



Gujarat Real Estate Regulatory Authority (RERA)

Government of Gujarat

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FORM – 8

(See Regulation 3)

(To be submitted for Quarterly Project Progress Report – Project wise)

Submission Date:- 07-04-2025

Project Name:- MORE TOWERS

Project Registration Number:- PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA11974/200623

A. Details of Project:-

1	Project Type: - Residential Affordable Housing	NO
2	Use:-	Mixed Development
3	Number of Blocks / Buildings	2
4	Total Estimated cost of Project Rs.	2351826639.01
5	End date of Project at the time of registration	31-12-2031
6	End date of Project as per extension if any	NA

B. Details of All Blocks:-

Block Name	Number of Total RCC Slabs including Basement	Number of Basements	Number of Floors	Number of Units	Number of Lifts	Number of Units Booked	Number of Garages Booked
MAXIMA	20	3	20	227	6	30	0
OPTIMA-REGALIA	23	3	20	141	10	51	0

C. Schedule of Major Works:-

Block Name:- MAXIMA

Sr. No	Particulars	Original Activity Start Date	Present Activity Start Date	Original Activity End Date	Present Activity End Date	Remarks
1	Excavation and Work up-to Plinth Level (Including basement if so)	12-04-2023	12-04-2023	31-12-2031	31-12-2031	
2	RCC work above plinth level up to terrace level	12-04-2023	12-04-2023	31-12-2031	31-12-2031	
3	All internal works, Brick masonry, plaster, Flooring, including all finishing activities	12-04-2023	12-04-2023	31-12-2031	31-12-2031	
4	All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc.	12-04-2023	12-04-2023	31-12-2031	31-12-2031	
5	All activities in common areas	12-04-2023	12-04-2023	31-12-2031	31-12-2031	

Block Name:- OPTIMA-REGALIA

Sr. No	Particulars	Original Activity Start Date	Present Activity Start Date	Original Activity End Date	Present Activity End Date	Remarks
1	Excavation and Work up-to Plinth Level (Including basement if so)	12-04-2023	12-04-2023	31-12-2031	31-12-2031	
2	RCC work above plinth level up to terrace level	12-04-2023	12-04-2023	31-12-2031	31-12-2031	
3	All internal works, Brick masonry, plaster, Flooring, including all finishing activities	12-04-2023	12-04-2023	31-12-2031	31-12-2031	
4	All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc.	12-04-2023	12-04-2023	31-12-2031	31-12-2031	
5	All activities in common areas	12-04-2023	12-04-2023	31-12-2031	31-12-2031	

D. Details of Individual Blocks (Internal Works):-**Block Name:- MAXIMA**

Sr. No	Particular	% Work Done	
1	Excavation	5	
2	Work up-to Plinth Level(Including Basemenent if so)	0	
		Number of Completed Work	% Work Done
3	Number of RCC slabs casted (Above Plinth Level)	0	0
4	Number of floors completed, Brick Masonry work & Internal Plaster	0	0
5	Number of floors to which completed number of Staircses, and entrance lobby/s at each Floor level connecting Staircases and Lifts	0	0
6	Number of Units within which flooring work of rooms completed	0	0
7	Number of Units within which, all Toilets and Kitchen Flooring & Sanitary Fittings work completed	0	0
8	Number of Units within Doors, Windows, Electric work, Plumbing work and other finishing work completed	0	0

Block Name:- OPTIMA-REGALIA

Sr. No	Particular	% Work Done	
1	Excavation	0	
2	Work up-to Plinth Level(Including Basemenent if so)	0	
		Number of Completed Work	% Work Done
3	Number of RCC slabs casted (Above Plinth Level)	0	0
4	Number of floors completed, Brick Masonry work & Internal Plaster	0	0
5	Number of floors to which completed number of Staircses, and entrance lobby/s at each Floor level connecting Staircases and Lifts	0	0
6	Number of Units within which flooring work of rooms completed	0	0
7	Number of Units within which, all Toilets and Kitchen Flooring & Sanitary Fittings work completed	0	0
8	Number of Units within Doors, Windows, Electric work, Plumbing work and other finishing work completed	0	0

E. Details of Individual Blocks (External Works):-**Block Name:- MAXIMA**

Sr. No	Particular	Proposed (Yes/No)	% Work Done	Remarks
1	External Plumbing Work	Yes	NA	
2	External Plaster & Elevation work	Yes	NA	
3	Parapet wall, Floorning and Waterproofing work on Terrace	Yes	NA	
4	Number of Lift Installed	Yes	NA	

Block Name:- OPTIMA-REGALIA

Sr. No	Particular	Proposed (Yes/No)	% Work Done	Remarks
1	External Plumbing Work	Yes	NA	
2	External Plaster & Elevation work	Yes	NA	
3	Parapet wall, Floorning and Waterproofing work on Terrace	Yes	NA	
4	Number of Lift Installed	Yes	NA	

F. Development in Common Area:-

Sr. No	Particular	Proposed (Yes/No)	% Work Done	Remarks
1	Street Lighting & Electrical fittings to Common Areas	YES	0	YES
2	Compound Wall	YES	0	
3	Plinth protection, paving of areas appurtenant to Building/Wing, Marghi area etc	YES	0	

