Gujarat Real Estate Regulatory Authority (RERA)

Government of Gujrat

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:- 01-10-2026

Project Name:- ETERNITY BY RATNAAKAR

Project Registration Number:- PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA11871/300523

A. Details of Project:-

1	Project Type: - Residential Affordable Housing	**NO**
2	Use:-	**Residential/Group Housing**
3	Number of Blocks / Buildings	**1**
4	Total Estimated cost of Project Rs.	**2279478301.00**
5	End date of Project at the time of registration	**31-07-2028**
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
1	22	3	21	57	7	32	0

C. Schedule of Major Works:-

Block Name:- 1

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)	29-08-2023	03-12-2023	26-01-2024	23-06-2024	
2	RCC work above plinth level up to terrace level	27-01-2024	21-06-2024	31-07-2024	16-07-2025	
3	All internal works, Brick masonry, plaster, Flooring, including all finishing activities	01-12-2024	13-06-2024	31-12-2026	31-01-2026	
4	All external works, Plumbing, plaster, terrace flooring, Lift, Fire Fighting system etc.	01-05-2026	08-05-2025	31-05-2027	31-05-2027	
5	All activities in common areas	01-09-2027	31-03-2027	31-12-2027	31-12-2027	

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

Block Name:- 1

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)	19	100
4	Number of floors completed, Brick Masonry work & Internal Plaster	21	100

5	Number of floors to which completed number of Staircses, and entrance lobby/s at each Floor level connecting Staircases and Lifts	20	95.24
6	Number of Units within which flooring work of rooms completed	10	17.54
7	Number of Units within which, all Toilets and Kitchen Flooring & Sanitary Fittings work completed	3	5.26
8	Number of Units within Doors, Windows, Electric work, Plumbing work and other finishing work completed	3	5.26

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

Block Name:- 1

Sr. No	Particular	Proposed (Yes/No)	% Work Done	Remarks
1	External Plumbing Work	Yes	75	
2	External Plaster & Elevation work	Yes	85	
3	Parapet wall, Floorning and Waterproofing work on Terrace	Yes	100	
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	25	
3	Plinth protection, paving of areas appurtenant to Building/Wing, Marghi area etc	YES	0	
4	Overhead and Underground Water Tanks	YES	100	
5	Internal Water supply Network	YES	0	-
6	Internal Sewerage (chamber, lines, Septic Tank, STP) Network	YES	50	-
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:- 1

Sr. No	Particular	Photograph	Remarks
1	Photograph of each block showing external development of the whole block from outside	External Photos.pdf	
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)	Internal Photos.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)	Internal Photos.pdf	
4	Photograph of each block showing Terrace flooring, Overhead water tank, etc.	Terrace Photos.pdf	
5	Photograph/s of Common Areas showing parking Flooring and surrounding Developments.	External Photos.pdf	
6	Copies of Approvals taken during the current quarter.	NOCs_OPINION.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	78	7517.36	90
Open Parking	0	0	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)	85,44,26,836	85,69,95,340	85,69,95,340	0
2	Development Cost (St no 1(il)	1,42,50,51,465	1,07,67,90,483	1,14,66,93,641	6,99,03,158
3	Other costs (Admin, Marketing, interest on Partners capital etc.) (Other than Form-3)	12,05,21,699	9,71,18,269	10,12,53,751	41,35,482
Total Cost (Sr ne 1+2+3)		2,40,00,00,000	2,03,09,04,092	2,10,49,42,732	7,40,38,640

J. Sources of Fund

Sr No.	Particulars	Estimated amount at the time of RegistratioNAlteration	Estimated (As on date of Last OPR)	Actual (As on date of this QPR)
1	Own Funds	20,00,00,000	24,07,79,773	22,74,20,622
2	Total Borrowed Fund (Secured)	95,00,00,000	77,06,79,609	72,47,46,264
3	Total Borrowed Fund (Unsecured)	9,00,00,000	11,58,45,158	16,20,45,884
4	Customer Receipts Used for the Project	1,16,00,00,000	90,35,99,552	99,07,29,962
Total Funds for the Project		2,40,00,00,000	2,03,09,04,092	2,10,49,42,732

K. Inventory Summary

Type of Inventory	Number	Booked	Unbooked	Total Carpet Area Booked	Total Carpet Aread Unbooked	Unit Consideration	Received Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked
Residential	57	32	25	10860.24	8549.79	2755343419	990729962	1764613457	1493305041	1262038378
Total	57	32	25	10860.24	8549.79	2755343419	990729962	1764613457	1493305041	1262038378