podium	NA	NA	NA	NA
Stil Floor	1	10%	11-06-2021	07-01-2023
Total number of Slabs of Super Structure	3	10%	11-06-2021	07-01-2023
Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1	10%	11-06-2021	09-01-2023

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

**OTHER DETAILS**

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

**ARCHITECT DETAILS**

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

[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	<a href="#">File Upload</a>	Lift-NOC	<a href="#">File Upload</a>
Click here for guidance			
Others-NOC	<a href="#">File Upload</a>		

**PHOTO DETAILS**

Photograph of Wing/Block/Building/Floor*	1   16370_277_050821_214730.jpg	Latitude: 23.21947365394819 Longitude: 72.64299319823226	<a href="#">View File</a>
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[Previous](#) [Next](#)

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

**FORM 1(B) DOCUMENTS DETAILS**

**NOC DETAILS**

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

KENNETH PE... Logout

SEARCH

## 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 PerfProject207 is accepted  
04-08-2021, 11:47 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.*

FORM_TYPE	BLOCK_NAME/ITEM_DESCRIPTION	TOTAL ESTIMATED COST	COST_INCURRED	COST INCURRED AS ON DATE (DD-MM-YYYY)	WORK DONE IN PERCENTAGE	BALANCE COST TO BE INCURRED	COST INURRED
2	FORM-TWO-A A	900000	70000	18-07-2021			0 50000
3	FORM-TWO-A B	900000	70000	19-07-2021			0 50000
4	FORM-TWO-B	900000	70000	20-07-2021			8300000 50000
5							
6							
7							
8							
9							
10							
11							
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28							
29							

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

BLOCK_NAME/ITEM_DESCRIPTION	COST_INCURRED
2 ABC	765767
3 XYZ	657667
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
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26	
27	
28	
29	

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.

GUARANTY REAL ESTATE  
REGULATORY AUTHORITY  
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MSC

KENNETH PE...

FORM 2 UPLOAD

Project Detail Form 1 Form 2

FORM 2 OF PROJECT ALTERATION SECTION 15 APPLICATION - GANPATI HOUSE History

Form 2 excel file is uploaded successfully.

Upload Form 2 File\*  Choose File No file chosen

**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	7,65,767
XYZ	6,57,667
Total	14,23,434

**FORM 2 ENGINEER**

Name of the Engineer	KENNETH PETER DCUNHA
Local Authority licence number	kerne123
Local Authority licence no. valid till	05-06-2030
Date of Physical Visit*	05/08/2021
Firm Name*	Ratal
Remarks*	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

**FORM 2 VIEW**

Project, Agent, Promoter, Professional, Location

DASHBOARD MSC +

SEARCH

**ENGINEER**

**ENGINEERS CERTIFICATE**

FORM – 2 One Registration & ENGINEERS CERTIFICATE  
For Information and Registration of Pending Project under jurisdiction of Many State Authorities  
Gujarat Real Estate Regulatory Authority  
Government of Gujarat  
Email: info@grea.gov.in  
Website: www.grea.gov.in  
Published Date: 01-01-2018

**Project Detail**   **Form 1**   **Form 2**

**FORM 2 DETAILS**

Block Name	Total Estimated Cost	Cost Incurred	Incurred Cost as On	Work done	Balance Cost to be Incurred	Cost Incurred
A	90,00,000	7,00,000	18-07-2021	8.00%	83,00,000	
B	90,00,000	7,00,000	19-07-2021	8.00%	83,00,000	

**FORM 2 B DETAILS**

Form Type	Total Estimated Cost	Cost Incurred	Incurred Cost as On	Work done	Balance Cost to be Incurred	Cost Incurred
Common areas and Facilities Amenities	90,00,000	7,00,000	20-07-2021	8.00%	83,00,000	

**FORM 2 C DETAILS**

Item Description	Incurred Cost
1	

## 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.

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

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 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 5454:1979 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:**

- Promotor has engaged Mr./M/s KENNETH PETER DCUNHA having Licence no. Jeao123 having office no. or cell no. 285655656. 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/Via/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 Gujarat Real Estate Regulatory Authority website. The top navigation bar includes links for Apps, Managed bookmarks, Gujarat Real Estate..., and a search bar. The main header is "Project, Agent, Promoter, Professional, Location". Below it is a banner with the text "DASHBOARD MSC". The central area features a "ENGINEER DASHBOARD" section with a cityscape background. A sub-menu at the top of this section includes Project Detail, Form 1, Form 2, and Form 2A, where Form 2A is highlighted. The "FORM 2 A ENGINEER'S FOR QUALITY ASSURANCE" section contains a heading "1. MATERIAL TESTING:" followed by several sub-points (i, ii, iii, iv, v) detailing material testing requirements. To the right, a large orange callout box highlights a "Download as PDF" button and a "Submit for Promoter Preview" button on the right side of the Form 2A preview page. The preview page also contains detailed text and tables related to the certificate.

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. At the top left, there is a message "202 Pending on Me". The main area is titled "PENDING ON ME" and shows a table of pending assignments. The columns include 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 such as GANPATI HOUSE, UPASANA INFRAPROJECT PRIVATE LIMITED, AMALTAZ ENCLAVE, GINGER PROPERTIES PRIVATE LIMITED, GEETA BHAWAN, NG GROUP FINANCIAL SERVICES, PerfProject203, PerfProject197, PerfProject194, PerfProject193, and PerfProject190. To the right of the table is a "TOTAL RESULT - 10/202" summary. On the far right, a "MY NOTIFICATIONS" sidebar lists recent activity: "Form 3 CA Form for GANPATI HOUSE is assigned" (05-08-2021, 09:15 PM), "Form 3 CA Form for PerfProject207 is accepted" (04-08-2021, 11:44 PM), "Form 3 CA Form for PerfProject207 is in-progress" (04-08-2021, 11:42 PM), "Form 3 CA Form for PerfProject207 is assigned" (04-08-2021, 11:34 PM), "Form 3 CA Form for PerfProject206 is accepted" (04-08-2021, 11:27 PM), "Form 3 CA Form for PerfProject206 is uploaded" (04-08-2021, 11:26 PM), "Form 3 CA Form for PerfProject206 is in-progress" (04-08-2021, 11:25 PM), and "Form 3 CA Form for PerfProject206 is assigned" (04-08-2021, 11:17 PM). Buttons for "Apply" and "Reset" are located at the top of the notifications sidebar.

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:

- 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:**

- 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.*

The screenshot shows a Microsoft Excel spreadsheet titled "FORM3". The table structure is as follows:

BLOCK NAME	FLAT/BUNGLOW/OFFICE	USAGE	CARPET AREA	AREA OF EXCLUSIVE BALCONY	STATUS	UNIT AMOUNT	RECEIVED AMOUNT	DATE OF AGREEMENT OF SALE (DD-MM-YYYY)		
								ENCUMBRANCE STATUS	ALLOTEE NAME	TYPE OF KYC
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	Reside	73	10	BOOKED	5000000	2000000	12/07/2021	No Encumbrance	DIVYA	PAN
B-125	Reside	73	10	UNBOOKED	5000000	0		No Encumbrance		
B-126	Reside	73	10	UNBOOKED	5000000	0		No Encumbrance		

2. CA can update Booked Status Details like No. of Garages, No. of Covered Parking and No. of Open Parking

DETAILS		
	PROPOSED	BOOKED
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.

FORM 3 CHARTERED ACCOUNTANTS CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)				
Sl. No.	Particulars	Estimated Amount (in Rs.)	Incurred & Paid Amount (in Rs.)	
4. 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	6000000	4000000	
5. a	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	6000000	4000000	
6. b	Acquisition cost of TDR (if any)	6000000	4000000	
7. 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.	6000000	4000000	
8. d	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	6000000	4000000	
9. e				
10. f	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	
11. (i)	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	
12. (ii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupations, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, cost of removing encumbrances, security deposit or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation	0	0	
13. (iii)				
14. (iv)				
	Sub-Total of Land Cost	30000000	20000000	
15. ii	Development Cost/Cost of Construction:			
16. a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	27000000		
17. a (ii)	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 of land, Minimum of (i) or (ii) to be considered)	0	4000000	
18. a (iii)	Un-site expenditure for developing the site including cost of site preparation, labour, 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.	6000000	4000000	
19. b	Interest, Prepaid or Unearned Amounts, advances, deposits, non-refundable amounts, Institution (NBFC) or money lenders on construction funding or money borrowed for construction	6000000	4000000	
20. c	Sub-Total of Development Cost	20700000	7200000	
21. 2	Total Estimated Cost of the Real Estate Project (1 (i)+1 (ii)) of Estimated Column-A	50700000		
22. 3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii)) of Incurred and paid Column-B	52000000		
23. 4	Proportion of completion of Construction Work (as per Project Architect's Certificate on completion of project)	54		
24. 5	Proportion of cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost (D/2)	0.48		
25. 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)	31200000		
	Amount withdrawn till date of this certificate as per Books of Accounts and Bank			

05/08/2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
29	7	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	764854													
30	8		30495348													
44		Details of Separate RERA Account:														
45		Bank Name	ICI BANK LIMITED													
46		Branch Name	ICI BANK LIMITED													
47		Account Number	765453355345													
48		Account Name	Dalal													
49		IFSC Code	ICIC0003244													
50		Opening Balance	75453													
51		Opening Balance Date (DD-MM-YYYY)	05/08/2021													
52		Deposit during the period	0													
53		Withdrawal during the period	0													
54		Closing Balance	75453													
55		Closing Balance Date (DD-MM-YYYY)	05-08-2021													
44		Customer Reference No. (CRN) MM XXXXX														
		FORM3C FORM3LOAN SOP-Help														

05/08/2021

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
47		Account Number	765453355345													
48		Account Name	DALAL													
49		IFSC Code	ICIC0003244													
50		Opening Balance	75453													
51		Opening Balance Date (DD-MM-YYYY)	05/08/2021													
52		Deposit during the period	0													
53		Withdrawal during the period	0													
54		Closing Balance	75453													
55		Closing Balance Date (DD-MM-YYYY)	05-08-2021													
56		State	GUJARAT													
57		District	Ahmedabad													
58																
53		(ADDITIONAL INFORMATION FOR PROJECTS)														
60	1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Construction cost)	41000000													
61	2	Balance amount of receivables from booked apartments as per Annexure-A to this Certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)	3000000													
62	3	i) Financial and Non-financial receivable	6353.93													
63	ii	Estimated Receivables in respect of unbooked apartments as per Annexure-A to this certificate.	43200000													
64	4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii) If the sum of 2 + 3 (ii) or 100% of 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.	43200000													
65	5		70													
66																
		FORM3 FORM3LOAN SOP-Help														

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

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

DETAILED PROJECT LOAN AND LENDERS

A	B	C	D	E	F	G	H	I	J
3	LENDER NAME	LOAN AMOUNT TAKEN	LOAN DISBURSAL RECEIVED	LOAN REPAYED	TOTAL UNITS	BALANCE LOAN			
4	SBI	65666777	65656654	656777	88	6.4999677E7	0	0	0
5							0	0	0
6							0	0	0
7							0	0	0
8							0	0	0
9							0	0	0
10							0	0	0
11							0	0	0
12							0	0	0
13							0	0	0
14							0	0	0
15							0	0	0
16							0	0	0
17							0	0	0
18							0	0	0
19							0	0	0
20							0	0	0
21							0	0	0
22							0	0	0

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

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

The screenshot shows a web application interface for 'FORM 3 UPLOAD'. At the top, there's a navigation bar with links for 'Project Detail', 'Form 1', 'Form 2', 'Form 2A', 'Form 3' (which is highlighted in orange), and 'Form 3C'. Below the navigation is a banner with the text 'FORM 3 UPLOAD' and a cityscape background.

