

Gujarat RERA (RAMPS & BI)

User Manual – Financial Management- External Users

(V. o.1)



Contents

| | |
|---|-----------|
| 1. FORM 5 (ANNUAL AUDIT) FILING PROCESS..... | 3 |
| 1.1. Annual Audit (Form 5) | 3 |
| 1.2. Annual Audit Process Understanding | 4 |
| 1.3. Annual Audit Process – Step by Step | 4 |
| 2. PAYMENTS/REFUNDS, ACCOUNTS | 14 |
| 2.1. Payments and Refund posting on the portal | 14 |
| 3. PCWF (PROFILE CHANGE WITH FEES)..... | 18 |
| 3.1. PCWF for TP Details (Technical Detail Changes)..... | 18 |
| 3.2. PCWF for Legal Details (Technical Detail Changes) | 22 |
| 3.3. PCWF for Both (Legal and Technical Detail Changes) | 25 |
| 4. BANK CHANGE REQUEST | 31 |
| 4.1. Background..... | 31 |
| 4.2. BCR (Stage-1) Application Process | 32 |
| 4.3. Initiating Bank Change Request Process | 32 |
| 4.4. Filing & Submission (RA1+RA2) | 33 |
| 4.5. Initiating (RA3+RA4) application | 37 |
| 4.6. Filing & Submission (RA3+RA4) | 38 |

1. Form 5 (Annual Audit) Filing Process

1.1. Annual Audit (Form 5)

As per Chapter II, the third proviso to Section 4(2)(I)(D) of the RERA Act, the promoter shall get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Further as per Chapter III, section 11(f) of the RERA Act the promoter shall such other information and documents as may be specified by the regulations made by the Authority. Also as per Regulation 4 of the Gujarat Real Estate Regulatory Authority (General) Regulations 2017, the promoter on his webpage on the website of the Authority, as required under sub-section (1) of Section 11 of the Act and Rule 3 and 4 of the Gujarat Real Estate (Regulation and Development) (General) Rules 2017, the promoter shall upload the annual report on statement of accounts, in Form 5 (issued in accordance with the third proviso to section 4(2) of the Act) duly certified and signed by the chartered accountant in practice who is the statutory auditor of the promoter's enterprise, read with Explanation 1 & 2 of Regulation 4.

Projects liable for submitting Form 5:

Q. Which projects are required to provide audit report Form 5 for a particular FY and till when?

A. The new system has made minor changes in the Form 5 eligibility consideration:

(a) All the Projects which are approved before 1 April of a particular financial year and not complete (Q-E) not filed before 1 April of a particular financial year are eligible to submit annual return of the immediate previous financial year. The Annual return of a FY has to be submitted before 30 September of the immediate next financial year.

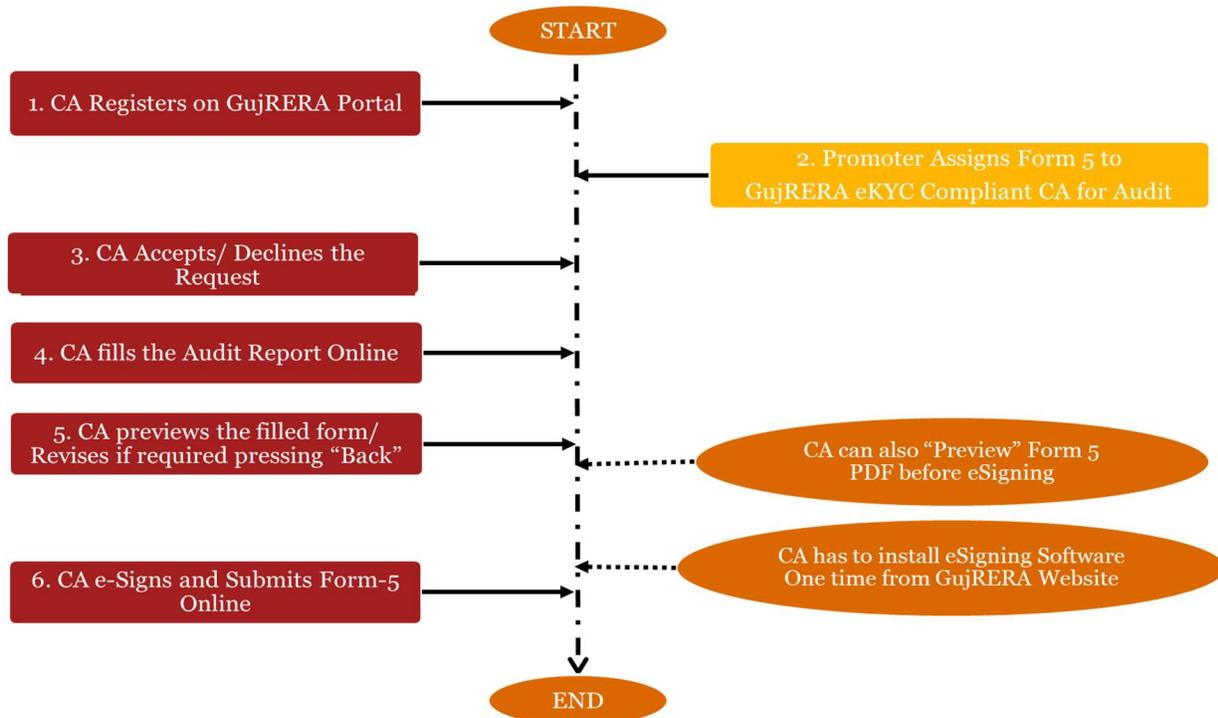
[A project having registration granted on 31st of March 2020 of FY 19-20 and is having project end date as 31st December 2022, the promoter has to submit annual return for

