



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:- 10-01-2025

Project Name:- KALAV SKYLINE

Project Registration Number:- PR/GJ/AHMEDABAD/DASKROI/Ahmedabad Municipal Corporation/MAA13460/060524/311228

A. Details of Project:-

1	Project Type: - Residential Affordable Housing	YES
2	Use:-	Mixed Development
3	Number of Blocks / Buildings	2
4	Total Estimated cost of Project Rs.	866452149.00
5	End date of Project at the time of registration	31-12-2028
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
A+B+C	15	2	14	170	6	14	0
D	15	2	13	55	2	7	0

C. Schedule of Major Works:-

Block Name:- A+B+C

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)	10-03-2024	10-03-2024	10-11-2025	10-11-2025	
2	RCC work above plinth level up to terrace level	11-02-2025	11-02-2025	11-05-2026	11-05-2026	
3	All internal works, Brick masonry, plaster, Flooring, including all finishing activities	12-05-2026	12-05-2026	12-11-2026	12-11-2026	
4	All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc.	13-11-2026	13-11-2026	13-05-2027	13-05-2027	
5	All activities in common areas	14-05-2027	14-05-2027	14-11-2027	14-11-2027	

Block Name:- D

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)	10-03-2024	10-03-2024	10-11-2025	10-11-2025	
2	RCC work above plinth level up to terrace level	11-11-2025	11-11-2025	11-05-2026	11-05-2026	
3	All internal works, Brick masonry, plaster, Flooring, including all finishing activities	12-05-2026	12-05-2026	12-11-2026	12-11-2026	
4	All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc.	13-11-2026	13-11-2026	13-05-2027	13-05-2027	
5	All activities in common areas	14-05-2027	14-05-2027	14-11-2027	14-11-2027	

D. Details of Individual Blocks (Internal Works):-**Block Name:- A+B+C**

Sr. No	Particular	% Work Done	
1	Excavation	100	
2	Work up-to Plinth Level(Including Basemenent if so)	100	
		Number of Completed Work	% Work Done
3	Number of RCC slabs casted (Above Plinth Level)	3	23.08
4	Number of floors completed, Brick Masonry work & Internal Plaster	3	21.43
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:- D

Sr. No	Particular	% Work Done	
1	Excavation	100	
2	Work up-to Plinth Level(Including Basemenent if so)	100	
		Number of Completed Work	% Work Done
3	Number of RCC slabs casted (Above Plinth Level)	2	15.38
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:- A+B+C**

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:- D

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	NA
2	Compound Wall	YES	0	NA
3	Plinth protection, paving of areas appurtenant to Building/Wing, Marghi area etc	YES	0	NA

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

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

Block Name:- A+B+C

Sr. No	Particular	Photograph	Remarks
1	Photograph of each block showing external development of the whole block from outside	Block-A+B+C.jpg	
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)	Block-A+B+C.jpg	
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)	Block-A+B+C.jpg	
4	Photograph of each block showing Terrace flooring, Overhead water tank, etc.	Block-A+B+C.jpg	
5	Photograph/s of Common Areas showing parking Flooring and surrounding Developments.	Block-A+B+C.jpg	
6	Copies of Approvals taken during the current quarter.	NOT APPLICABLE.png	

Block Name:- D

Sr. No	Particular	Photograph	Remarks
1	Photograph of each block showing external development of the whole block from outside	Block-D.jpg	
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)	Block-D.jpg	
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)	Block-D.jpg	
4	Photograph of each block showing Terrace flooring, Overhead water tank, etc.	Block-D.jpg	
5	Photograph/s of Common Areas showing parking Flooring and surrounding Developments.	Block-D.jpg	
6	Copies of Approvals taken during the current quarter.	NOT APPLICABLE.png	

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	614	6516.22	0
Open Parking	31	94.81	0

I. Application of Fund :-

Sr No.	Particulars	Extimated 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)	22,34,52,149	20,16,54,966	20,49,41,843	32,86,877
2	Development Cost (St no 1(ii))	64,30,00,000	1,83,90,000	3,53,36,367	1,69,46,367
3	Other costs (Admin, Marketing, interest on Partners capital etc.) (Other than Form-3)	3,00,00,000	70,05,126	72,04,970	1,99,844
Total Cost (Sr ne 1+2+3)		89,64,52,149	22,70,50,092	24,74,83,180	2,04,33,088

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	11,00,00,000	10,29,37,628	8,97,87,081
2	Total Borrowed Fund (Secured)	35,00,00,000	12,38,38,805	18,30,75,304
3	Total Borrowed Fund (Unsecured)	2,00,00,000	0	0
4	Customer Receipts Used for the Project	94,65,85,000	77,40,000	1,28,81,004
Total Funds for the Project		1,42,65,85,000	23,45,16,433	28,57,43,389

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
Shop	19	0	19	0.00	539.51	45485000	0	45485000	0	45485000
Flat	206	21	185	1635.36	14376.47	897100000	12881004	884218996	83100000	814000000
Total	225	21	204	1635.36	14915.98	942585000	12881004	929703996	83100000	859485000