



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:- 10-01-2025

Project Name:- AASTHA AVIRAT

Project Registration Number:- PR/GJ/AHMEDABAD/AHMEDABAD CITY/Ahmedabad Municipal Corporation/MAA14065/020924/110328

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.	1015155000.00
5	End date of Project at the time of registration	11-03-2028
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
A+B+C	15	2	14	190	6	15	0
D	14	2	14	56	2	0	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)	16-04-2024	16-04-2024	15-05-2024	10-05-2024	
2	RCC work above plinth level up to terrace level	01-05-2024	01-05-2024	31-12-2025	31-12-2025	
3	All internal works, Brick masonry, plaster, Flooring, including all finishing activities	01-06-2025	01-06-2025	01-03-2027	01-03-2027	
4	All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc.	01-06-2025	01-06-2025	30-06-2027	30-06-2027	
5	All activities in common areas	01-03-2026	01-03-2026	11-03-2028	11-03-2028	

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)	16-04-2024	16-04-2024	15-05-2024	10-05-2024	
2	RCC work above plinth level up to terrace level	01-05-2024	01-05-2024	31-12-2025	31-12-2025	
3	All internal works, Brick masonry, plaster, Flooring, including all finishing activities	01-06-2025	01-06-2025	01-03-2027	01-03-2027	
4	All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc.	01-06-2025	01-06-2025	30-06-2027	30-06-2027	
5	All activities in common areas	01-03-2026	01-03-2026	11-03-2028	11-03-2028	

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)	5	38.46
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:- 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)	5	41.67
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	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	No	NA	
2	External Plaster & Elevation work	No	NA	
3	Parapet wall, Floorning and Waterproofing work on Terrace	No	NA	
4	Number of Lift Installed	No	NA	

Block Name:- D

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

F. Development in Common Area:-

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

4	Overhead and Underground Water Tanks	NO	0	
5	Internal Water supply Network	NO	0	NA
6	Internal Sewerage (chamber, lines, Septic Tank, STP) Network	NO	0	NA
7	Storm Water Drains	NO	0	NA
8	Internal Roads and Footpaths	NO	0	NA
9	Landscaping & Tree Planting	NO	0	NA
10	other requirements as may be required to Obtain Occupation/Completion Certificate	NO	0	

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	photograph.jpg	Block A+B+C
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)	No applicable.pdf	Block A+B+C
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)	No applicable.pdf	Block A+B+C
4	Photograph of each block showing Terrace flooring, Overhead water tank, etc.	No applicable.pdf	Block A+B+C
5	Photograph/s of Common Areas showing parking Flooring and surrounding Developments.	No applicable.pdf	
6	Copies of Approvals taken during the current quarter.	No applicable.pdf	

Block Name:- D

Sr. No	Particular	Photograph	Remarks
1	Photograph of each block showing external development of the whole block from outside	IMG-20250107-WA0015.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)	No applicable.pdf	
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)	No applicable.pdf	
4	Photograph of each block showing Terrace flooring, Overhead water tank, etc.	No applicable.pdf	
5	Photograph/s of Common Areas showing parking Flooring and surrounding Developments.	No applicable.pdf	
6	Copies of Approvals taken during the current quarter.	No applicable.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	460	6650.78	0
Open Parking	171	359.38	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)	33,51,55,000	28,53,74,000	30,22,93,750	1,69,19,750
2	Development Cost (St no 1(ii))	68,00,00,000	1,67,61,443	5,89,01,067	4,21,39,624
3	Other costs (Admin, Marketing, interest on Partners capital etc.) (Other than Form-3)	3,50,00,000	29,45,450	40,56,585	11,11,135
Total Cost (Sr ne 1+2+3)		1,05,01,55,000	30,50,80,893	36,52,51,402	6,01,70,509

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	25,00,00,000	10,41,53,953	10,09,78,267
2	Total Borrowed Fund (Secured)	0	0	0
3	Total Borrowed Fund (Unsecured)	30,00,00,000	24,89,36,846	25,66,36,246
4	Customer Receipts Used for the Project	60,00,00,000	0	84,50,000
Total Funds for the Project		1,15,00,00,000	35,30,90,799	36,60,64,513

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	30	2	28	113.88	1884.98	15117400 0	800000	15037400 0	8467000	14270700 0
Residential	216	13	203	1045.43	16349.21	95040000 0	7650000	94275000 0	57200000	89320000 0
Total	246	15	231	1159.31	18234.19	11015740 00	8450000	10931240 00	65667000	10359070 00