



# 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:- ZAINAB RESIDENCY

Project Registration Number:- PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/MAA14587/261224/311228

#### 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.             | 192684292.00      |
| 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          | 8                                            | 0                   | 8                | 32              | 2               | 0                      | 0                        |
| B          | 8                                            | 0                   | 8                | 27              | 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)                        | 01-11-2024                   | 01-11-2024                  | 31-01-2025                 | 31-05-2025                |         |
| 2      | RCC work above plinth level up to terrace level                                          | 01-03-2025                   | 01-06-2025                  | 31-12-2026                 | 31-12-2026                |         |
| 3      | All internal works, Brick masonry, plaster, Flooring, including all finishing activities | 01-01-2026                   | 01-01-2026                  | 31-12-2027                 | 31-12-2027                |         |
| 4      | All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc. | 01-07-2026                   | 01-07-2026                  | 31-12-2027                 | 31-12-2027                |         |
| 5      | All activities in common areas                                                           | 01-07-2027                   | 01-07-2027                  | 30-06-2028                 | 30-06-2028                |         |

Block Name:- 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)                        | 01-11-2024                   | 01-11-2024                  | 31-01-2025                 | 31-01-2025                |         |
| 2      | RCC work above plinth level up to terrace level                                          | 01-03-2025                   | 01-03-2025                  | 31-12-2026                 | 31-12-2026                |         |
| 3      | All internal works, Brick masonry, plaster, Flooring, including all finishing activities | 01-01-2026                   | 01-01-2026                  | 31-12-2027                 | 31-12-2027                |         |
| 4      | All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc. | 01-07-2026                   | 01-07-2026                  | 31-12-2027                 | 31-12-2027                |         |
| 5      | All activities in common areas                                                           | 01-07-2027                   | 01-07-2027                  | 30-06-2028                 | 30-06-2028                |         |

**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 Basemenent if so)                                                                               | 40                       |             |
|        |                                                                                                                                   | 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:- B**

| 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)                                                                                   | 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:- A**

| 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:- 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          |         |

**F. Development in Common Area:-**

| Sr. No | Particular                                                                       | Proposed (Yes/No) | % Work Done | Remarks |
|--------|----------------------------------------------------------------------------------|-------------------|-------------|---------|
| 1      | Street Lighting & Electrical fittings to Common Areas                            | YES               | 0           |         |
| 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 |  |
| 6  | Internal Sewerage (chamber, lines, Septic Tank, STP) Network                      | YES | 0 |  |
| 7  | Storm Water Drains                                                                | YES | 0 |  |
| 8  | Internal Roads and Footpaths                                                      | YES | 0 |  |
| 9  | Landscaping & Tree Planting                                                       | YES | 0 |  |
| 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:- A**

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

**Block Name:- B**

| Sr. No | Particular                                                                                                                                                            | Photograph   | Remarks |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------|
| 1      | Photograph of each block showing external development of the whole block from outside                                                                                 | Block B.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)      | NA.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) | NA.pdf       |         |
| 4      | Photograph of each block showing Terrace flooring, Overhead water tank, etc.                                                                                          | NA.pdf       |         |
| 5      | Photograph/s of Common Areas showing parking Flooring and surrounding Developments.                                                                                   | NA.pdf       |         |
| 6      | Copies of Approvals taken during the current quarter.                                                                                                                 | NA.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 | 49                    | 772.54               | 0                       |
| Open Parking    | 79                    | 375.23               | 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)                                              | 2,30,64,292                                                | 2,12,31,844                                      | 2,17,04,208                                      | 4,72,364                                            |
| 2                               | Development Cost (St no 1(ii))                                                        | 16,96,20,000                                               | 12,31,705                                        | 56,23,781                                        | 43,92,076                                           |
| 3                               | Other costs (Admin, Marketing, interest on Partners capital etc.) (Other than Form-3) | 10,00,000                                                  | 80,250                                           | 2,25,392                                         | 1,45,142                                            |
| <b>Total Cost (Sr ne 1+2+3)</b> |                                                                                       | 19,36,84,292                                               | 2,25,43,799                                      | 2,75,53,381                                      | 50,09,582                                           |

**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                              | 4,00,00,000                                             | 2,72,34,170                        | 3,02,34,170                     |
| 2                                  | Total Borrowed Fund (Secured)          | 0                                                       | 0                                  | 0                               |
| 3                                  | Total Borrowed Fund (Unsecured)        | 0                                                       | 0                                  | 0                               |
| 4                                  | Customer Receipts Used for the Project | 21,38,00,000                                            | 0                                  | 0                               |
| <b>Total Funds for the Project</b> |                                        | 25,38,00,000                                            | 2,72,34,170                        | 3,02,34,170                     |

**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              | 4      | 0      | 4        | 0.00                     | 79.07                      | 4800000            | 0               | 4800000        | 0                   | 4800000               |
| Residential       | 55     | 0      | 55       | 0.00                     | 4776.44                    | 20900000<br>0      | 0               | 20900000<br>0  | 0                   | 20900000<br>0         |
| Total             | 59     | 0      | 59       | 0.00                     | 4855.51                    | 21380000<br>0      | 0               | 21380000<br>0  | 0                   | 21380000<br>0         |