In the main content area, there's a message 'Form 3 submitted successfully for the project.' followed by a 'Choose File' input field with the placeholder 'No file chosen'. Below it are buttons for 'Download Form 3 Template' and '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 shed	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:

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
MEDC
PRATHINISH
Logout

GUJARAT REAL ESTATE  
REGULATORY AUTHORITY  
GOVERNMENT OF GUJARAT

FORM 3A

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

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

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 <span style="color: #0070C0;">(i)</span>	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 <span style="color: #0070C0;">(ii)</span>	Market Value	<a href="#">Upload valuation report* (1)(2)(3).pdf</a>
	Acquisition cost of TDR (if any) <span style="color: #0070C0;">(iii)</span>	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. <span style="color: #0070C0;">(iv)</span>	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. <span style="color: #0070C0;">(v)</span>	6,00,00,000	40,00,000
	Under Re-development/Rehabilitation Scheme: <span style="color: #0070C0;">(vi)</span>	Applicable	NO
	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A) <span style="color: #0070C0;">(vii)</span>	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)" <span style="color: #0070C0;">(viii)</span>	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 view of Transit Accommodation, overhead cost <span style="color: #0070C0;">(ix)</span>	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 project rehabilitation. <span style="color: #0070C0;">(x)</span>	0	0
	<b>Sub-Total of Land Cost:</b> <span style="color: #0070C0;">(xi)</span>	30,00,00,000	2,00,00,000
	<b>Development Cost/Cost of Construction:</b> <span style="color: #0070C0;">(xii)</span>		
	a. Estimated Cost of Construction as certified by Engineer (Column - A) <span style="color: #0070C0;">(xiii)</span>	2,70,00,000	
	(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)" <span style="color: #0070C0;">(xiv)</span>	40,00,000	
	(ii) 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, equipment, tools, plant, machinery, furniture, fixtures, fittings, office expenses, professional fees, legal expenses, insurance of the project, 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: #0070C0;">(xv)</span>	0,00,00,000	40,00,000
	b. Payment of Taxes, cess, charges, premiums, interest etc. to any Statutory Authority. <span style="color: #0070C0;">(xvi)</span>	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. <span style="color: #0070C0;">(xvii)</span>	0,00,00,000	0,00,00,000
	<b>Sub-Total of Development Cost:</b> <span style="color: #0070C0;">(xviii)</span>	20,70,00,000	7,20,00,000
	<b>Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii)) of Estimated Column - A:</b> <span style="color: #0070C0;">(xix)</span>		50,70,00,000
	<b>Total Cost Incurred and Paid of the Real Estate Project (1 (ii) + 1 (iii)) of Incurred and paid Column - B:</b> <span style="color: #0070C0;">(xx)</span>		9,30,00,000
	<b>4. "Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)"</b> <span style="color: #0070C0;">(xxi)</span>		54
	<b>5. Proportion of the Cost Incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost (2/2):</b> <span style="color: #0070C0;">(xxii)</span>		0.18
	<b>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)</b> <span style="color: #0070C0;">(xxiii)</span>		9,20,00,000
	<b>7. Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement:</b> <span style="color: #0070C0;">(xxiv)</span>		7,64,654
	<b>8. Net Amount which can be withdrawn from the Designated Bank Account under this certificate:</b> <span style="color: #0070C0;">(xxv)</span>		9,12,35,346

**DETAILS OF SEPARATE RERA BANK ACCOUNT:**

Bank Name* <span style="color: #0070C0;">(xxvi)</span>	Branch Name* <span style="color: #0070C0;">(xxvii)</span>	Account No.* <span style="color: #0070C0;">(xxviii)</span>
ICICI BANK LIMITED	ICICI BANK LIMITED	765455355345
Account Name* <span style="color: #0070C0;">(xxix)</span>	IFSC Code* <span style="color: #0070C0;">(xxx)</span>	
Dakshit	ICIC0003244	
Opening Balance* <span style="color: #0070C0;">(xxxi)</span>	Opening Balance Date* <span style="color: #0070C0;">(xxxii)</span>	Deposit during the period* <span style="color: #0070C0;">(xxxiii)</span>
75,453	05-08-2021	0
Withdrawal during the period* <span style="color: #0070C0;">(xxxiv)</span>	Closing Balance* <span style="color: #0070C0;">(xxxv)</span>	Closing Balance Date* <span style="color: #0070C0;">(xxxvi)</span>
0	75,453	05-08-2021
State* <span style="color: #0070C0;">(xxxvii)</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: #0070C0;">(xxxviii)</span>	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) <span style="color: #0070C0;">(xxxix)</span>	30,00,000
3. Balance Unbooked area to be certified by Management (from the records and books of accounts) <span style="color: #0070C0;">(xl)</span>	6,359,99
4. Estimated Receivables in respect of unbooked apartments as per Annexure-A to this certificate <span style="color: #0070C0;">(xli)</span>	43,50,00,000
5. Estimated receivables of project: Sum of 2 + 3 (ii) <span style="color: #0070C0;">(xlii)</span>	43,80,00,000
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 <span style="color: #0070C0;">(xliii)</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 provided by me and I am responsible for the same to my the management of the Company and on verification of the same of account till 01-08-2021.

Promoter's Name* <span style="color: #0070C0;">(xlv)</span>	Project's Name* <span style="color: #0070C0;">(xlii)</span>
PRATHINISH PARMAR	GANPATI HOUSE
UDIN Number* <span style="color: #0070C0;">(xliii)</span>	
212001592001592005	
CA Designation* <span style="color: #0070C0;">(xlii)</span>	CA Place* <span style="color: #0070C0;">(xliii)</span>
Proprietor	Gandhinagar
Project RERA Bank Account Passbook* <span style="color: #0070C0;">(xlii)</span>	COP Date* <span style="color: #0070C0;">(xliii)</span>
(1)(2)(3).pdf	01-01-2021
	CA Firm Name* <span style="color: #0070C0;">(xliii)</span>
	Associate
	Additional Notes to the Certificate (If any)* <span style="color: #0070C0;">(xliii)</span>
	na

**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\***

Reason* <span style="color: #0070C0;">(xlii)</span>	<input type="radio"/> YES	<input checked="" type="radio"/> NO
Name of Chartered Accountant For (Name of CA Firm)* <span style="color: #0070C0;">(xliii)</span>	Promoter's Name* <span style="color: #0070C0;">(xlii)</span>	
PRATHINISH PARMAR	URASANA INFRAPROJECT PRIVATE LIMITED	
UDIN Number* <span style="color: #0070C0;">(xliii)</span>	Project's Name* <span style="color: #0070C0;">(xlii)</span>	
212001592001592005	GANPATI HOUSE	
CA Designation* <span style="color: #0070C0;">(xlii)</span>	COP Date* <span style="color: #0070C0;">(xliii)</span>	
Proprietor	01-01-2021	
Project RERA Bank Account Passbook* <span style="color: #0070C0;">(xlii)</span>	CA Firm Name* <span style="color: #0070C0;">(xliii)</span>	
(1)(2)(3).pdf	Associate	
	Additional Notes to the Certificate (If any)* <span style="color: #0070C0;">(xliii)</span>	
	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.

The screenshot shows the GREA website interface. On the left, the CA dashboard displays a table of pending submissions, with a count of 203 items under the heading "PENDING ON ME". The table includes columns for Project/Quarter Name, Promoter Name, Start Date, End Date, Form Name, Process Type, Status, Assigned On, and Accept/Reject buttons. On the right, a large orange arrow points from the CA dashboard towards a detailed view of a Form 3 certificate. This certificate is titled "FORM 3 (See Regulation 2) CHARTERED ACCOUNTANTS CERTIFICATE" and contains numerous sections of text and tables related to the project's financials and compliance.

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.

This screenshot of the CA dashboard shows a list of pending submissions. A prominent orange box highlights the "Accept" button for a specific entry. To the right, a sidebar titled "MY NOTIFICATIONS" lists recent activity, such as "MoF CA Form for GANPATI HOUSE is saveasdraft" and "Form 3 CA Form for GANPATI HOUSE is uploaded". The main dashboard table has columns for Project/Quarter Name, Promoter Name, Start Date, End Date, Form Name, Process Type, Status, Assigned On, and Accept/Reject buttons. The total result is 10/203.

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

Fill all the details as mentioned in the MOF excel template

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

O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE
3(i)	3(ii)	3(iii)	3(iv)	3(v)	D	E	F	G	I	J						
Promoter's Capital	Project Loan Disbursement (if any)	CC/OD taken (if any)	Other Borrowed Funds (if any)	Receipts from Allottees	Total Cash Inflow [3(i)+(ii)+(iii)+(iv)+(v)]	Net Cashflow(D-C)	Opening of Cash/Bank Balance	Closing of Cash/Bank Balance (E+F)	Projected Booking (in Number of Units) in the Monthwise Receipts from Allottees							
0	0	0	0	0	0	0	-920013240	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

PRATHISINH

MEANS OF FINANCE DETAILS OF PROJECT ALTERATION SECTION 15 APPLICATION - GANPATI HOUSE

Means of Finance excel uploaded successfully.

Upload Means of Finance File\*

Choose File No file chosen

[Download Means of Finance Template](#)

[Upload Means of Finance File](#)

MEANS OF FINANCE

Sr.No.	1(i)	1(ii)	1(iii)	1(iv)	1(v)	1(vi)	A	2(i)
Particulars	Land Cost	Construction cost	On site expenditure	Payments to Statutory Authority	Interest payable for the project	Other Costs related to Project	Total Project Cost	Repayment of Project Loan
<b>Total</b>	<b>30,00,00,000</b>	<b>2,70,00,000</b>	<b>6,00,00,000</b>	<b>6,00,00,000</b>	<b>6,00,00,000</b>	<b>0</b>	<b>50,70,00,000</b>	<b>0</b>
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)\*  PRATIKSHINH PARMAR

Membership Number  260189

COP Date:  01-01-2021

UDIN Number\*  212601892601892601

CA FRN No\*  260189F

CA Firm Name\*  associate

CA Designation\*  Proprietor

Additional Notes to the Certificate (If any)\*  na

CA's report on Means of Finance (as per SAE 3400)\*  1(1)(2)(2)(1).pdf

Previous

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

**CA DASHBOARD**

**MEANS OF FINANCE**

Project Name:- GANPATI HOUSE Promoter Name:- UPASANA INFRAPROJECT PRIVATE LIMITED Project Start Date:- 07-06-2020

Sr.No.	1(i)	1(ii)	1(iii)	1(iv)	1(v)	1(vi)
Particulars	Land Cost	Construction cost	On site expenditure	Payments to Statutory Authority	Interest payable for the project	Other Costs related to Project
Total	30,00,00,000	2,70,00,000	6,00,00,000	6,00,00,000	6,00,00,000	0
Pre RERA Registration Cash Flow	0	0	0	0	0	0
SEP-2021	30,00,00,000	2,70,00,000	6,00,00,000	6,00,00,000	6,00,00,000	0
DEC-2021	0	0	0	0	0	0
MAR-2022	0	0	0	0	0	0
JUN-2022	0	0	0	0	0	0
SEP-2022	0	0	0	0	0	0
DEC-2022	0	0	0	0	0	0
MAR-2023	0	0	0	0	0	0

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

## 12.8. Payment (Erstwhile Promoter)

Promoter user has to login. The Payment screen shows the system calculated Fees for the given Alteration Section 15 application. Click on all the Terms & Conditions checkboxes and click on Agree & Pay button to Proceed as shown below:

**SECTION-15 (STAGE-1)**

**PAYMENT (STAGE-1)**

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

**PAYMENT DETAILS**

Payment Head: Section 15 Application Fee  
GUJERA Unique Token Number: PATOLUSCOTL  
Amount (₹) A: 5,000  
Addl. Amount (₹) B: 0  
Total Amount (₹) A+B: 5,000