- FY 1920 – Before 30 September, 2020
- FY 2021 – Before 30 September, 2021
- FY 2122 – Before 30 September, 2022

2. The project promoter has to get the audit executed for every FY and get Form 5 submitted to GujRERA Authority for each FY as per above logic.

In this regard, GUJRERA authority has defined the Standard Operating Procedure (SOP) for online submission of Form – 5 (Annual Audit) by Promoter. The same has been incorporated and made accessible to Promoter through existing GUJRERA Portal on <https://gujrera.gujarat.gov.in> The detailed step by step instructions to file the RERA Annual Return is explained in this document.

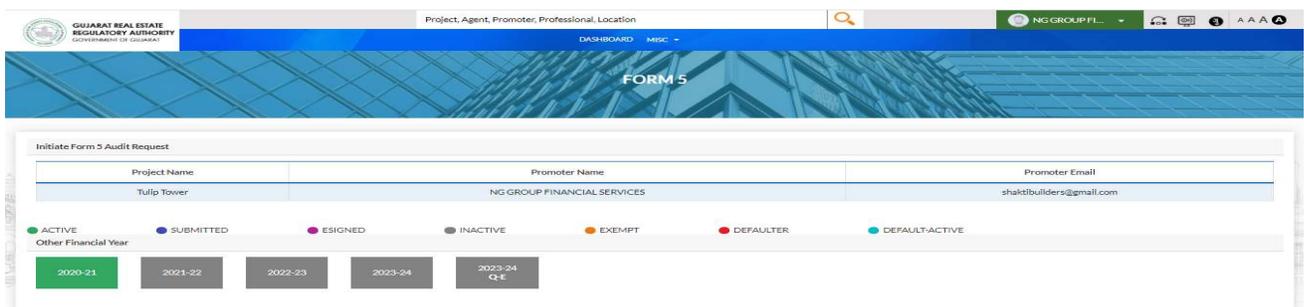
1.2. Annual Audit Process Understanding



- Above process flow describes how the auditor and promoter will be able to complete the audit report (Form 5) submission to Gujarat RERA for the applicable financial year.

1.3. Annual Audit Process – Step by Step

1. Promoter user initiates Form 5 from the tile view post clicking a financial year (active)



Project, Agent, Promoter, Professional, Location

NG GROUP FL...

DASHBOARD MISC

FORM 5

INITIATE FORM 5 AUDIT REQUEST

Financial Year: 2020-21

From Date: 01-04-2020

To Date: 31-03-2021

Search CA

CA Membership No.

Promoter searches the CA for assigning form 5 request and submits the remarks. Promoter can at any point in time reject the form 5 assignment also.

**Note: Eligible CA for filing the Form 5 for a project will be the one who has not filled any form 3 for the project in the FY for which Form 5 is to be submitted*

INITIATE FORM 5 AUDIT REQUEST

Financial Year: 2020-21

From Date: 01-04-2020

To Date: 31-03-2021

CA DETAILS

CA Membership Number: 260189

CA Name: PRATIKSINH

Email ID: gear@gmail.com

CA Mobile No: 8780938476

Remarks:

2. CA user logs in and accepts/ rejects the form 5 request from dashboard

CA DASHBOARD

198 Pending on Me

PENDING ON ME TOTAL RESULT - 10/198

Search: --Select--

| Project/Quarter Name | Promoter Name | Start Date | End Date | Form Name | Process Type | Status | Assigned On | Accept / Reject |
|----------------------|-----------------------------|------------|------------|-----------|--------------|----------|-------------|---|
| Tulip Tower | NG GROUP FINANCIAL SERVICES | 01-04-2020 | 31-03-2021 | Form 5 | Form 5 | Assigned | 05-08-2021 | <input type="button" value="Open"/> <input type="button" value="Accept"/> <input type="button" value="Reject"/> |

- After accepting the Form 5 request by promoter CA starts filing Form 5 designed as per GujRERA regulation, CA has an option to view the previously submitted Form 5 from the Form 5 History tab. User can add multiple bank accounts if needed.

