



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:- 06-07-2025

Project Name:- ZAITUN COMPLEX

Project Registration Number:- PR/GJ/AHMEDABAD/AHMEDABAD CITY/Ahmedabad Municipal Corporation/MAA14670/130125/301227

A. Details of Project:-

1	Project Type: - Residential Affordable Housing	NO
2	Use:-	Mixed Development
3	Number of Blocks / Buildings	1
4	Total Estimated cost of Project Rs.	52215300.00
5	End date of Project at the time of registration	30-12-2027
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	5	1	4	14	2	0	0

C. Schedule of Major Works:-

Block Name:- A

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)	30-09-2022	30-09-2022	11-11-2022	25-04-2025	BU PERMISSION RECEIVED ON 30.04.25 VIDE BUC/0001BP22 23122
2	RCC work above plinth level up to terrace level	30-09-2022	30-09-2022	11-11-2022	25-04-2025	BU PERMISSION RECEIVED ON 30.04.25 VIDE BUC/0001BP22 23122
3	All internal works, Brick masonry, plaster, Flooring, including all finishing activities	30-10-2022	30-10-2022	02-03-2023	25-04-2025	BU PERMISSION RECEIVED ON 30.04.25 VIDE BUC/0001BP22 23122
4	All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc.	02-05-2023	02-05-2023	31-12-2024	25-04-2025	BU PERMISSION RECEIVED ON 30.04.25 VIDE BUC/0001BP22 23122
5	All activities in common areas	02-01-2024	01-04-2025	31-12-2024	25-04-2025	BU PERMISSION RECEIVED ON 30.04.25 VIDE BUC/0001BP22 23122

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

Sr. No	Particular	% Work Done	
1	Excavation	100	
2	Work up-to Plinth Level(Including Basement if so)	100	
		Number of Completed Work	% Work Done
3	Number of RCC slabs casted (Above Plinth Level)	4	100
4	Number of floors completed, Brick Masonry work & Internal Plaster	4	100
5	Number of floors to which completed number of Staircases, and entrance lobby/s at each Floor level connecting Staircases and Lifts	4	100
6	Number of Units within which flooring work of rooms completed	14	100
7	Number of Units within which, all Toilets and Kitchen Flooring & Sanitary Fittings work completed	14	100
8	Number of Units within Doors, Windows, Electric work, Plumbing work and other finishing work completed	14	100

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

Sr. No	Particular	Proposed (Yes/No)	% Work Done	Remarks
1	External Plumbing Work	Yes	100	BU RECEIVED ON 30.04.25
2	External Plaster & Elevation work	Yes	100	BU RECEIVED ON 30.04.25
3	Parapet wall, Flooring and Waterproofing work on Terrace	Yes	100	BU RECEIVED ON 30.04.25
4	Number of Lift Installed	Yes	100	BU RECEIVED ON 30.04.25

F. Development in Common Area:-

Sr. No	Particular	Proposed (Yes/No)	% Work Done	Remarks
1	Street Lighting & Electrical fittings to Common Areas	YES	100	COMPLETED
2	Compound Wall	YES	100	COMPLETED
3	Plinth protection, paving of areas appurtenant to Building/Wing, Marghi area etc	YES	100	COMPLETED
4	Overhead and Underground Water Tanks	YES	100	COMPLETED
5	Internal Water supply Network	YES	100	COMPLETED
6	Internal Sewerage (chamber, lines, Septic Tank, STP) Network	YES	100	COMPLETED
7	Storm Water Drains	YES	100	COMPLETED
8	Internal Roads and Footpaths	YES	100	COMPLETED
9	Landscaping & Tree Planting	YES	100	COMPLETED
10	other requirements as may be required to Obtain Occupation/Completion Certificate	YES	100	COMPLETED

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

Sr. No	Particular	Photograph	Remarks
1	Photograph of each block showing external development of the whole block from outside	Overall photo.jpeg	BU PERMISSION RECEIVED ON 30.04.25
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)	photo.jpeg	BU PERMISSION RECEIVED ON 30.04.25
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)	photo.jpeg	BU PERMISSION RECEIVED ON 30.04.25
4	Photograph of each block showing Terrace flooring, Overhead water tank, etc.	photo.jpeg	BU PERMISSION RECEIVED ON 30.04.25

5	Photograph/s of Common Areas showing parking Flooring and surrounding Developments.	photo.jpeg	
6	Copies of Approvals taken during the current quarter.	BU PERMISSION.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	6	193.93	100
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)	1,28,15,300	7,15,300	7,15,300	0
2	Development Cost (St no 1(ii))	3,94,00,000	3,00,28,106	3,00,28,106	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)		5,22,15,300	3,07,43,406	3,07,43,406	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	3,50,00,000	3,50,00,000	2,57,31,572
2	Total Borrowed Fund (Secured)	0	0	0
3	Total Borrowed Fund (Unsecured)	0	0	50,11,835
4	Customer Receipts Used for the Project	5,55,58,800	5,55,58,800	0
Total Funds for the Project		9,05,58,800	9,05,58,800	3,07,43,407

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	7	0	7	0.00	308.04	39381300	0	39381300	0	39381300
Residential	7	0	7	0.00	372.75	16177500	0	16177500	0	16177500
Total	14	0	14	0.00	680.79	55558800	0	55558800	0	55558800