**NOTE**

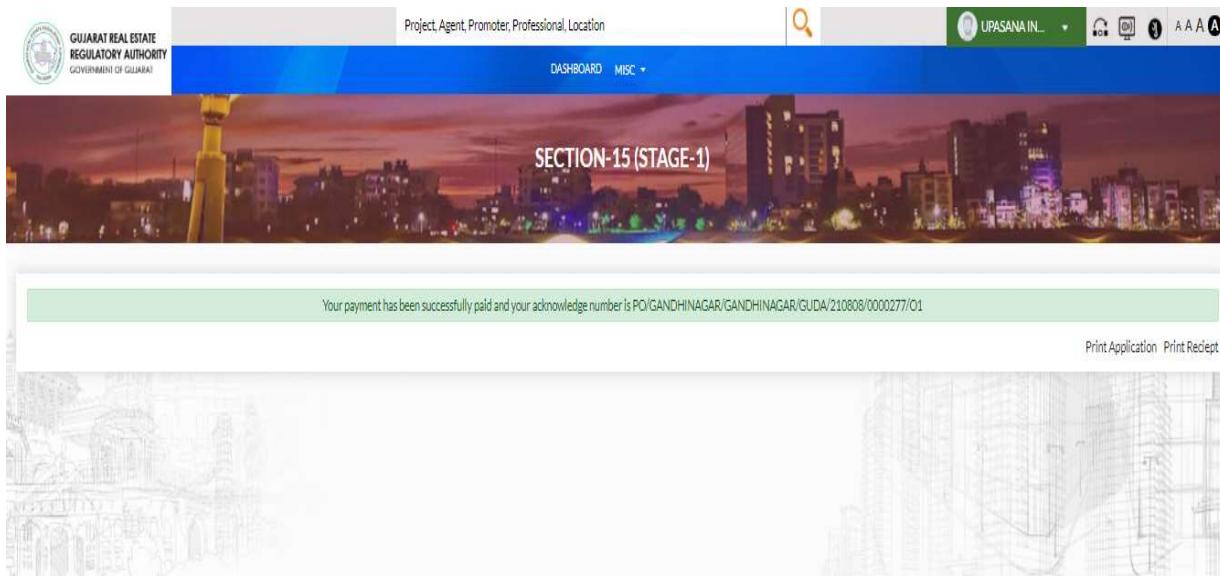
1. You will be re-directed to SBI ePay Payment Gateway from which you can pay this amount using "Net Banking", "Credit Card", "Debit Card" options available on SBI ePayment Gateway.  
2. In Corporate Account - Net Banking - Maker - Cheker Scenario, the Cheker has to ensure performing 'Check and Approve' 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@ipay.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 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 an unlikely event of user making double payment, the refund (part/ full) may be considered, as may be decided by GUJERA, subject to:  
• The user bringing it to the notice of the GUJERA authority in email within 7 days of making such payment. Any request beyond 7 days will not be entertained.  
• The user has no request for refund by raising 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 [cs-request@gujera.gov.in](mailto:cs-request@gujera.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 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 Request / Ticket and the details about the refund token by the GUJERA Authority will remain firm and binding for user.  
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 transactions.

**TERM & CONDITION**

I agree to all Terms and Condition defined by GUJERA for using Online Payment Gateway Facility through 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 declaration.  
 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.  
 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.

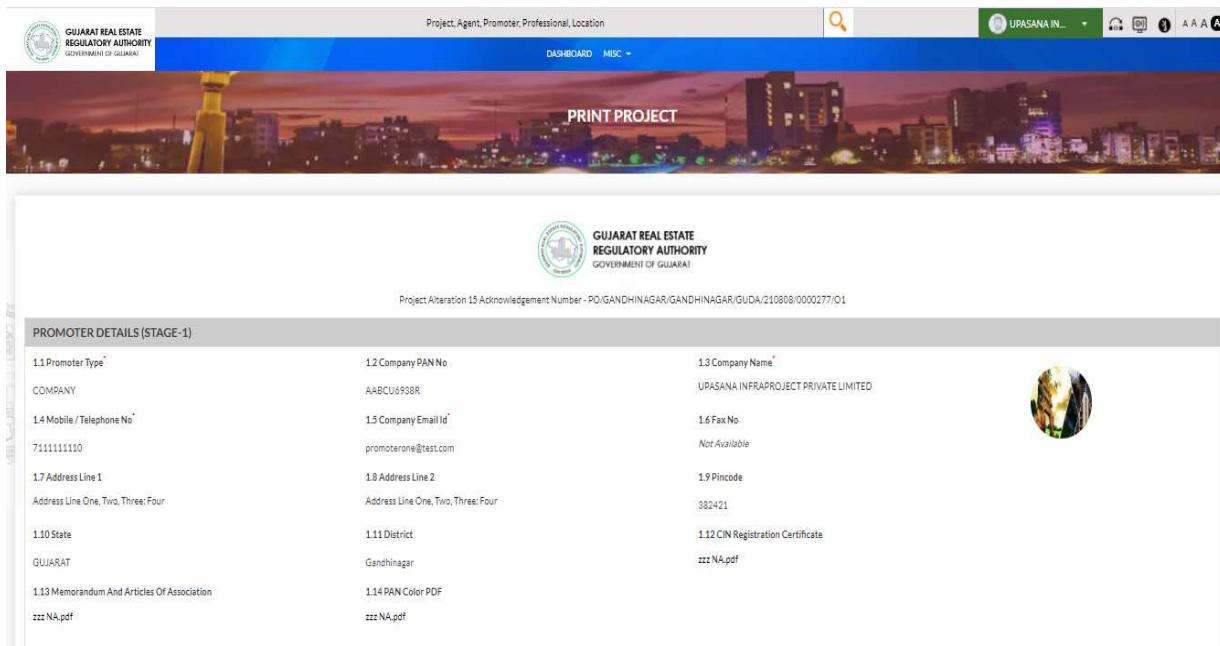
**Previous** **Agree & Pay ₹ 5,000**

## 12.9. Confirmation



The Acknowledgement No. for the Section 15 Application is generated on the Confirmation page. Click on Print application and Print Receipt to view the system generated PDF (screenshot below) for reference. Moreover, the Acknowledgement No. shall also be visible alongside the application to the promoter in the Dashboard post Login.

## 12.10. Print Application



## 12.11. Print Receipt



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

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

**E-RECEIPT FOR GUJARAT RERA PAYMENT**

Date of Payment:	06/08/2021
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:	

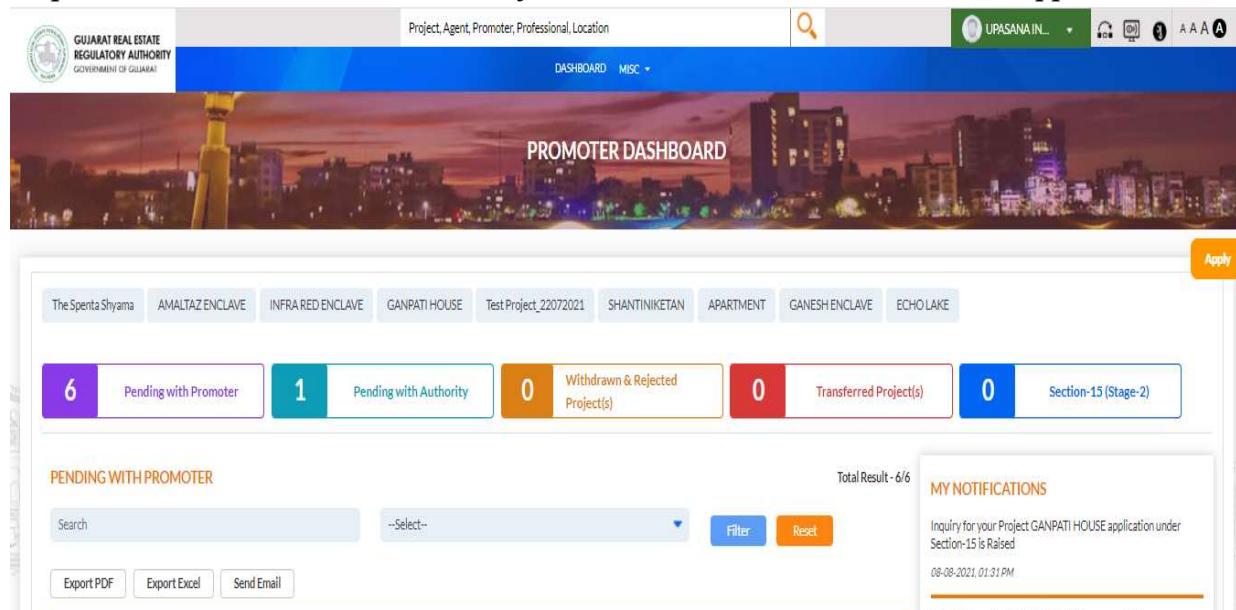
**Note:**

- 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
- 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 info@gujrera.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.



Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

PROMOTER DASHBOARD

Apply

The Spenta Shyama AMALTAZ ENCLAVE INFRA RED ENCLAVE GANPATI HOUSE Test Project\_22072021 SHANTINIKETAN APARTMENT GANESH ENCLAVE ECHO LAKE

6 Pending with Promoter 1 Pending with Authority 0 Withdrawn & Rejected Project(s) 0 Transferred Project(s) 0 Section-15 (Stage-2)

PENDING WITH PROMOTER

Total Result - 6/6

Search -Select- Filter Reset

Export PDF Export Excel Send Email

MY NOTIFICATIONS

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

08-08-2021, 01:31 PM

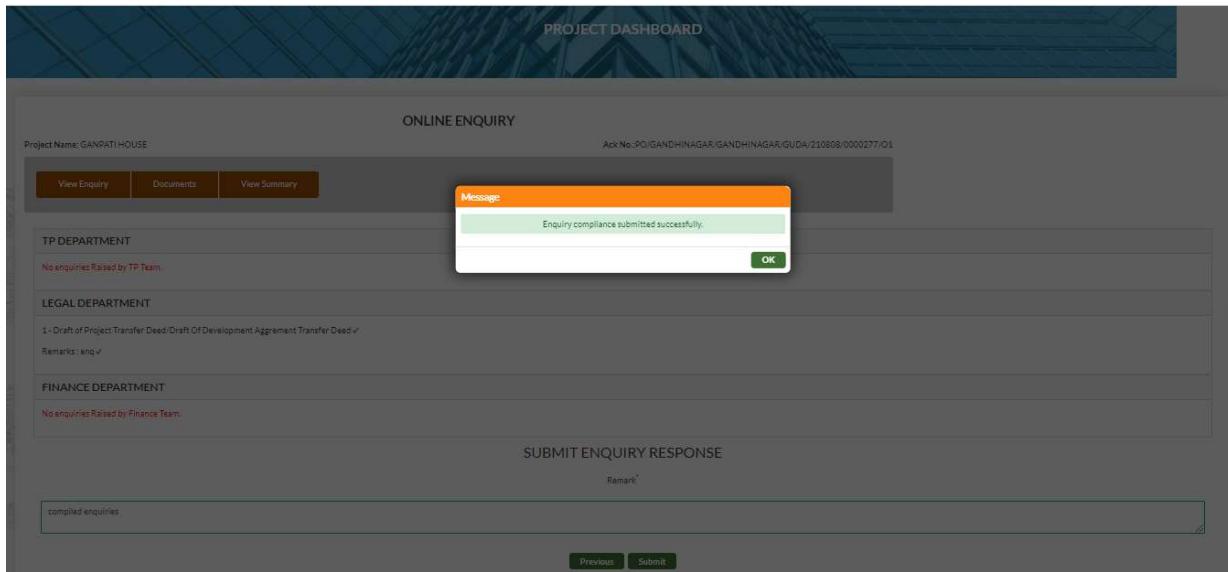
Step 2: Promoter can see the status of Application as Awaiting compliance on Project Dashboard and from there he will click on “Reply” button for inquiry compliance.