Please note the opening balance date must be within the Financially Year period

PROJECT FORM-5 (ANNUAL REPORT ON STATEMENT OF ACCOUNTS)

Project Name: Tulip Tower | Promoter Name: NG GROUP FINANCIAL SERVICES | Period under Certificate Financial Year: 01-04-2020 - 31-03-2021

Promoter's Remarks: Please check the submitted Form 5

1. WHETHER SEPARATE RERA BANK ACCOUNT HAS BEEN OPENED AS ENVISAGED IN GUJARAT RERA BANK ACCOUNT DIRECTION, 2018?
 Yes No

2. DETAILS OF RERA BANK ACCOUNT AS REGISTERED WITH GUJARAT RERA (MENTION ALL THE BANK ACCOUNTS IF THERE HAS BEEN A CHANGE IN BANK ACCOUNT REGISTERED WITH RERA)

| IFSC Code | Bank Name | Branch Name | Account Holder Name |
|----------------------|----------------------|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |

BANK DETAILS

3. IN CASE OF CHANGE IN RERA BANK ACCOUNT AS INDICATED ABOVE, WHETHER DUE APPROVAL FOLLOWING PRESCRIBED DOCUMENTATION WAS TAKEN FROM GUJARAT RERA UNDER THE GUJARAT RERA BANK ACCOUNT DIRECTIONS, 2018?
 Yes No Not Changed

4. WHETHER ANY OF THE FORM 3 ISSUED DURING THE CERTIFICATE PERIOD MANDATED DEPOSIT OF 100% OF THE MONEY COLLECTED FROM THE BOOKING OF THE PROJECT UNITS (REFER POINT 5 OF ADDITIONAL INFORMATION FOR ONGOING PROJECTS OF FORM 3)?
 Yes No

4.1. If Yes, please mention the certificate date and name of certifying Chartered Accountant

Upload Excel

Download Template | Choose File | Upload

| CA Name | CA Number | Date Of Certificate |
|---------|-----------|---------------------|
| MANUJ | 929394 | 12-05-2020 |

Previous | Save | Next

There is an excel upload facility to report multiple violations here

5. WHETHER THE REQUIRED PROPORTION OF MONEY COLLECTED FROM THE ALLOTTEES OF THE PROJECT UNITS (AS INDICATED IN FORM 3) DEPOSITED IN THE RERA BANK ACCOUNT?

Yes No

6. WHETHER THE PROJECT REGISTRATION IS AS NEW OR ONGOING PROJECT?

New Ongoing

Previous Save Next

5. WHETHER THE REQUIRED PROPORTION OF MONEY COLLECTED FROM THE ALLOTTEES OF THE PROJECT UNITS (AS INDICATED IN FORM 3) DEPOSITED IN THE RERA BANK ACCOUNT? ?

Yes No

5.1. If no, please mention the amount not deposited under the above non - compliance

Upload Excel ?

Download Template Choose File No file chosen Upload

6. WHETHER THE PROJECT REGISTRATION IS AS NEW OR ONGOING PROJECT? ?

New Ongoing

Previous Save & Next

The CA files the responses to the respective audit queries as mentioned above.

Form-3 History

7. WHETHER ALL AMOUNTS WITHDRAWN FROM RERA BANK ACCOUNT WERE WITHIN THE WITHDRAWAL LIMIT AS CERTIFIED UNDER THE RELEVANT FORM 3 ISSUED DURING THE REPORTING PERIOD?

Yes No

Cumulative withdrawal limit on 31st March as at S.No. 6 of Form-3 (Rs.)

Cumulative withdrawal from separate A/C till 31st March (Rs.)

2,00,00,00,000 0

8. WHETHER ANY FIXED DEPOSIT WAS CREATED OUT OF FUNDS DEPOSITED IN RERA BANK ACCOUNT? ?

Yes No

Previous Save & Next

Form-5 History

7. WHETHER ALL AMOUNTS WITHDRAWN FROM RERA BANK ACCOUNT WERE WITHIN THE WITHDRAWAL LIMIT AS CERTIFIED UNDER THE RELEVANT FORM 3 ISSUED DURING THE REPORTING PERIOD?