4	Overhead and Underground Water Tanks	YES	0	
5	Internal Water supply Network	YES	0	YES
6	Internal Sewerage (chamber, lines, Septic Tank, STP) Network	YES	0	YES
7	Storm Water Drains	YES	0	YES
8	Internal Roads and Footpaths	YES	0	YES
9	Landscaping & Tree Planting	YES	0	YES
10	other requirements as may be required to Obtain Occupation/Completion Certificate	YES	0	

G. Details of Documents to be upload with each QPR:-

Block Name:- MAXIMA

Sr. No	Particular	Photograph	Remarks
1	Photograph of each block showing external development of the whole block from outside	WhatsApp Image 2025-04-05 at 14.15.15.jpeg	
2	Photograph/s of each block showing flooring of Rooms and Toilet from inside. (Please mention which floor and Unit at which latest work completed for photograph)	WhatsApp Image 2025-04-05 at 14.15.16.jpeg	
3	Photograph/s of each block showing Walls of Rooms, Doors and windows from inside. (Please mention which floor and Unit at which latest work completed for photograph)	WhatsApp Image 2025-04-05 at 14.15.17.jpeg	
4	Photograph of each block showing Terrace flooring, Overhead water tank, etc.	WhatsApp Image 2025-04-05 at 14.15.23.jpeg	
5	Photograph/s of Common Areas showing parking Flooring and surrounding Developments.	WhatsApp Image 2025-04-05 at 14.15.16 (2).jpeg	
6	Copies of Approvals taken during the current quarter.	NA NEW.pdf	

Block Name:- OPTIMA-REGALIA

Sr. No	Particular	Photograph	Remarks
1	Photograph of each block showing external development of the whole block from outside	WhatsApp Image 2025-01-06 at 15.38.27 (1).jpeg	
2	Photograph/s of each block showing flooring of Rooms and Toilet from inside. (Please mention which floor and Unit at which latest work completed for photograph)	WhatsApp Image 2025-01-06 at 15.38.27.jpeg	
3	Photograph/s of each block showing Walls of Rooms, Doors and windows from inside. (Please mention which floor and Unit at which latest work completed for photograph)	WhatsApp Image 2025-01-06 at 15.38.26.jpeg	
4	Photograph of each block showing Terrace flooring, Overhead water tank, etc.	WhatsApp Image 2025-01-06 at 15.38.27 (1).jpeg	
5	Photograph/s of Common Areas showing parking Flooring and surrounding Developments.	WhatsApp Image 2025-01-06 at 15.38.27.jpeg	
6	Copies of Approvals taken during the current quarter.	NA NEW.pdf	

H. Details regarding Garage and Parking in respect of the entire registered phase:-

Details	Proposed total number	Total Area (Sq Mtrs)	Percentage of Work Done
Garage	0	0.0	0
Covered Parking	400	17593.44	0
Open Parking	0	0	0

I. Application of Fund :-

Sr No.	Particulars	Estimated Cost at the time of Registration/ Alteration (a)	Incurred and Paid till Last QPR (Cumulative) (b)	Incurred and Paid till this QPR (Cumulative) (c)	Expenditure incurred and paid in this QPR (d) (c-b)
1	Land Cost (Sr no 1(i) to (iv) of Form-3)	88,01,69,557	33,54,10,691	33,54,10,691	0
2	Development Cost (St no 1(ii))	1,47,16,57,082	7,00,48,479	7,00,48,479	0
3	Other costs (Admin, Marketing, interest on Partners capital etc.) (Other than Form-3)	0	0	0	0
Total Cost (Sr ne 1+2+3)		2,35,18,26,639	40,54,59,170	40,54,59,170	0

J. Sources of Fund

Sr No.	Particulars	Estimated amount at the time of Registration/Alteration	Estimated (As on date of Last OPR)	Actual (As on date of this QPR)
1	Own Funds	34,00,00,000	34,00,00,000	22,96,01,758
2	Total Borrowed Fund (Secured)	50,00,00,000	50,00,00,000	0
3	Total Borrowed Fund (Unsecured)	50,00,00,000	50,00,00,000	14,38,95,584
4	Customer Receipts Used for the Project	2,91,87,96,800	2,91,87,96,800	8,13,34,495
Total Funds for the Project		4,25,87,96,800	4,25,87,96,800	45,48,31,837

K. Inventory Summary

Type of Inventory	Number	Booked	Unbooked	Total Carpet Area Booked	Total Carpet Area Unbooked	Unit Consideration	Received Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked
Office	256	64	192	6358.68	11168.32	1392345800	41623385	1350722415	85370200	1306975600
Shop	68	2	66	97.39	3711.53	936172000	26500000	909672000	26500000	909672000
Residential	44	15	29	2075.62	3772.42	582081300	13211110	568870190	55578500	526502800
Total	368	81	287	8531.69	18652.27	2910599100	81334495	2829264605	167448700	2743150400