Category	Count	Description
Pending on Promoter	1	Pending on Promoter
Pending on Authority	0	Pending on Authority
Summary	1	Summary
Pending on Professional	0	Pending on Professional
Bank Change Request	0	Bank Change Request

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.

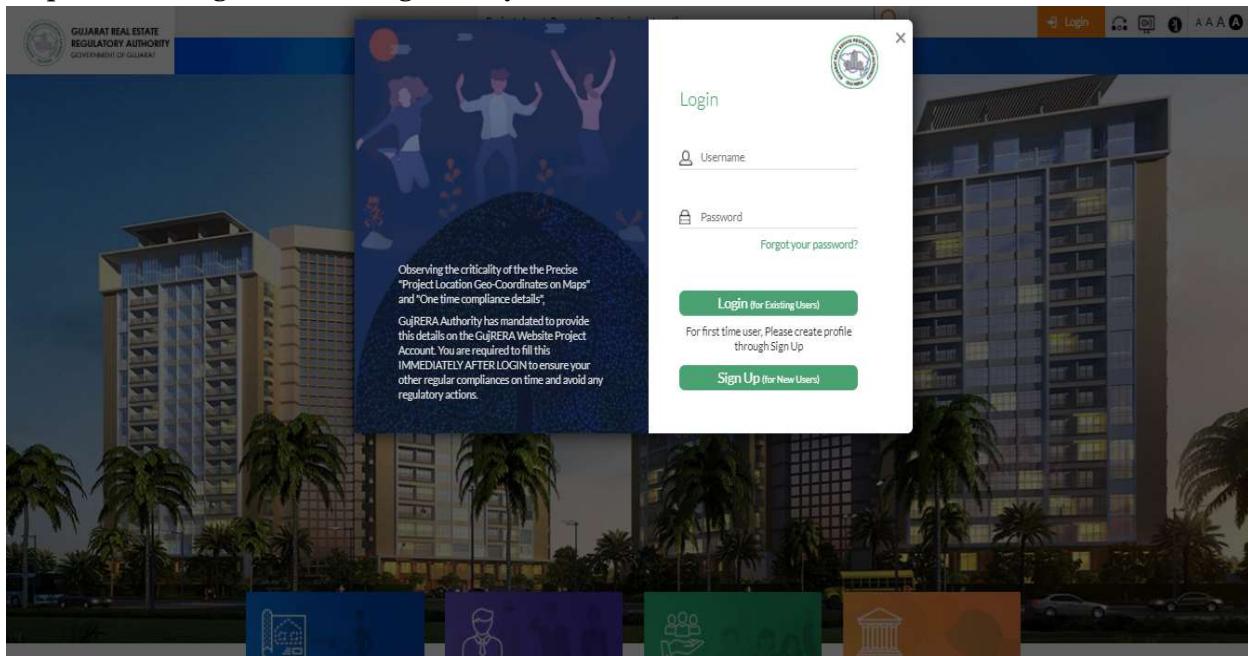
Step 4: Promoter will thus comply all the enquiries raised by authority and clicks on Next button.

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>

[Apply](#)

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

All Grievances on My Projects 0 | Search | --Select-- | Filter | Reset | Export PDF | Export Excel | Send Email

Stamp No.	Complaint No.	Complaint Type	Application Date	View Application	Complaint Status
CMP0108202126156	CON/ONLINE/Gandhinagar/01082021/00117	CONCILIATION_FORUM	01-08-2021	<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.

GUJARAT REAL ESTATE REGULATORY AUTHORITY GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location DASHBOARD MSC -

SEARCH GINGER PRO... 🔍 🌐 🌐 🌐 🌐 🌐

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) GERAPUR"/>	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 <input type="text" value="SUDIPTO"/>	1.52 Middle Name <input type="text" value="ASUTOSH"/>	1.53 Last Name(Surname) <input type="text" value="MUKERJEE"/>
1.54 PAN No <input type="text" value="AQJPM8805C"/>	1.55 Mobile No <input type="text" value="9654434443"/>	1.56 Address Line 1 <input type="text" value="Vastrapur"/>
1.57 Address Line 2 Not Available	1.58 Pincode <input type="text" value="380015"/>	1.59 State <input type="text" value="GUJARAT"/>
1.60 District <input type="text" value="Ahmedabad"/>	1.61 Taluka <input type="text" value="Ahmedabad City"/>	1.62 Email Id <input type="text" value="sudipto@gmail.com"/>
1.63 Colored PAN Card <input type="file" value="D:\View File / 1"/>	1.64 Authorization Certificate <input type="file" value="D:\View File / 1"/>	1.65 Photograph 

[Add Authorized Signatory](#)

Is the Land Owner other than Promoter?  Yes  No

**OTHER PROMOTER DETAILS**  
If the promoter's name does not match with previous record (in 7.12, property card etc), the promoter has to provide REGISTERED DEVELOPMENT AGREEMENT as per GujRERA 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 fresh as New Application.

Promoter Type	Type of Entity	PAN No	Download Agreement	Land Owner	Action
Individual/Proprietorship	Radisson Enterprise	SAIPR3721E	<input type="file" value="D:\View File / 1"/>	Yes	<a href="#">Delete</a>

**ASSOCIATED ENTITIES**

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

**AUTHORIZED SIGNATORY**

1.80 First Name <input type="text" value="SURESHBHAI"/>	1.81 Middle Name <input type="text" value="GORADHANBHAI"/>	1.82 Last Name(Surname) <input type="text" value="RANARIVA"/>
1.83 PAN No <input type="text" value="SAIPR3721E"/>	1.84 Mobile No <input type="text" value="9765434333"/>	1.85 Address Line 1 Vastrapur Road, near Ajanta Heights
1.86 Address Line 2 Not Available	1.87 Pincode <input type="text" value="380015"/>	1.88 State <input type="text" value="GUJARAT"/>
1.89 District <input type="text" value="Ahmedabad"/>	1.90 Taluka <input type="text" value="Ahmedabad City"/>	1.91 Email Id <input type="text" value="ptanheights@gmail.com"/>
1.92 Colored PAN Card <input type="file" value="D:\View File / 1"/>	1.93 Authorization Certificate <input type="file" value="D:\View File / 1"/>	1.94 Photograph 

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

**GUJARAT REAL ESTATE REGULATORY AUTHORITY  
DRAFTING & SUBMISSION**

Project, Agent, Promoter, Professional, Location

DASHBOARD MSC

GINGER PRO...

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

**Upload Document (Stage-2)**

**TP DOCUMENTS**

2.1 Draft Brochure of the current Project\*

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

**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\*

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

2.3 Notarized affidavit\*

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

2.4 Executed Agreement and Transfer Deed For Project Transfer\*

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

2.5 Registered Development Agreement\*

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

2.6 Performa for Allotment Letter\*

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

2.7 Performa for Sale Agreement\*

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

2.8 Performa for Sale Deed\*

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

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

BAIPR3721E

2.9 Date of Issuance of Document\*

01/08/2021

2.10 Land Owner Name

Radisson Enterprise GORADHANBHAI RANPARIYA

9765434535

2.11 Contact Details

2.12 Document\*

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

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

2.13 Date of Issuance of Document\*

01/08/2021

2.14 Authorized Signatory of Project who has signed Form B

SUDIPTO ASUTOSH MUKERJEE

8978767867

2.15 Contact Details

2.16 Declaration (Form B)\*

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

2.17 Drainage Affidavit\*

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

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

2.18 Date of Issuance of Document\*

01/08/2021

2.19 Authorized Signatory of Project who has signed Form B1

SUDIPTO ASUTOSH MUKERJEE

8978767867

2.20 Contact Details

2.21 Declaration (Form B1)\*

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

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

2.22 Date of Issuance of Document\*

01/08/2021

2.23 Land owners Name

SURESHBHAI GORADHANBHAI RANPARIYA

9765434535

2.24 Contact Details

2.25 Declaration (Form B2)\*

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

**Encumbrance Certificate(Intending Promoter)\***  
NOTE: By ten years experienced advocate issued in last 6 months. In case of mortgage mention name of Mortgagor, loan Amount, and Details of Mortgage Deed in case of Pending civil suit mention details of Case in Encumbrance certificate and provide case status + Diva Arij + order if any passed by Hon'ble Civil Court along with certificate.

G/1106/1992

2.26 Date of Issuance of Document\*

01/08/2021

2.27 Issuing Advocate Name

GIANCHANDANI RAMESH METHARAM

7645456354

2.28 Contact Details

2.29 Lawyer issued certificate\*

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

**Title Clearance Certificate\***  
NOTE: By ten years experienced advocate

G/1106/1992

2.30 Date of Issuance of Document\*

01/08/2021

2.31 Issuing Advocate Name

GIANCHANDANI RAMESH METHARAM

7645456354

2.32 Contact Details

2.33 Lawyer issued certificate\*

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

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

G/1106/1992

2.34 Date of Issuance of Document\*

01/08/2021

2.35 Issuing Advocate Name

GIANCHANDANI RAMESH METHARAM

7645456354

2.36 Contact Details

2.37 Lawyer issued certificate\*

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

**Previous** **Save & Next**

## 14.3. Bank Details

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

**BANK DETAIL (STAGE-2)**

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

Promoter Name: GINGER PROPERTIES PRIVATE LIMITED      RERA A/C for: GANPATI HOUSE

3.1 A/C Holder Name as per Bank Statement/ Passbook\*: Divanshi  
It should be as per RERA Banking Directions & SCOP's

3.2 Account Number\*: 756453545345

3.3 IFSC Code\*: ICIC0003244

3.4 Bank Name\*: ICICI BANK LIMITED

3.5 Branch Name\*: ISKCON CROSS ROAD

3.6 Withdraw Amount\*: 0

3.7 Deposit Amount\*: 0

3.8 Opening Balance of Existing RERA A/C\*: 75453

3.9 Closing Balance of Existing RERA A/C\*: 354533

3.10 Opening Date\*: 05/08/2021

3.11 Closing Date\*: 08/08/2021

3.12 Pincode\*: 380015

3.13 State/UT\*: Gujarat

3.14 District\*: Ahmedabad

3.15 Taluka\*: Ahmedabad City

3.16 Upload Banker Certificate\*: 1(1)(2)(2)(1).pdf

3.17 Bank Statement/Passbook scan Upload\*: 1(1)(2)(2)(1).pdf

**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@sbipey@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 guarantees 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 Authority.  
\* 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 [e-pay-res@gujarat.gov.in](mailto:e-pay-res@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.

**PAYMENT (STAGE-2)**

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

**PAYMENT DETAILS (STAGE-2)**

Payment head: Section 15 Application Fees  
GuJERA Unique Token Number: PAC2XKD5116  
Amount (₹) (A): 96,496.35  
Addl. Amount (₹) (B): 0  
Total Amount (₹) (A+B): 96,496.35

**NOTE**

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.

**TERM & CONDITION**

**Agree & Pay 96,496.35**

## 14.4. Payment

The Payment screen shows the system calculated Fees for the given Alteration Section 15 application. Click on all the Terms & Conditions checkboxes and click on Agree & Pay button to Proceed as shown below:

**PAYMENT (STAGE-2)**

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

**PAYMENT DETAILS (STAGE-2)**

Payment head: Section 15 Application Fees  
GuJERA Unique Token Number: PAC2XKD5116  
Amount (₹) (A): 96,496.35  
Addl. Amount (₹) (B): 0  
Total Amount (₹) (A+B): 96,496.35

**NOTE**

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.