Yes No

Cumulative withdrawal limit on 31st March as at S.No. 6 of Form-3 (Rs.)^{*}

Cumulative withdrawal from separate A/C till 31st March (Rs.)^{*}

7.1. If no, please provide the below details:

Upload Excel

No file chosen

| Sr.No. | Period From | Period To | Amount of Excess Withdrawals |
|--------|-------------|------------|------------------------------|
| 1 | 01-05-2020 | 01-01-2021 | 89,000 |
| 2 | 01-08-2020 | 09-02-2021 | 78,000 |
| Total | | | 1,67,000 |

8. WHETHER ANY FIXED DEPOSIT WAS CREATED OUT OF FUNDS DEPOSITED IN RERA BANK ACCOUNT?

Yes No

8.1. If yes, whether the fixed deposit is created with the same RERA account bank branch in compliance with para 5(ii) of Gujarat RERA Bank Account Directions, 2018

Yes No

8.2. If yes to 8 above, whether any lien is created on such fixed Deposit in violation of para 5(iii) of Gujarat RERA Bank Account Directions, 2018?

Yes No

User can also save the progress of the submissions.

9. WHETHER THERE HAS BEEN ANY INSTANCE OF RECEIPT OF CONSIDERATION IN EXCESS OF 10% OF APARTMENT VALUE WITHOUT ENTERING INTO A REGISTERED AGREEMENT FOR SALE?

Yes No

9. WHETHER THERE HAS BEEN ANY INSTANCE OF RECEIPT OF CONSIDERATION IN EXCESS OF 10% OF APARTMENT VALUE WITHOUT ENTERING INTO A REGISTERED AGREEMENT FOR SALE?

Yes No

9.1. If yes, please provide the information as below

Upload Excel

ExcessAmount.xlsx

| Unit Number | Total Consideration | Amount received in excess of 10% till registered ATS executed |
|-------------|---------------------|---|
| 12 | 121 | 121 |

10. WHETHER THE PROJECT IS EXECUTED BY AVAILING ANY LOANS / BORROWINGS?

Estimated cost of Project (Rs.)

Yes No

10.2. Whether the financial encumbrance is reported to Gujarat RERA?
 Yes No

[Previous](#) [Save](#) [Next](#)

10. WHETHER THE PROJECT IS EXECUTED BY AVAILING ANY LOANS / BORROWINGS?

Estimated cost of Project (Rs.)

Yes No

10.1. If yes, please provide detail as below

Upload Excel

[Download Template](#) QUESTIO...1.xlsx [Upload](#)

| Lender Name | Type of Lender | Amount of Loan Sanction(Rs.) | Sanction Date | Loan Outstanding as on 31st March 2019-20(Rs.) | Collateral/ Mortgage Details |
|-------------|----------------|------------------------------|---------------|--|------------------------------|
| M S | NEW | 1212 | 12-04-2019 | 12000 | 1.2121212E7 |

10.2. Whether the financial encumbrance is reported to Gujarat RERA?
 Yes No

10.2.1. If yes to 10.2 above, whether promoter has mortgaged or created a charge on any booked unit?
 Yes No

[Previous](#) [Save](#) [Next](#)

[Form-5 History](#) [History](#)

11. WHETHER ANY DISCREPANCY NOTICED IN FORMS 1, 2 AND 3 WITH REFERENCE TO THEIR ISSUANCE IN ACCORDANCE WITH THE RERA ACT, RULES AND REGULATIONS?

Yes No

11.1. If yes, please provide the details as below

Upload Excel

No file chosen [Upload](#)

[Previous](#) [Save & Next](#)

On question 11, the history of all Form 1, Form 2, Form 2A and Form 3 are also visible along with the Form 5 history under the History tab

[Form-5 History](#) [History](#)

11. WHETHER ANY DISCREPANCY NOTICED IN FORMS 1, 2 AND 3 WITH REFERENCE TO THEIR ISSUANCE IN ACCORDANCE WITH THE RERA ACT, RULES AND REGULATIONS? ?

Yes No

11.1. If yes, please provide the details as below

Upload Excel ?

No file chosen

| Form 1/2/3 | Certifying Professional | Date of Issuance | Details of Discrepancy |
|------------|-------------------------|------------------|------------------------|
| FORM-1 | Saurabh | 01-06-2020 | NA |
| FORM-2 | Kenneth | 01-08-2020 | NA |
| FORM-3 | Dheeraj | 01-10-2020 | NA |

[Form-5 History](#)

12. PLEASE SPECIFY ANY OTHER THINGS WHICH ARE NOT COVERED ABOVE. (MAX 200 WORDS ALLOWED)

Remarks ?

Balance Sheet ? Profit & Loss account ? Cash Flows Statement (If applicable) ?

[Form-5 History](#)

Upload Additional Documents (if any)

Firm Reg no ? CA FIRM Name ? CA Designation ? UDI Number ?

Please Enter CA Designation

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of Anantara (Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the Promoter based on the verification of books of accounts till 31-03-2021.

I/We hereby declare that, I/We or any of us/our associate have not issued RERA Form-3 for any of the projects of A. Shridhar Infracon LLP.

