



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:- 02-10-2025

Project Name:- Marvella

Project Registration Number:- PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA12198/290823

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.	921686220.00
5	End date of Project at the time of registration	30-06-2027
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+B	17	2	15	126	4	62	0
C+D	17	2	15	112	4	9	0

C. Schedule of Major Works:-

Block Name:- 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)	20-04-2023	20-04-2023	31-10-2023	31-10-2023	
2	RCC work above plinth level up to terrace level	01-11-2023	01-11-2023	28-02-2025	28-02-2025	
3	All internal works, Brick masonry, plaster, Flooring, including all finishing activities	01-06-2024	01-06-2024	30-06-2027	30-06-2027	
4	All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc.	01-02-2025	01-02-2025	30-06-2027	30-06-2027	
5	All activities in common areas	01-01-2026	01-01-2026	30-06-2027	30-06-2027	

Block Name:- C+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)	20-04-2023	20-04-2023	31-10-2023	31-10-2023	
2	RCC work above plinth level up to terrace level	01-11-2023	01-10-2023	28-02-2025	28-02-2025	
3	All internal works, Brick masonry, plaster, Flooring, including all finishing activities	01-06-2024	01-06-2024	30-06-2027	30-06-2027	
4	All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc.	01-02-2025	01-02-2025	30-06-2027	30-06-2027	
5	All activities in common areas	01-01-2026	01-01-2026	30-06-2027	30-06-2027	

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

Block Name:- A+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)	15	100
4	Number of floors completed, Brick Masonry work & Internal Plaster	15	100
5	Number of floors to which completed number of Staircses, and entrance lobby/s at each Floor level connecting Staircases and Lifts	8	53.33
6	Number of Units within which flooring work of rooms completed	31	24.6
7	Number of Units within which, all Toilets and Kitchen Flooring & Sanitary Fittings work completed	20	15.87
8	Number of Units within Doors, Windows, Electric work, Plumbing work and other finishing work completed	3	2.38

Block Name:- C+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)	15	100
4	Number of floors completed, Brick Masonry work & Internal Plaster	15	100
5	Number of floors to which completed number of Staircses, and entrance lobby/s at each Floor level connecting Staircases and Lifts	8	53.33
6	Number of Units within which flooring work of rooms completed	1	0.89
7	Number of Units within which, all Toilets and Kitchen Flooring & Sanitary Fittings work completed	1	0.89
8	Number of Units within Doors, Windows, Electric work, Plumbing work and other finishing work completed	1	0.89

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

Block Name:- A+B

Sr. No	Particular	Proposed (Yes/No)	% Work Done	Remarks
1	External Plumbing Work	Yes	60	
2	External Plaster & Elevation work	Yes	50	
3	Parapet wall, Floornig and Waterproofing work on Terrace	Yes	15	
4	Number of Lift Installed	Yes	NA	

Block Name:- C+D

Sr. No	Particular	Proposed (Yes/No)	% Work Done	Remarks
1	External Plumbing Work	Yes	40	
2	External Plaster & Elevation work	Yes	50	
3	Parapet wall, Floornig and Waterproofing work on Terrace	Yes	15	
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	YES
2	Compound Wall	YES	50	YES
3	Plinth protection, paving of areas appurtenant to Building/Wing, Marghi area etc	YES	0	YES

4	Overhead and Underground Water Tanks	YES	80	YES
5	Internal Water supply Network	YES	0	YES
6	Internal Sewerage (chamber, lines, Septic Tank, STP) Network	YES	0	YES
7	Storm Water Drains	YES	0	YES
8	Internal Roads and Footpaths	YES	0	YES
9	Landscaping & Tree Planting	YES	0	YES
10	other requirements as may be required to Obtain Occupation/Completion Certificate	NO	0	NO

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

Block Name:- A+B

Sr. No	Particular	Photograph	Remarks
1	Photograph of each block showing external development of the whole block from outside	Block A+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)	Bathroom.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)	Room.jpeg	
4	Photograph of each block showing Terrace flooring, Overhead water tank, etc.	Terrace.jpeg	
5	Photograph/s of Common Areas showing parking Flooring and surrounding Developments.	Common Area.jpeg	
6	Copies of Approvals taken during the current quarter.	Not Applicable.pdf	

Block Name:- C+D

Sr. No	Particular	Photograph	Remarks
1	Photograph of each block showing external development of the whole block from outside	Block C+D.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)	Bathroom.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)	Room.jpeg	
4	Photograph of each block showing Terrace flooring, Overhead water tank, etc.	Terrace.jpg	
5	Photograph/s of Common Areas showing parking Flooring and surrounding Developments.	Common Area.jpg	
6	Copies of Approvals taken during the current quarter.	Not 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	400	8335.26	0
Open Parking	8	90.48	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)	14,36,86,220	14,36,86,220	14,36,86,220	0
2	Development Cost (St no 1(il)	77,80,00,000	40,04,26,650	47,78,66,132	7,74,39,482
3	Other costs (Admin, Marketing, interest on Partners capital etc.) (Other than Form-3)	3,00,00,000	34,02,858	39,33,022	5,30,164
Total Cost (Sr ne 1+2+3)		95,16,86,220	54,75,15,728	62,54,85,374	7,79,69,646

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	13,05,59,212	11,68,59,212
2	Total Borrowed Fund (Secured)	40,00,00,000	26,22,44,814	28,64,62,044
3	Total Borrowed Fund (Unsecured)	20,00,00,000	6,80,83,410	6,97,36,110
4	Customer Receipts Used for the Project	1,02,43,33,500	15,67,87,972	19,97,50,492
Total Funds for the Project		1,87,43,33,500	61,76,75,408	67,28,07,858

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	14	2	12	84.79	571.95	38480000	8000000	30480000	8000000	30480000
Residential	224	69	155	5426.01	12178.15	985853500	191750492	794103008	296103500	689750000
Total	238	71	167	5510.80	12750.10	1024333500	199750492	824583008	304103500	720230000