**TERM & CONDITION**

**Agree & Pay 96,496.35**

## 14.5. Confirmation

The screenshot shows a payment confirmation message: "Your payment has been successfully paid and your acknowledge number is PO/GANDHINAGAR/GANDHINAGAR/GUDA/210808/0000277/01". Below the message is a map of a building complex.

## 14.6. Print Application

The screenshot shows the "PRINT PROJECT" section of the RERA website. It displays the promoter detail section with fields for company name, address, and contact information. The company name is listed as "GINGER PROPERTIES PRIVATE LIMITED".

## 14.7. Print Receipt

The screenshot shows the "E-RECEIPT FOR GUJARAT RERA PAYMENT" section. It displays a table of payment details:

Date of Payment	08/08/2021
Type of Payment	Section 15 application fees
Stamp No.	NA
Challan No.	NA
Receipt No.	106235
GujiRERA Token No.	PAC2XEKD5116
SBI ePay Transaction No.	ONTXNO106235213308214356
Amount (Rs)	96,496.35
Additional Amount (Rs)	0.00
Total Amount (Rs)	96,496.35
PROMOTER Name	GINGER PROPERTIES PRIVATE LIMITED
Mobile No.	7008042069
Email Id	ds719@gmail.com
Remarks	

**Note:**

- The Total Amount is paid through SBI ePay with user accepting all disclaimer and terms and conditions of GujRERA 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 GujRERA, you may write on [inforera@gujarat.gov.in](mailto:inforera@gujarat.gov.in)

A QR code is also present at the bottom left of the 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.

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/I01	Level One	--	
GANPATI HOUSE	Mixed Development	PR/GJ/GANDHI/GANDHINAGAR/GUDA/MAA00234/260721	PO/GANDHINAGAR/GANDHINAGAR/GUDA/210808/0000277/I01	Awaiting Compliance	<b>Reply</b>	

Total Result - 1/1

Search: --Select-- Filter Reset

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 Edit Draft DRAFT

\* Previous Next \*

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

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

PROMOTER DASHBOARD

ONLINE ENQUIRY

Project Name: GANPATI HOUSE Ack No.: PO/GANDHINAGAR/GANDHINAGAR/GUDA/210808/0000277/I01

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.

The screenshot shows the 'PROMOTER DASHBOARD' interface. At the top, there is a header bar with the 'GUJARAT REAL ESTATE REGULATORY AUTHORITY GOVERNMENT OF GUJARAT' logo, a search bar, and navigation links for 'Project, Agent, Promoter, Professional, Location', 'DASHBOARD', 'MSC', and 'GINGER PRO...'. Below the header is a banner image of a city skyline at dusk. The main content area is titled 'ONLINE ENQUIRY'. It displays project details: 'Project Name: GANPATI HOUSE' and 'Ack No.: PO/GANDHINAGAR/GANDHINAGAR/GUDA/210803/0000277/01'. There are three buttons: 'View Enquiry' (grey), 'Documents' (grey), and 'View Summary' (orange). A section titled 'ENQUIRY' contains the note '1 - Affidavit cum consent of Erstwhile Promoter'. A section titled 'DOCUMENTS' contains the note 'Affidavit cum consent of Erstwhile Promoter' and a 'File Upload' button. At the bottom are 'Previous' and 'Upload & Next' buttons.

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

The screenshot shows the 'PROMOTER DASHBOARD' interface. The 'ONLINE ENQUIRY' section is visible with the same project details and buttons as the previous screenshot. A modal window titled 'Message' is open, displaying the message 'Enquiry compliance submitted successfully.' with an 'OK' button. Below the modal, the 'TP DEPARTMENT' section shows '1 - Affidavit cum consent of Erstwhile Promoter' and a 'Remarks: enq ✓' entry. The 'LEGAL DEPARTMENT' and 'FINANCE DEPARTMENT' sections both show 'No enquiries Raised by Legal Team.' and 'No enquiries Raised by Finance Team.' respectively. At the bottom, there is a 'SUBMIT ENQUIRY RESPONSE' section with a 'Remarks' input field containing 'submit' and a 'Submit' button. Navigation buttons 'Previous' and 'Submit' are also present.

## 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 header with the logo of the Gujarat Real Estate Regulatory Authority, the text "PROJECT DASHBOARD", and various navigation links like "DASHBOARD" and "MISC". Below the header, there are tabs for "Dashboard" and "Project Summary". A search bar and user profile information ("UPASANA IN...") are also present.

In the center, there is a summary section with several colored boxes indicating the count of pending applications:

- Pending on Promoter:** 0 (Grey box)
- Pending on Authority:** 1 (Blue box)
- Summary:** 1 (Orange box)
- Pending on Professional:** 0 (Red box)
- Bank Change Request:** 0 (Blue box)

Below the summary, there are two tables:

- Pending on Promoter:** Shows one record: "No any record found!"
- Pending on Authority:** Shows one record: "Alteration-15" with "SHANTINIKETAN" as the project name, "Mixed Development" as the type, and "PO/RAJKOT/RAJKOT/RMC/210809/0000281/01" as the registration number. The status is "Level One" and the action is "Withdraw".

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

The screenshot shows the "Withdraw Project" dialog box overlaid on the Project Dashboard. The dialog box contains the following fields:

- PROMOTER DETAILS:**
  - Project Name: SHANTINIKETAN
  - Acknowledge No.: PO/RAJKOT/RAJKOT/RMC/210809/0000281/01
  - Promoter's Name: UPASANA INFRA PROJECT PRIVATE LTD
  - Contact No.: 7111111110
  - Email Id: promoterone@test.com
  - Address with Pincode: Address Line One, Two, Three, Four GUJARAT Gandhinagar 382421
- FEES PAID:**
  - Amount (₹): 5000
  - Add. Amount (₹): 0
  - Total Amount (₹): 5000
- REFUND REQUESTED:**
  - Amount (₹): 5000
  - Deduction (₹): 5000
  - Total Amount (₹): 0
- Reason for Withdrawal:** abcd
- Reason for Withdrawal (on letterhead):** 1 (1) (2) (2) (1).pdf

At the bottom of the dialog box, there is a "Submit" button. The background of the dashboard shows the same pending application list as the previous screenshot.

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.

The screenshot shows the 'Withdraw Project' form from the Gujarat Real Estate Regulatory Authority website. The form includes fields for Project Name (SHANTINIKETAN), Acknowledge No. (PO/RAJKOT/RAJKOT/RMC/210809/0000281/O1), Promoter Details (Promoter Name: UPASANA INFRAPROJECT PRIVAT, Contact No.: 7111111110, Email Id: promoterone@test.com, Address with Pincode: Address Line One, Two, Three, Four GUJARAT Gandhinagar 382421), Fees Paid (Amount: 5000, Add. Amount: 0, Total Amount: 5000), and Refund Requested (Amount: 5000, Deduction: 5000, Total Amount: 0). A reason for withdrawal is provided: 'abcxyz'. A file attachment 'ViewFile/1' is also listed. A green message at the bottom states: 'You have raised Project Withdrawal Request and Your Request Is pending with Authority.' The background shows a project dashboard with tabs for Application, Project Summary, and Project Certificate.

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

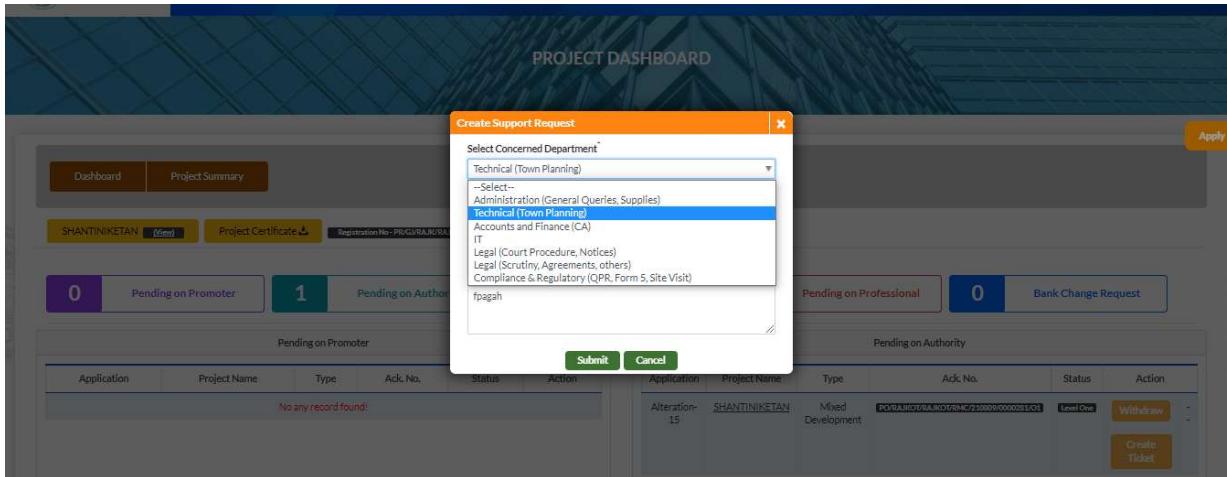
Step 1: From Project Dashboard, promoter can create ticket as well. By clicking on “Create Ticket” button (highlighted in Yellow) promoter can raise ticket to authority users

The screenshot shows the 'PROJECT DASHBOARD' page. It displays several pending requests: 0 Pending on Promoter, 1 Pending on Authority, 1 Summary, 0 Pending on Professional, and 0 Bank Change Request. The 'Pending on Authority' section shows a single record for 'Alteration-15' with project details: SHANTINIKETAN, Mixed Development, Ack. No. PO/RAJKOT/RAJKOT/RMC/210809/0000281/O1. There are buttons for 'Withdraw' and 'Create Ticket'. A yellow-highlighted 'Create Ticket' button is located on the right side of the dashboard.

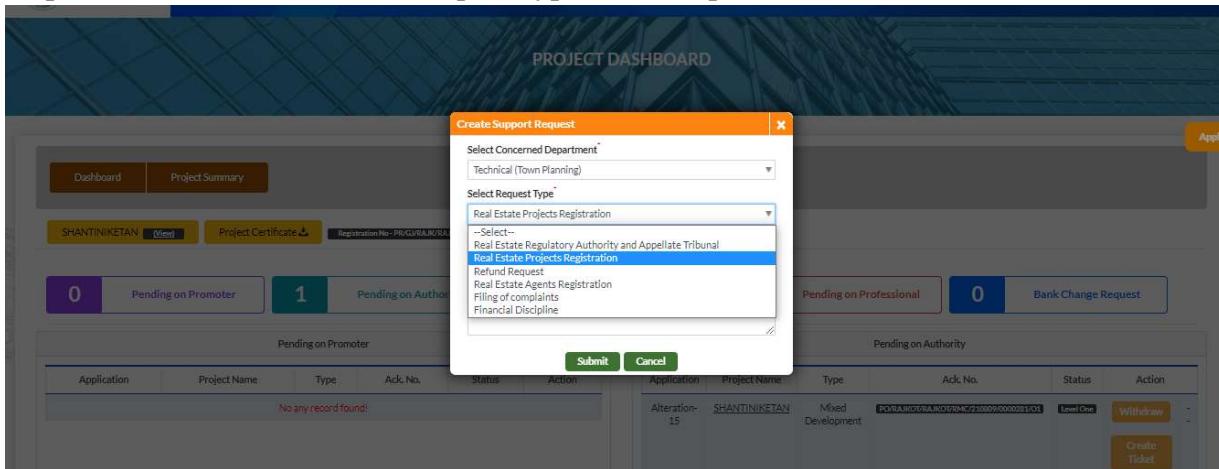
Step 2: By clicking on “Create Ticket” button Ticket form will pop up and Promoter has to fill all the mandatory fields as required.

