



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:- 04-10-2025

Project Name:- KALASH ORLENA

Project Registration Number:- PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Urban Development Authority/RAA14294/211024/311227

A. Details of Project:-

1	Project Type: - Residential Affordable Housing	NO
2	Use:-	Residential/Group Housing
3	Number of Blocks / Buildings	2
4	Total Estimated cost of Project Rs.	338416896.00
5	End date of Project at the time of registration	31-12-2027
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
BLOCK-B	14	1	14	55	2	6	0
BLOCK-A	14	1	14	56	2	7	0

C. Schedule of Major Works:-

Block Name:- BLOCK-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)	06-08-2024	06-08-2024	30-09-2024	30-09-2024	
2	RCC work above plinth level up to terrace level	01-01-2025	01-01-2025	30-06-2026	30-06-2026	
3	All internal works, Brick masonry, plaster, Flooring, including all finishing activities	01-04-2025	01-04-2025	30-09-2026	30-09-2026	
4	All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc.	01-01-2026	01-01-2026	31-03-2027	31-03-2027	
5	All activities in common areas	01-03-2026	01-03-2026	31-03-2027	31-03-2027	

Block Name:- BLOCK-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)	06-08-2024	06-08-2024	06-08-2024	06-08-2024	
2	RCC work above plinth level up to terrace level	01-10-2024	05-10-2024	31-03-2025	31-03-2025	
3	All internal works, Brick masonry, plaster, Flooring, including all finishing activities	01-04-2025	07-04-2025	30-09-2025	15-09-2025	
4	All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc.	01-01-2026	01-01-2026	31-03-2027	31-03-2027	
5	All activities in common areas	01-03-2026	01-03-2026	31-03-2027	31-03-2027	

D. Details of Individual Blocks (Internal Works):-

Block Name:- BLOCK-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)	5	38.46
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:- BLOCK-A

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	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

E. Details of Individual Blocks (External Works):-

Block Name:- BLOCK-B

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

Block Name:- BLOCK-A

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

Sr. No	Particular	Photograph	Remarks
1	Photograph of each block showing external development of the whole block from outside	WhatsApp Image 2025-09-30 at 11.30.34 AM.jpeg	BLOCK-B
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)	WhatsApp Image 2025-09-30 at 11.30.34 AM.jpeg	BLOCK-B
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)	WhatsApp Image 2025-09-30 at 11.30.34 AM.jpeg	BLOCK-B
4	Photograph of each block showing Terrace flooring, Overhead water tank, etc.	WhatsApp Image 2025-09-30 at 11.30.34 AM.jpeg	BLOCK-B
5	Photograph/s of Common Areas showing parking Flooring and surrounding Developments.	WhatsApp Image 2025-09-30 at 11.30.34 AM.jpeg	
6	Copies of Approvals taken during the current quarter.	WhatsApp Image 2025-09-30 at 11.30.34 AM.jpeg	

Block Name:- BLOCK-A

Sr. No	Particular	Photograph	Remarks
1	Photograph of each block showing external development of the whole block from outside	WhatsApp Image 2025-09-30 at 11.30.35 AM.jpeg	Block - A
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)	WhatsApp Image 2025-09-30 at 11.30.35 AM.jpeg	Block - A
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)	WhatsApp Image 2025-09-30 at 11.30.35 AM.jpeg	Block - A
4	Photograph of each block showing Terrace flooring, Overhead water tank, etc.	WhatsApp Image 2025-09-30 at 11.30.35 AM.jpeg	Block - A
5	Photograph/s of Common Areas showing parking Flooring and surrounding Developments.	WhatsApp Image 2025-09-30 at 11.30.35 AM.jpeg	
6	Copies of Approvals taken during the current quarter.	WhatsApp Image 2025-09-30 at 11.30.35 AM.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	334	3130.06	0
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)	4,98,39,192	4,74,52,005	4,98,39,192	23,87,187
2	Development Cost (St no 1(il)	28,85,77,704	3,41,15,986	5,39,44,854	1,98,28,868
3	Other costs (Admin, Marketing, interest on Partners capital etc.) (Other than Form-3)	45,68,984	45,68,984	65,92,835	20,23,851
Total Cost (Sr no 1+2+3)		34,29,85,880	8,61,36,975	11,03,76,881	2,42,39,906

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	3,75,00,000	3,66,42,009	81,42,503
2	Total Borrowed Fund (Secured)	20,00,00,000	0	0
3	Total Borrowed Fund (Unsecured)	5,00,00,000	4,59,95,776	8,06,21,776
4	Customer Receipts Used for the Project	27,42,90,423	82,00,000	2,23,46,800
Total Funds for the Project		56,17,90,423	9,08,37,785	11,11,11,079

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
Flat	111	13	98	963.41	7065.46	45580000 0	22360000	43344000 0	54200000	40160000 0
Total	111	13	98	963.41	7065.46	45580000 0	22360000	43344000 0	54200000	40160000 0