NOTE:

Generally, Digital signature issued by any DSC provider to any person doesn't function immediately and it takes few hours/days for activation as per the policy of the respective DSC issuer/service provider. Hence, it is the responsibility of the professionals to obtain/validated DSC before the due date of compliance. Non-submission of RERA Regulatory Compliance on time (Project QPR, Form 5, MoF, Query Compliance etc) owing to DSC validation/activation issue, can lead to Regulatory Actions or Delayed submission processing fees or both as may be decided by GujRERA. For that Gujarat RERA is not responsible for any consequences.

4. After the submission, there is facility to view the submission, user can click on previous to make any changes to the form 5 before e-sign. For e-sign click on Generate PDF and CA can e-sign the form 5. Only e-signed form 5 by CA and be submitted by promoter to authority.

FORM 5

FORM 5

PROJECT FORM-5 (ANNUAL REPORT ON STATEMENT OF ACCOUNTS)

Generate PDF

Project Name: Tulip Tower Promoter Name: NG GROUP FINANCIAL SERVICES Period under Certificate Financial Year: 2020-21

1. WHETHER SEPARATE RERA BANK ACCOUNT HAS BEEN OPENED AS ENVISAGED IN GUJARAT RERA BANK ACCOUNT DIRECTION, 2018?
 Yes No

2. DETAILS OF RERA BANK ACCOUNT AS REGISTERED WITH GUJARAT RERA (MENTION ALL THE BANK ACCOUNTS IF THERE HAS BEEN A CHANGE IN BANK ACCOUNT REGISTERED WITH RERA)

| Sr No | Bank Name | Branch Name | Account Name | Account Number | Account Type | IFSC Code | Date of Account Opening | Opening Balance Date | Opening Balance (INR) | Deposit during the period (INR) | Withdrawals during the period (INR) | Closing Balance (as on 31-03-2021) |
|-------|--------------------|-------------|--------------|----------------|--------------|-------------|-------------------------|----------------------|-----------------------|---------------------------------|-------------------------------------|------------------------------------|
| 1 | ICICI BANK LIMITED | BALOD | Shristri | 3455632244 | Current | ICIC0003282 | 01-04-2020 | 01-01-2021 | 56,788 | 32,435 | 4,345 | 84,878 |

3. IN CASE OF CHANGE IN RERA BANK ACCOUNT AS INDICATED ABOVE, WHETHER DUE APPROVAL FOLLOWING PRESCRIBED DOCUMENTATION WAS TAKEN FROM GUJARAT RERA UNDER THE GUJARAT RERA BANK ACCOUNT DIRECTIONS, 2018?
 Yes No Not Changed

4. WHETHER ANY OF THE FORM 3 ISSUED DURING THE CERTIFICATE PERIOD MANDATED DEPOSIT OF 100% OF THE MONEY COLLECTED FROM THE BOOKING OF THE PROJECT UNITS (REFER POINT 5 OF ADDITIONAL INFORMATION FOR ONGOING PROJECTS OF FORM 3)?
 Yes No

5. WHETHER THE REQUIRED PROPORTION OF MONEY COLLECTED FROM THE ALLOTTEES OF THE PROJECT UNITS (AS INDICATED IN FORM 3) DEPOSITED IN THE RERA BANK ACCOUNT?
 Yes No

6. WHETHER THE PROJECT REGISTRATION IS AS NEW OR ONGOING PROJECT?
 New Ongoing

7. WHETHER ALL AMOUNTS WITHDRAWN FROM RERA BANK ACCOUNT WERE WITHIN THE WITHDRAWAL LIMIT AS CERTIFIED UNDER THE RELEVANT FORM 3 ISSUED DURING THE REPORTING PERIOD?
 Yes No

Cumulative withdrawal limit on 31st March as at S.No. 6 of Form-3 (Rs.)

Cumulative withdrawal from separate A/C till 31st March (Rs.)

2,00,00,00,000

3,45,555

7.1. If no, please provide the below details:

| Sr No | Period From | Period To | Amount of Excess Withdrawals |
|-------|-------------|------------|------------------------------|
| 1 | 01-05-2020 | 01-01-2021 | 89,000 |
| 2 | 01-08-2020 | 09-02-2021 | 78,000 |

8. WHETHER ANY FIXED DEPOSIT WAS CREATED OUT OF FUNDS DEPOSITED IN RERA BANK ACCOUNT?
 Yes No

8.1. If yes, whether the fixed deposit is created with the same RERA account bank branch in compliance with para 5(ii) of Gujarat RERA Bank Account Directions, 2018?
 Yes No

8.2. If yes to 8 above, whether any lien is created on such fixed Deposit in violation of para 5(iii) of Gujarat RERA Bank Account Directions, 2018?
 Yes No

9. WHETHER THERE HAS BEEN ANY INSTANCE OF RECEIPT OF CONSIDERATION IN EXCESS OF 10% OF APARTMENT VALUE WITHOUT ENTERING INTO A REGISTERED AGREEMENT FOR SALE?
 Yes No

10. WHETHER THE PROJECT IS EXECUTED BY AVAILING ANY LOANS / BORROWINGS?
 Yes No

Estimated cost of Project (Rs.)