The screenshot shows the 'Create Support Request' form overlaid on the Project Dashboard. The form fields include 'Select Concerned Department' (Technical (Town Planning)), 'Select Request Type' (Real Estate Projects Registration), and an 'Attachment' section with a 'File Upload' button. A 'Request/Query' text area is also present. At the bottom are 'Submit' and 'Cancel' buttons. The background dashboard shows the same pending ticket information as the previous screenshot.

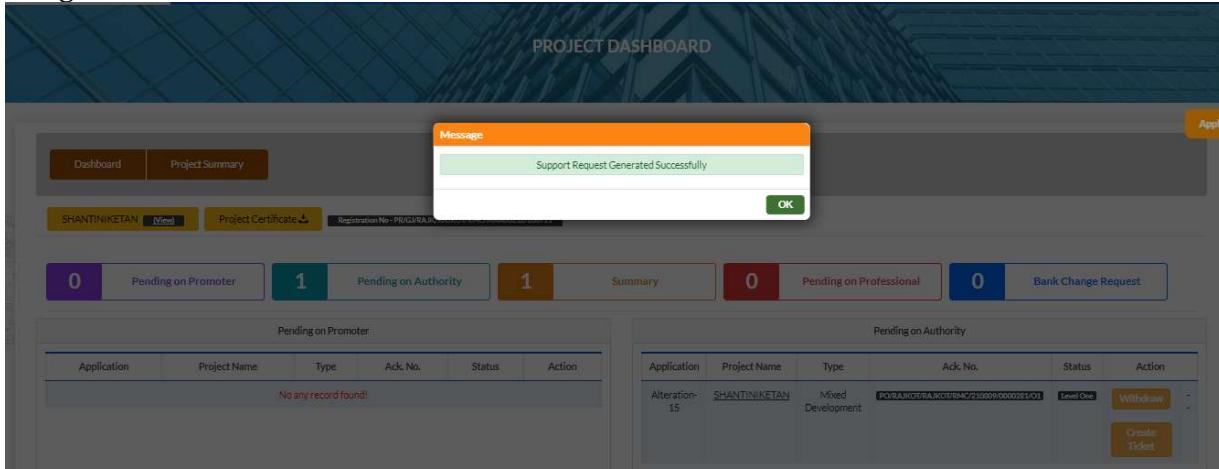
Step 3: Promoter can select the concerned department from dropdown on which he wants to raise the ticket.



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**

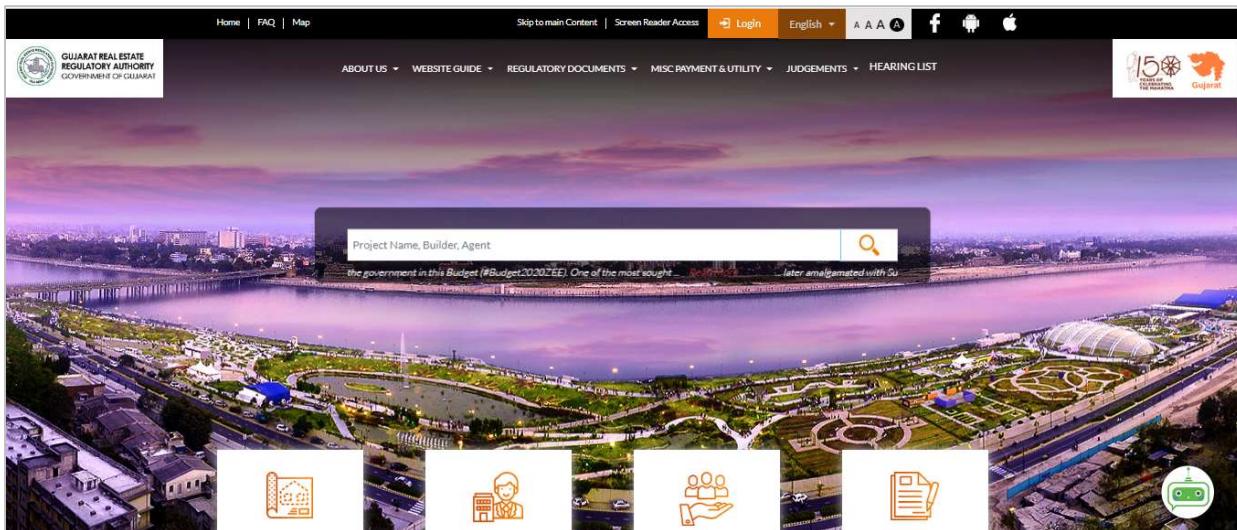
#### **Real Estate Act, 2016**

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

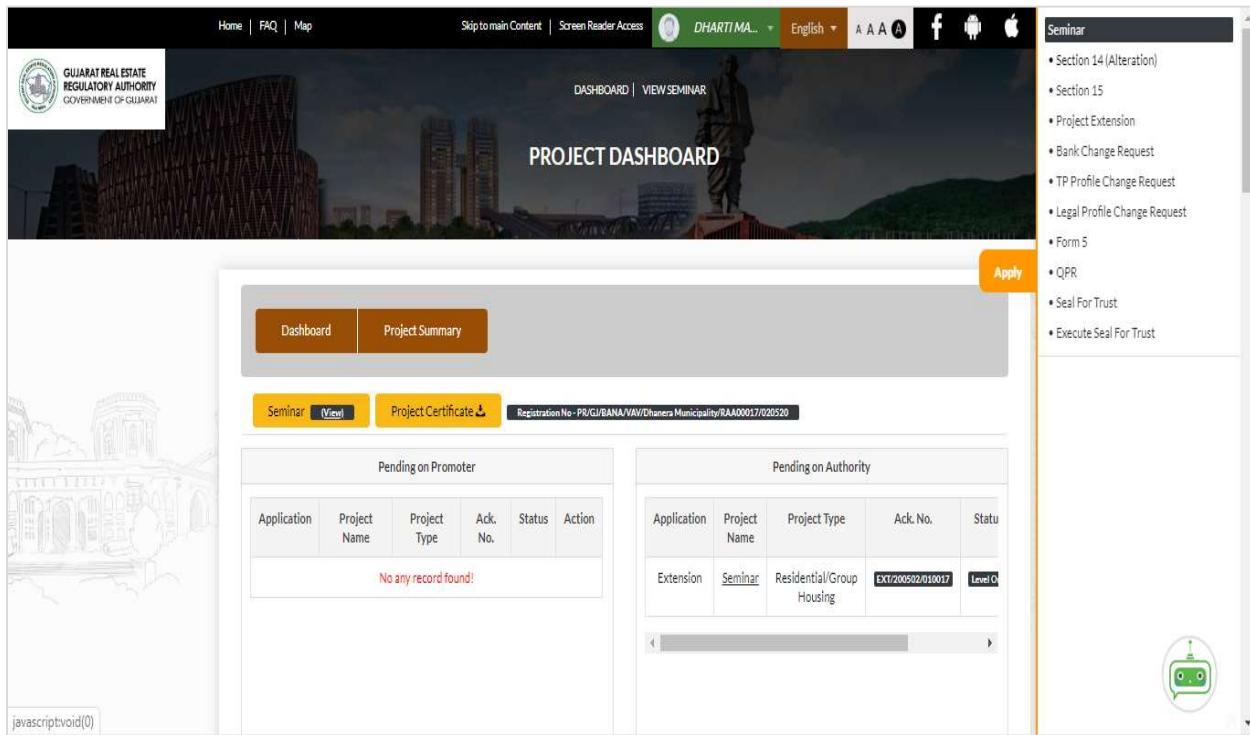
## 19. Project Extension Application Process

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

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

1.7 Declaration Form-B

1.5 Authorized Signatory of Project who has signed Form B

1.7.1 New Declaration Form-B

1.6 Contact Details

**IN CASE OF JOINT DEVELOPMENT**

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

1.8 Date of Issuance of Document

1.11 Declaration Form-B1

1.9 Authorized Signatory of Project who has signed Form B1

1.11.1 New Declaration Form-B1

1.10 Contact Details

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

1.12 Date of Issuance of Document

1.15 Declaration Form-B2

1.13 Land Owner's Name

1.15.1 New Declaration Form-B2

1.14 Contact Details

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.

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

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

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

## 19.3. Perform Certification

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

## ARCHITECT DASHBOARD (FORM-1)

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

PENDING ON ME					
	End Date	Form Name	Process Type	Status	Accept / Reject
3	22-05-2025	Form One(A & B)	Project Extension	Assigned	<button>Accept</button> <button>Reject</button>
4	20-03-2025	Form One(A & B)	Project Registration	Save As Draft	<button>Open</button> <button>Reject</button>
5	30-	Form One(A	Project	Uploaded	<button>Show</button>

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

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.

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		90	10-06-2020	25-06-2021
5 Total number of basement(s) and plinth	12	91	11-06-2020	26-06-2021
6 Total number of Podiums	7	92	12-06-2020	27-06-2021
7 Stilt Floor		93	13-06-2020	28-06-2021
8 Total number of Slabs of Super Structure	2	94	14-06-2020	29-06-2021
9 Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Sanitary Fittings		95	15-06-2020	30-06-2021
10 within the Flat/Premises Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and		96	16-06-2020	01-07-2021
11 The external plumbing and external plaster, elevation, completion of terraces		97	17-06-2020	02-07-2021
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		98	18-06-2020	03-07-2021
13		99	19-06-2020	04-07-2021
14				
15				

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

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Form-OneA&B (6).xlsx - Excel Deviya Sagar DS Share | Comments

FORM-1 Table(B) of Registration Detail						
A	B	C	D	E	F	G
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	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**

Form One A&B (6).xlsx - Excel									
File	Home	Insert	Page Layout	Formulas	Data	Review	View	Help	Search
	Clipboard	Font	Alignment	Number	Styles	Cells	Editing		
A1									
1	A	B	C	D	E	F	G	H	
2	COMMON AREAS AND FACILITIES AMENITIES	% WORK DONE	REMARKS	ACTIVITY START DATE	ACTIVITY END DATE				
3	abc123	45	gt56	27-06-2020	12-07-2021				
4	xyz@	13	ghf56	28-06-2020	13-07-2021				
5									
6									
7									
8									
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10									
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12									
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17									
18									
19									
20									
21									

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"/>
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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.

TASKS	NUMBER	% WORK DONE	ACTIVITY START DATE	ACTIVITY END DATE
Excavation	0	0	01-May-2020	30-Apr-2021
Total number of Basement(s) and Plinth	2	0	01-May-2020	30-Apr-2021
Total number of Podiums	0	0	01-May-2020	30-Apr-2021
Stilt Floor	0	0	01-May-2020	30-Apr-2021
Total number of Slabs of Super Structure	5	0	01-May-2020	30-Apr-2021
Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0	0	01-May-2020	30-Apr-2021

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.

Start Date	End Date	Form	Process Type	Status	Accept / Reject
03-01-2020	22-05-2025	Form Two	Project Extension	Assigned	<button>Accept</button> <button>Reject</button>
20-03-1999	20-03-2025	Form Two	Project Registration	Save As Draft	<button>Open</button> <button>Reject</button>

Ack. No.	Name	Pending From	Details	Status
12532	Complaint	10/12/2019	<input checked="" type="checkbox"/>	<span>Open</span>
3523	Query - 1	10/12/2019	<input checked="" type="checkbox"/>	<span>Closed</span>
3523	Query - 2	10/12/2019	<input checked="" type="checkbox"/>	<span>Closed</span>

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

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

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

*Also, the fields highlighted in Red should be auto calculated and become non-editable fields for user and Total estimated cost cannot be changed*

FORM_TYPE	BLOCK_NAME/ITEM_DESCRIPTION	TOTAL ESTIMATED COST	COST_INCURRED	COST INCURRED AS ON DATE	WORK DONE IN PERCENTAGE	BALANCE COST TO BE INCURRED	COST INCURRED ON ADDITIONAL/EXTRA
FORM-TW-O-A	Lotus	2356.00	45.00	09-May-2020	0.01910017	2311.575.00	
FORM-TW-O-B		456.00	45.00	09-May-2020	0.098684211	4131.564.00	

2. In Form 2(C)- Fill the Other Details if any like: Cost Incurred and the field highlighted in Red like Block Name should be non-editable for the user and cannot be changed

BLOCK_NAME/ITEM_DESCRIPTION	COST_INCURRED
abc	453.00

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

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

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**

**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="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.

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.

