



# Gujarat Real Estate Regulatory Authority (RERA)

## Government of Gujarat

Website: gujrera.gujarat.gov.in, Email: inforera@gujarat.gov.in

### FORM – 8

#### (See Regulation 3)

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

Submission Date:- 06-04-2025

Project Name:- MADHUBAN KADAMB

Project Registration Number:- PR/GJ/AHMEDABAD/DASKROI/Ahmedabad Municipal Corporation/MAA14399/121124/310328

#### 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.             | 506504023.90      |
| 5 | End date of Project at the time of registration | 31-03-2028        |
| 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 |
|------------|----------------------------------------------|---------------------|------------------|-----------------|-----------------|------------------------|--------------------------|
| BLOCK A+B  | 15                                           | 1                   | 14               | 121             | 4               | 6                      | 0                        |
| BLOCK C    | 16                                           | 1                   | 14               | 80              | 2               | 1                      | 0                        |

#### C. Schedule of Major Works:-

Block Name:- BLOCK A+B

| 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)                        | 11-03-2024                   | 11-03-2024                  | 30-06-2024                 | 30-08-2024                |         |
| 2      | RCC work above plinth level up to terrace level                                          | 01-06-2024                   | 01-11-2024                  | 31-12-2024                 | 31-12-2026                |         |
| 3      | All internal works, Brick masonry, plaster, Flooring, including all finishing activities | 11-03-2024                   | 01-01-2026                  | 31-12-2027                 | 30-06-2027                |         |
| 4      | All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc. | 01-06-2025                   | 01-06-2026                  | 30-06-2027                 | 30-06-2027                |         |
| 5      | All activities in common areas                                                           | 01-01-2027                   | 01-01-2027                  | 31-12-2027                 | 31-12-2027                |         |

Block Name:- BLOCK 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)                        | 11-03-2024                   | 11-03-2024                  | 30-06-2024                 | 30-08-2024                |         |
| 2      | RCC work above plinth level up to terrace level                                          | 01-06-2024                   | 01-11-2024                  | 31-12-2024                 | 31-12-2026                |         |
| 3      | All internal works, Brick masonry, plaster, Flooring, including all finishing activities | 11-03-2024                   | 01-01-2026                  | 31-12-2027                 | 30-06-2027                |         |
| 4      | All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc. | 01-06-2025                   | 01-06-2026                  | 30-06-2027                 | 30-06-2027                |         |
| 5      | All activities in common areas                                                           | 01-01-2027                   | 01-01-2027                  | 31-12-2027                 | 31-12-2027                |         |

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

| Sr. No | Particular                                                                                                                        | % Work Done              |             |
|--------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------|
| 1      | Excavation                                                                                                                        | 100                      |             |
| 2      | Work up-to Plinth Level(Including Basemenent if so)                                                                               | 90                       |             |
|        |                                                                                                                                   | Number of Completed Work | % Work Done |
| 3      | Number of RCC slabs casted (Above Plinth Level)                                                                                   | 1                        | 7.14        |
| 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:- BLOCK C**

| Sr. No | Particular                                                                                                                        | % Work Done              |             |
|--------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------|
| 1      | Excavation                                                                                                                        | 100                      |             |
| 2      | Work up-to Plinth Level(Including Basemenent if so)                                                                               | 40                       |             |
|        |                                                                                                                                   | Number of Completed Work | % Work Done |
| 3      | Number of RCC slabs casted (Above Plinth Level)                                                                                   | 4                        | 26.67       |
| 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 | 1                        | 7.14        |
| 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:- BLOCK A+B**

| 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:- BLOCK 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          |         |

**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           |         |
| 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 | 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 |    |

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

**Block Name:- BLOCK A+B**

| Sr. No | Particular                                                                                                                                                            | Photograph | Remarks |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|
| 1      | Photograph of each block showing external development of the whole block from outside                                                                                 | AA.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)      | AA.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) | AA.jpeg    |         |
| 4      | Photograph of each block showing Terrace flooring, Overhead water tank, etc.                                                                                          | AA.jpeg    |         |
| 5      | Photograph/s of Common Areas showing parking Flooring and surrounding Developments.                                                                                   | AA.jpeg    |         |
| 6      | Copies of Approvals taken during the current quarter.                                                                                                                 | AA.jpeg    |         |

**Block Name:- BLOCK C**

| Sr. No | Particular                                                                                                                                                            | Photograph | Remarks |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------|
| 1      | Photograph of each block showing external development of the whole block from outside                                                                                 | C.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)      | C.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) | C.jpeg     |         |
| 4      | Photograph of each block showing Terrace flooring, Overhead water tank, etc.                                                                                          | C.jpeg     |         |
| 5      | Photograph/s of Common Areas showing parking Flooring and surrounding Developments.                                                                                   | C.jpeg     |         |
| 6      | Copies of Approvals taken during the current quarter.                                                                                                                 | C.jpeg     |         |

**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 | 305                   | 3280.27              | 0                       |
| Open Parking    | 20                    | 64.61                | 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)                                              | 7,24,04,289                                                | 6,31,84,413                                      | 6,68,00,465                                      | 36,16,052                                           |
| 2                               | Development Cost (St no 1(ii))                                                        | 43,40,99,734                                               | 93,56,120                                        | 2,58,91,375                                      | 1,65,35,254                                         |
| 3                               | Other costs (Admin, Marketing, interest on Partners capital etc.) (Other than Form-3) | 1,00,00,000                                                | 0                                                | 7,75,210                                         | 7,75,210                                            |
| <b>Total Cost (Sr ne 1+2+3)</b> |                                                                                       | 51,65,04,023                                               | 7,25,40,533                                      | 9,34,67,050                                      | 2,09,26,516                                         |

**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                              | 10,00,00,000                                            | 0                                  | 4,83,70,000                     |
| 2                                  | Total Borrowed Fund (Secured)          | 10,00,00,000                                            | 0                                  | 0                               |
| 3                                  | Total Borrowed Fund (Unsecured)        | 18,00,00,000                                            | 0                                  | 20,34,00,098                    |
| 4                                  | Customer Receipts Used for the Project | 56,19,21,000                                            | 0                                  | 21,43,000                       |
| <b>Total Funds for the Project</b> |                                        | 94,19,21,000                                            | 0                                  | 25,39,13,098                    |

**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              | 13     | 1      | 12       | 19.91                    | 234.83                     | 19869000           | 180000          | 19689000       | 1553000             | 18316000              |
| Flat              | 188    | 6      | 182      | 341.31                   | 10082.01                   | 54205200           | 1963000         | 54008900       | 17749000            | 52430300              |
| Total             | 201    | 7      | 194      | 361.22                   | 10316.84                   | 56192100           | 2143000         | 55977800       | 19302000            | 54261900              |