3,12,86,10,000

10.2. Whether the financial encumbrance is reported to Gujarat RERA?
 Yes No

11. WHETHER ANY DISCREPANCY NOTICED IN FORMS 1, 2 AND 3 WITH REFERENCE TO THEIR ISSUANCE IN ACCORDANCE WITH THE RERA ACT, RULES AND REGULATIONS?
 Yes No

12. PLEASE SPECIFY ANY OTHER THINGS WHICH ARE NOT COVERED ABOVE. (MAX 200 WORDS ALLOWED)

Remarks: Form 5 is submitted

| Document Name | Status |
|-----------------------|-------------------------------|
| Balance Sheet | View File / 1 |
| Profit & Loss account | View File / 1 |
| Cash Flows Statement | View File / 1 |

DECLARATION

Firm Reg no: 260189G CA FIRM Name: Associates CA Designation: Proprietor UDI Number: 21260189234565abc8

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of Tulip Tower (Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the Promoter based on the verification of books of accounts till 31-03-2021.
 I/We hereby declare that, I/We or any of us/our associate have not issued RERA Form-3 for any of the projects of Tulip Tower.

Close Preview



Gujarat Real Estate Regulatory Authority
GOVERNMENT OF GUJARAT

4th Floor, Sahyog Sankul,
Sector-11, Gandhinagar-382010
Telephone: (079) 232-58659
E-mail: info@gujarat.gov.in

ABOUT US

- Vision & Mission
- Background
- Transparency
- Non-Compliance & Penalties
- Chairman Message
- Organizational Structure
- Contact Us

REGULATORY DOCUMENTS

- Terms & Conditions
- Accessibility
- Privacy Policy
- Sitemap

QUICK LINKS

- Copyright Policy
- Hyperlinking Policy
- RTI Links
- Disclaimer

5. Once the Form 5 is submitted by CA, it is reflected on the dashboard of Promoter as e-signed

Form 5

| Project Name | Promoter name | Promoter Email |
|----------------------|--------------------------|------------------------|
| SHREE BALAJI HEIGHTS | SHREE CHOGALA DEVELOPERS | ajmeraashok1@gmail.com |

● ACTIVE
 ● SUBMITTED
 ● E-SIGNED
 ● INACTIVE
 ● EXEMPT
 ● DEFAULTER
 ● DEFAULT-ACTIVE

Financial Year

2019-20

2020-21

2021-22

2022-23 Q-E

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

NG GROUP FL...

DASHBOARD MISC

FORM 5

INITIATE FORM 5 AUDIT REQUEST

| | | |
|--------------------------------|--|----------------------------|
| Financial Year 2020-21 | From Date 01-04-2020 | To Date 31-03-2021 |
| CA Membership Number 260189 | CA Name PRATIKSINH | Email ID gear@gmail.com |
| CA Mobile No 8780928476 | Remarks Please check the submitted Form 5 | |

View Submitted Form View

The promoter can click on View, the Submitted Form 5 is visible, and promoter can accept/reject the submitted form 5 before submitting to authority. All the RAF flags will be shown to the promoter (highlighted in Pink)

Project Registration Registration No: PR-GUJANDEH/GANDEH/NAGAB/Gandhinagar Urban Development Authority/CAA0015/9/2012/20

Back

PROJECT FORM-5 (ANNUAL REPORT ON STATEMENT OF ACCOUNTS) [VIEW FILE](#)

Critical

Project Name

Promoter Name

Period under Certificate Financial Year

Tulip Tower

NG GROUP FINANCIAL SERVICES

2020-21

1. Whether separate RERA Bank Account has been opened as envisaged in Gujarat RERA Bank Account Direction, 2018?

Yes No

2. DETAILS OF RERA BANK ACCOUNT AS REGISTERED WITH GUJARAT RERA (MENTION ALL THE BANK ACCOUNTS IF THERE HAS BEEN A CHANGE IN BANK ACCOUNT REGISTERED WITH RERA)

| Sr No | Bank Name | Branch Name | Account Name | Account Number | Account Type | IFSC Code | Date of Account Opening | Opening Balance Date | Opening Balance | Deposit during the period | Withdrawals during the period | Closing Balance (as on 31-03-2021) |
|-------|--------------------|-------------|--------------|----------------|--------------|-------------|-------------------------|----------------------|-----------------|---------------------------|-------------------------------|------------------------------------|
| 1 | ICICI BANK LIMITED | BALOD | Shristri | 3455632244 | Current | ICIC0003282 | 01-04-2020 | 01-01-2021 | 56,788 | 32,435 | 4,345 | 84,878 |

3. IN CASE OF CHANGE IN RERA BANK ACCOUNT AS INDICATED ABOVE, WHETHER DUE APPROVAL FOLLOWING PRESCRIBED DOCUMENTATION WAS TAKEN FROM GUJARAT RERA UNDER THE GUJARAT RERA BANK ACCOUNT DIRECTIONS, 2018?