**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	2,356	45	09-May-2020	0.0191	2,311	575

**FORM 2 B DETAILS**

Form Type	Total Estimated Cost	Cost Incurred	Incurred Cost as On	Work done in Percentage	Balance Cost to be Incurred	Cost Incurred on Additional/Extra
Common 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;

**i. Cement –**

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

NO

**ii. Coarse Aggregate –**

It has been tested, for deleterious materials, clay lumps, crushing value, Impact value as per IS 2434:1998 or as per other relevant IS/BS/NBC code or as per Industry standards and its results are within the permissible limits.

NO

**iii. Bricks / Blocks –**

They have been tested for water absorption, crushing strength etc. as per IS 5454:1970 or as per other relevant IS/BS/NBC code or as per industry standards and its results are within permissible limits.

NO

**iv. Concrete / Ready-mix Concrete –**

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

NO

**v. Steel for Concrete –**

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

NO

**vi. Testing of Other Materials –**

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

NO

**vii. Number and Frequency of testing**

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

NO

**viii. Codes of foreign country**

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

NO

**ix. Fire Resistance**

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

NO

**2. WORKMANSHIP:**

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

NO

**3. ELECTRICAL MATERIALS AND WORKMANSHIP:**

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

NO

**4. STRUCTURAL ENGINEER:**

Promoter has engaged structural engineer Mr. VIKRANT NARESHRAO SURVE having Licenses no. ENG/4444/66666 having office no. or cell no. 8200052083. The structural design of buildings in this project has been done under his supervision and has been checked by a registered PCCP engineer in foundation in consultation with soil consultant. The formwork and concrete mix design have been done by a registered engineer. The relevant test reports and quality 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.

NO

**5. PRESERVATION OF RECORDS**

Record of all test results of this project have been properly kept in the prescribed format and will be preserved at least up to the defect liability period or for the period as required by any other provision of law.

YES D. View File

**6. THE FOLLOWING MATERIALS OR ANY OTHER ITEM OF WORK WHICH WERE NOT CONFORMING TO THE STANDARD SPECIFICATIONS AND WHICH WERE NOT REJECTED, BECAUSE OF REASONS SPECIFIED HEREUNDER:**

<b>Reason</b>	<input type="text" value="abc"/>
Name of the Engineer	<input type="text" value="VIKRANT NARESHRAO SURVE"/>
Local Authority licence number	<input type="text" value="ENG/4444/66666"/>
Local Authority licence no. valid till	<input type="text" value="31-03-2025"/>
Date of Physical Visit	<input type="text" value="12-05-2020"/>
Firm Name	<input type="text" value="Retail"/>
Remark	<input type="text" value="NA"/>

<div style="position: absolute; top: 0; right:

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)

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	<button>Accept</button> <button>Reject</button>
20-03-1999	20-03-2025	Form 3A & C	Project Registration MOF	Assigned	<button>Accept</button> <button>Reject</button>
20-03-1999	20-03-2025	Form 3A & C	Project Registration	Save As Draft	<button>Open</button> <button>Reject</button>
05-	24-	Form 3A &	Project	Assigned	<button>Accept</button> <button>Reject</button>

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

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

Screenshot of Microsoft Excel showing Form-Three (1).xlsx - Excel. The sheet is titled 'DETAILS'. The table has columns A, B, and C. Row 1 contains 'DETAILS' in A1, 'PROPOSED' in B1, and 'BOOKED' in C1. Rows 2, 3, and 4 contain data: 'Number of Garages' (567, 44), 'Number of Covered Parking' (4, 4), and 'Number of Open Parking' (4, 4). The table is highlighted with blue borders.

DETAILS	PROPOSED	BOOKED
Number of Garages	567	44
Number of Covered Parking	4	4
Number of Open Parking	4	4

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

As per the requirement, CA can make any changes Highlighted in Blue in the Form-3 certificate section.

Screenshot of Microsoft Excel showing Form-Three (1).xlsx - Excel. The sheet is titled 'FORM 3'. The table has columns A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q. Row 1 contains 'FORM 3: CHARTERED ACCOUNTANTS CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)'. Row 2 contains 'Sr. No.' and 'Particulars'. Rows 3 through 13 contain detailed entries with columns for 'Estimated Amount (in Rs.)' and 'Incurred & Paid Amount (in Rs.)'. Some cells are highlighted in blue, indicating areas where changes can be made.

FORM 3: CHARTERED ACCOUNTANTS CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)		D	E	F	G	H	I	J	K	L	M	N	O	P	Q
Sr. No.	Particulars	Estimated Amount (in Rs.)	Incurred & Paid Amount (in Rs.)												
1	i Land Cost: 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												
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	45.00	43.00												
3	c Acquisition cost of TDR (if any)	45.00	43.00												
4	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												
5	e Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities	45.00	43.00												
6	f 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:	NO												
7	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												
8	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, rents, wages and security deposit or maintenance	0.00	0.00												

		C			
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)		2812.00	
18	a (ii)	Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA(Column - B)Note: for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered		13.00	
19	a (iii)	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 banking 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 Total Cost Incurred and Paid of the Real Estate Project (1 (i)+1 (ii)) of incurred and paid Column -B		3073	
25	3	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)		28%	
26	4	Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total (as per Project Architect's Certificate on completion of project)		56.00	

17. After Filling Form 3Certificate 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 PRATIKSINH P... English A A A A f A Apple Gujarat

GUJARAT REAL ESTATE REGULATORY AUTHORITY GOVERNMENT OF GUJARAT CA DASHBOARD | VIEW SEMINAR

FORM-3 (ANNEXURE) OF REGISTRATION DETAIL

Form Three A excel validated successfully.

Upload Form 3 A and B  Choose File Form-Three.xlsx

[Download Annexure template](#)

[Upload Your Form 3 Annexure Excel File](#)

**BLOCK DETAILS**

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

**BLOCK SUMMARY**

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

Books of account verified till

04-05-2020

Previous Submit

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

5	completion of project)" 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 abc	Amount of Loan taken for Project as per Agreement (INR) 564	Loan Agreement Document <input type="file"/>
File Upload		
Loan Disbursal Received (INR) 545	Loan Repaid (INR) 45	Balance of Loan (Out Standing) (INR) 500.0
Total Number of Project Units Mortgaged: 5	Mortgaged Document <input type="file"/>	
	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 <a href="#">View File / 1</a>
	Market Value	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	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)	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
	<b>Sub-Total of Land Cost</b>	30,00,00,000	2,00,00,000
	<b>Development Cost/Cost of Construction:</b>		
	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
	<b>Sub-Total of Development Cost</b>	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 (%/9)		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
<b>DETAILS OF PROJECT LOAN AND LENDERS:</b>			
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)	6,56,56,654	Balance of Loan (Outstanding) (INR)	6,49,99,977
Loan Repaid (INR)	6,56,777		
Total Number of Project Units Mortgaged:	100	Mortgaged Document:	<a href="#">View File / 1</a>
<b>DETAILS OF SEPARATE RERA BANK ACCOUNT:</b>			
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	
<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)	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 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	
<b>(PROJECT CERTIFICATE)</b>			
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
<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>			
YES			
Yours Faithfully, Name of Chartered Accountant dheeraj tiwari tiwari	Membership Number	COP Date: 30-04-2021	
UDI Number 21756456gevrt342e5	CA FRN No 756456H	CA Firm Name sidsid	Additional Notes to the Certificate (If any) sdsdf
CA Designation Partner	CA Place Ahmedabad		
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 a web-based application for real estate project management. At the top, there's a banner with the text "FORM THREE VIEW" and the Gujarat state emblem. Below the banner, a navigation bar includes "Project Detail", "Form One", "Form Two", "Form Three" (which is highlighted in orange), and "Form Three MOF". A sub-header "FORM-3 (ANNEXURE) OF REGISTRATION DETAIL" is followed by a "DOWNLOAD AS PDF" button. To the left, there's a decorative graphic of a classical building. The main content area displays a table titled "BLOCK DETAILS" with the following columns: 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, and DATE AGREED. The table contains three rows of data. To the right of the table, a large orange arrow points towards a preview of the "FORM-3 (ANNEXURE) OF REGISTRATION DETAIL" document, which is a formal certificate with multiple sections and signatures. At the bottom right, there's a small green circular icon with a white robot-like figure.

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**

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

**PAYMENT DETAILS**

6.1 Unique Token Number: PXC4ZV1W04261  
6.2 RERA Total Fees to be Paid: 22534

**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.

In Corporate Account - Net Banking Maker- Checker Scenario, Checker has to ensure to "Check and Approve" transaction within 20 minutes post initiating the transaction. If checker does not approve the transaction, failing to which, the transaction will be treated as Failed. For further Inquiry/Refund please contact SBI ePay.

**REFUND (Scenarios and Process)**

- As stated in detailed T&C, the paid fee does not in any way guarantee issuance of services and the fees paid is not eligible for refund or chargeback in any case. B. When a candidate makes double payment by mistake, the refund (part/ full) may be considered, as the Authority may decide, subject to
- The user 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

Project, Agent, Promoter, Professional, Location

PRINT PROJECT

GUJARAT REAL ESTATE  
REGULATORY AUTHORITY  
GOVERNMENT OF GUJARAT

**PROJECT EXTENSION FORM**

1.1 Extension Date: 01/03/2025

1.2 Reasons for Seeking Extension:

- SLD Permissions is not received in over 180 days.
- Society Registration is not received in over 180 days.
- SLD Permissions is received but Society Registration is not yet issued or SLD permission is not available for Society.
- Project is not commercially viable due to inflation, fuel / financial / labor / material / disputes / business conditions etc.
- Construction work completed but PCC, Site Plan, Legal MOU etc. not received so cannot apply for SLD.
- SLD Permissions and Society Registration both are not received.