Yes No Not Changed

4. WHETHER ANY OF THE FORM 3 ISSUED DURING THE CERTIFICATE PERIOD MANDATED DEPOSIT OF 100% OF THE MONEY COLLECTED FROM THE BOOKING OF THE PROJECT UNITS (REFER POINT 5 OF ADDITIONAL INFORMATION FOR ONGOING PROJECTS OF FORM 3)?

Yes No

5. WHETHER THE REQUIRED PROPORTION OF MONEY COLLECTED FROM THE ALLOTTEES OF THE PROJECT UNITS (AS INDICATED IN FORM 3) DEPOSITED IN THE RERA BANK ACCOUNT?

Yes No

6. WHETHER THE PROJECT REGISTRATION IS AS NEW OR ONGOING PROJECT?

New Ongoing

7. WHETHER ALL AMOUNTS WITHDRAWN FROM RERA BANK ACCOUNT WERE WITHIN THE WITHDRAWAL LIMIT AS CERTIFIED UNDER THE RELEVANT FORM 3 ISSUED DURING THE REPORTING PERIOD?

Yes No

Cumulative withdrawal limit on 31st March as at S.No. 6 of Form-3 (Rs.)

2,00,00,00,000

Cumulative withdrawal from separate A/C till 31st March (Rs.)

3,45,555

7.1. If no, please provide the below details:

| Sr No | Period From | Period To | Amount of Excess Withdrawals |
|-------|-------------|------------|------------------------------|
| 1 | 01-05-2020 | 01-01-2021 | 89,000 |
| 2 | 01-09-2020 | 09-02-2021 | 78,000 |

8. WHETHER ANY FIXED DEPOSIT WAS CREATED OUT OF FUNDS DEPOSITED IN RERA BANK ACCOUNT?

Yes No

8.1. If yes, whether the fixed deposit is created with the same RERA account bank branch in compliance with para 5(ii) of Gujarat RERA Bank Account Directions, 2018

Yes No

8.2. If yes to 8 above, whether any lien is created on such fixed Deposit in violation of para 5(ii) of Gujarat RERA Bank Account Directions, 2018?

Yes No

9. WHETHER THERE HAS BEEN ANY INSTANCE OF RECEIPT OF CONSIDERATION IN EXCESS OF 10% OF APARTMENT VALUE WITHOUT ENTERING INTO A REGISTERED AGREEMENT FOR SALE?

Yes No

10. WHETHER THE PROJECT IS EXECUTED BY AVAILING ANY LOANS / BORROWINGS?

Yes No

Estimated cost of Project (Rs.)

3,12,86,10,000

10.2. Whether the financial encumbrance is reported to Gujarat RERA?

Yes No

11. WHETHER ANY DISCREPANCY NOTICED IN FORMS 1, 2 AND 3 WITH REFERENCE TO THEIR ISSUANCE IN ACCORDANCE WITH THE RERA ACT, RULES AND REGULATIONS?

Yes No

12. PLEASE SPECIFY ANY OTHER THINGS WHICH ARE NOT COVERED ABOVE, (MAX 200 WORDS ALLOWED)

Remarks

Form 5 is submitted

| Document Name | Status |
|-----------------------|-------------------------------|
| Balance Sheet | View File / 1 |
| Profit & Loss account | View File / 1 |
| Cash Flows Statement | View File / 1 |

DECLARATION

| Firm Reg no | CA FIRM Name | CA Designation | UDI Number |
|-------------|--------------|----------------|--------------------|
| 260189G | Associates | Proprietor | 21260189234565abc8 |

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of Tulip Tower (Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the Promoter based on the verification of books of accounts till 31-03-2021.

I/We hereby declare that, I/We or any of us/our associate have not issued RERA Form-3 for any of the projects of NG GROUP FINANCIAL SERVICES.