Block Name	Development Start Date	Development End Date	Height (In Meters) as per Section 5(8) Plan of the Block	SLD	Buliding Area	Commencement Certificate No.	Overall/Latest Commencement Certificate	All Commencement Certificates till now
Alpha	01/03/2021	30/01/2024	340 - 320 - 304	KU/765446/220	33-12-2020	Test Document.pdf	33-12-2020	Commencement certificate
Beta	01/03/2023	30/01/2024	340 - 320 - 304	KU/765446/520	01-12-2020	Test Document.pdf	01-12-2020	Commencement certificate
Gamma	01/03/2023	30/01/2024	340 - 320 - 304	KU/765446/220	33-12-2020	Test Document.pdf	33-12-2020	Commencement certificate
Delta	01/03/2021	30/01/2024	340 - 320 - 304	KU/765446/520	33-12-2020	Test Document.pdf	33-12-2020	Commencement certificate
Epsilon	01/03/2021	30/01/2024	340 - 320 - 304	2346	33-12-2020	Test Document.pdf	33-12-2020	Commencement certificate

5.3 Supporting Documents (If Any) : YES = NO

Form B (One location) [Designate/Contractor/Architect/Engineer/Builder/Owner/Uninvolved Person] (Affidavit by Promoter)

5.4 Date of Issue/Stamp of Document: 01/03/2025

5.5 Authorized Signatory of Project who has signed Form B: PRALAY KAPOOR

5.6 Contact Details: ER23423420

5.7 Declaration Form B: 5.7.1 Name Declaration Form B: Test Document.pdf

5.8.2 On consent of all others (as per section 43) Test Document.pdf

**FORM 1**

COIN No.	Architect Name	Email Id	Mobile No.	Status
CA/2021/12345	SALBAAH JAHN	test123@gmail.com	8765432109	ACCEPTED

**FORM 2**

Engineer License Number	Engineer Name	Email Id	Mobile No.	Status
ABCD123	KENNETH PETER DOURAHA	test123@outlook.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, Sathyog Bhavni, 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	<a href="mailto:promoterthree@test.com">promoterthree@test.com</a>
Remarks	PE/VALSAD/UMARGAM/UmargamM/130821/016278/E1

**Note:**

1. The Total Amount is paid through SBI ePay with user accepting all disclaimer and terms and conditions of GuJRERA Online Payment mentioned on [www.gujrera.gujarat.gov.in](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)



**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;

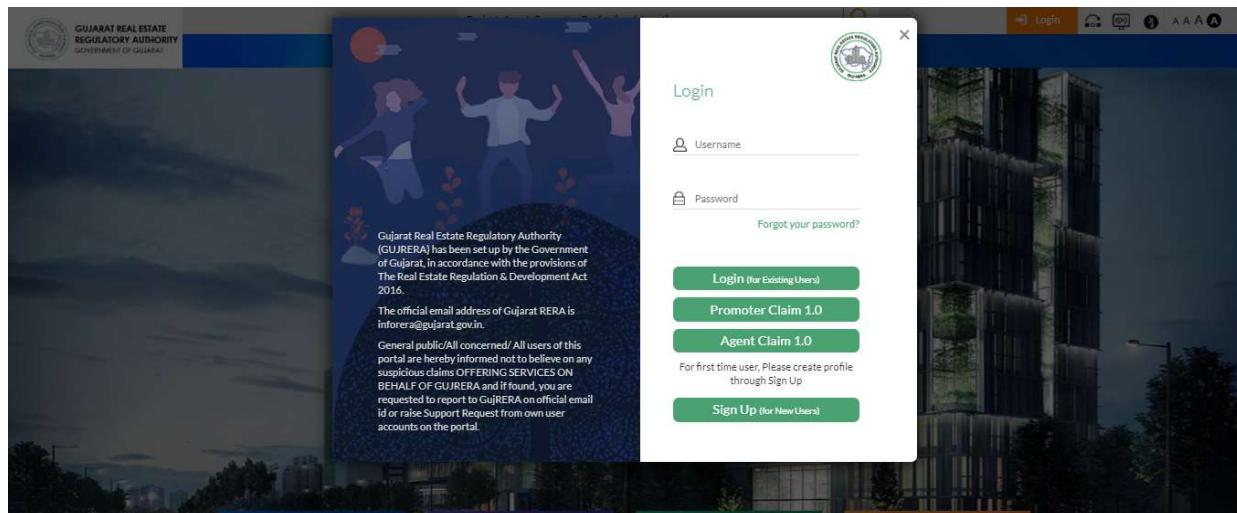
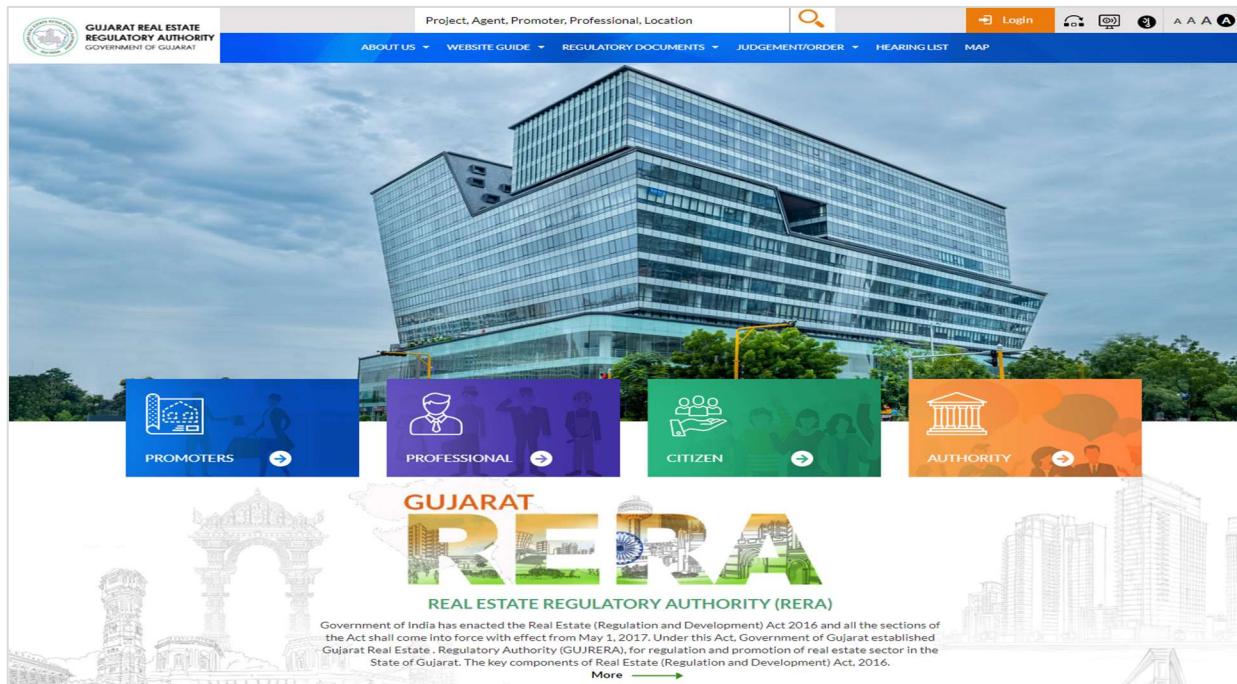
(e) discharge such other functions as may be prescribed.

## **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 interface. At the top, there are four status boxes: "Pending with Agent" (0), "Pending with Authority" (0), "Rejected / Revoked Application" (0), and "Approved Application" (0). Below these are sections for "PENDING WITH AGENT", "PENDING WITH AUTHORITY", "REJECTED / REVOKED APPLICATION", and "APPROVED APPLICATION". Each section has a table header and a message indicating "No Record Found!". To the right, a "MY NOTIFICATIONS" sidebar lists several items: "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.

This screenshot shows the same Agent Dashboard after an application has been submitted. The "Pending with Agent" status box now shows a value of 1. The other status boxes remain at 0. The "PENDING WITH AGENT" section still shows "No Record Found!". The "MY NOTIFICATIONS" sidebar now includes a new item: "Your Agent Registration for GujRERA for scr...". The "Apply" button is also present here.

## 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

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	
RERA Registration No.	State	Other State RERA registration certificate	
<input type="text"/>	<input type="text"/>		

**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

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

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

## AGENT RERA REGISTRATION

**APPLY FOR AGENT RERA REGISTRATION APPLICATION**

**Other State RERA Registration Details**

RERA Registration No.	State	Filename/view	Action
MH/12345/ABCDE	Maharashtra	Test.pdf	
RERA Registration No.	State	Other State RERA registration certificate	
<input type="text"/> Please Enter Rera Registration No	<input type="text"/> Please Enter State		

**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

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 portal. At the top, there's a banner with a city skyline at sunset. Below it, the 'PAYMENT' tab is selected. A red banner at the top of the form area says "PLEASE DO NOT PRESS BACK OR REFRESH" FROM THIS POINT ONWARDS. On the left, there's a 'PAYMENT DETAILS' panel containing fields for Payment head (ARCTTZGIE5061), Agent Registration Fees (50,000), Addl. Amount (₹) (B) (0), and Total Amount (₹) (A+B) (50,000). On the right, there's a 'NOTE' panel with detailed instructions about the payment process, including sections on redirection to SBI ePay, refund policies, and dispute resolution. At the bottom, there's a 'TERM & CONDITION' section with several checkboxes for accepting terms and conditions, followed by 'Previous' and 'Pay' buttons.

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  BLUE INTERG...

**PRINT RERA APPLICATION**

**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	zzz NA.pdf
Company LOGO	Address Proof	
zz-partner.jpg	zzz NA.pdf	

**ASSOCIATED DIRECTORS**

Name	PAN No	Address	Mobile No	Pincode	State	District	Taluka	Email Id	Action
KAMLESHKUMAR GHANSHYAMBHAI VATALIYA	ADJPV9243N	Check this address line 1	8112331000	382421	GUJARAT	Gandhinagar	Gandhinagar	ttt@tt.com	<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**

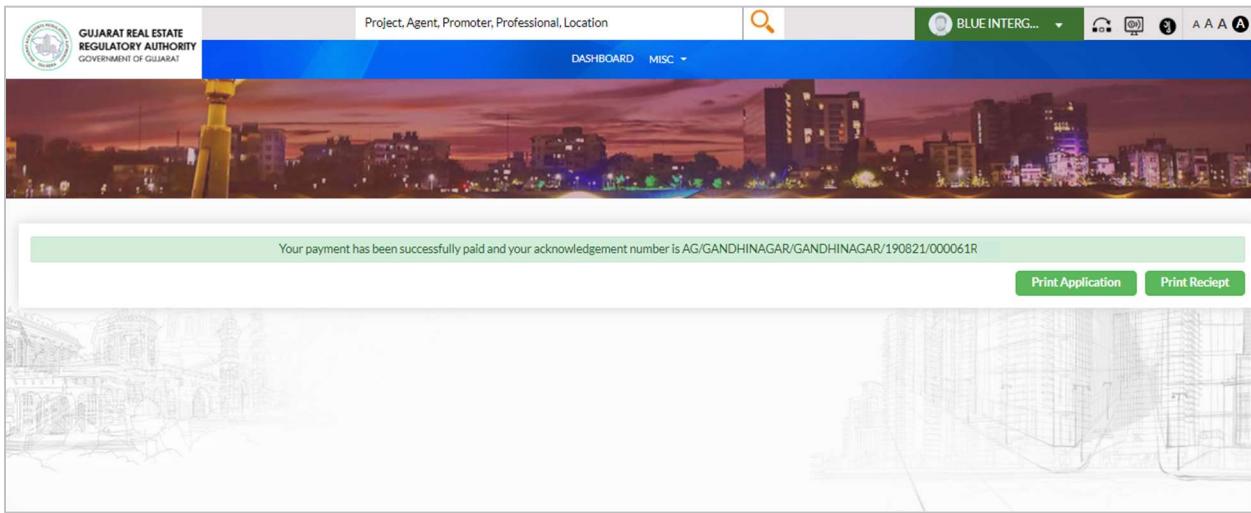
**Other State RERA Registration Details**

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

### 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

**FORM G**

Gujarat Real Estate Regulatory Authority (RERA)  
Government of Gujarat  
Website: gujrera.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/W/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/190821/000061null

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	AAACZ635BH
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 year 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:	
Amount (Rs.)	50,000
Transaction Date:	19-08-2021
Mode of Payment	CC
Payment Receipt	<a href="#">View File / 1</a>

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

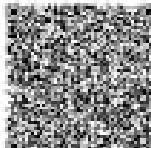
[Print](#) [Back](#)

## 25.5. Print Receipt

	<b>Gujarat Real Estate Regulatory Authority (RERA)</b> www.gujrera.gujarat.gov.in
Office Address - 4th Floor, Sahyog Sansad, Sector-11,Gandhinagar-382015 Website: gujrera.gujarat.gov.in, Ph. No. (079) 232-58829 Email id: inforera@gujarat.gov.in	
<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.	65267
GujRERA Token No.	ABCA6DGIE5081
SBI ePay Transaction No.	ONTXNO65267213419113201
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/190821/000061Rnull

**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: +91-23-2752 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 [inforera@gujarat.gov.in](mailto:inforera@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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