Accept

Reject



Gujarat Real Estate Regulatory Authority
GOVERNMENT OF GUJARAT

4th Floor, Sahyog Sankul,
Sector - 11, Gandhinagar - 382010
Telephone: (079) 232-58659
E-mail: info@gujarat.gov.in

ABOUT US

- Vision & Mission
- Background
- Transparency
- Non-Compliance & Penalties
- Chairman Message
- Organizational Structure
- Contact Us

REGULATORY DOCUMENTS

- Terms & Conditions
- Accessibility
- Privacy Policy
- Sitemap

QUICK LINKS

- Copyright Policy
- Hyperlinking Policy
- RTI Links
- Disclaimer

While filing for QE the system may prompt the user to file Form 5 post filing form 4, as per the project end date and pending form 5. The user may choose to skip the form 5 while filling the QE and later submit the form 5 (based on the last date of filing form 5).

2. Payments/Refunds, Accounts

2.1. Payments and Refund posting on the portal

- Promoter User can make online payment with the help of SBI ePay gateway for all kind of payments made for various applications on GujRERA Portal
- The Payment screen shows the system calculated Fees for the given Project Registration application. Click on all the Terms & Conditions checkboxes and click on Agree & Pay button to Proceed as shown below:

- Promoter Detail
- Previous Project
- Project Detail
- Development Detail
- Add Professionals
- Block Entry
- Map
- Assign Professionals
- Perform Certification
- Upload Document
- Declaration
- Payment Page

PAYMENT

Preview Application

"PLEASE DO NOT PRESS BACK OR REFRESH" FROM THIS POINT ONWARDS.

PAYMENT DETAILS

16.1 Unique Token Number

PRCZDQPJZ4086

16.2 RERA Fees (A)*

10000

16.3 RERA Late Submission Charges (B)*

Effective from 1-October know more..

0

16.4 RERA Total Fees to be Paid (A + B)*

10000

NOTICE

You will be re-directed to SBI ePay Payment Gateway from which you can pay this amount using "Net Banking", "Credit Card", "Debit Card" options available on ePayment Gateway.

In Corporate Account- Net Banking Maker- Checker Scenario, Checker has to ensure to "Check and Approve" transaction within 20 minutes post initiating the transaction to ensure successful transaction. Failing to which, the transaction will be treated as Failed. For further inquiry/refund please contact SBI ePay

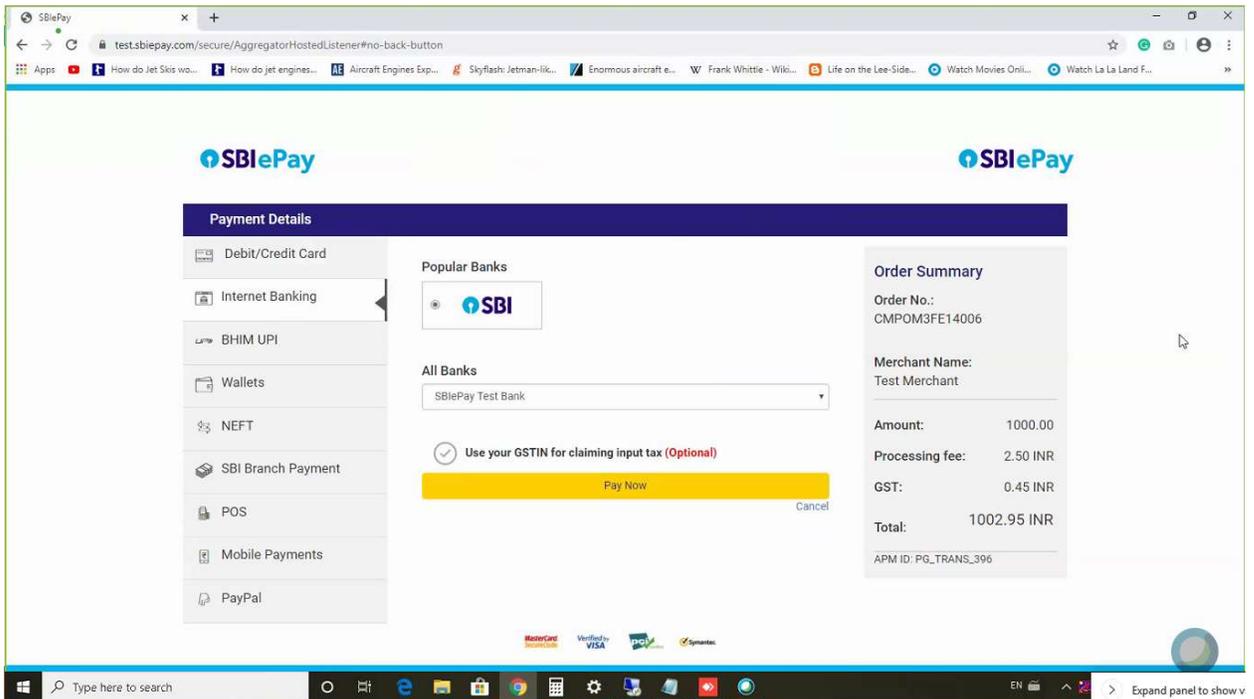
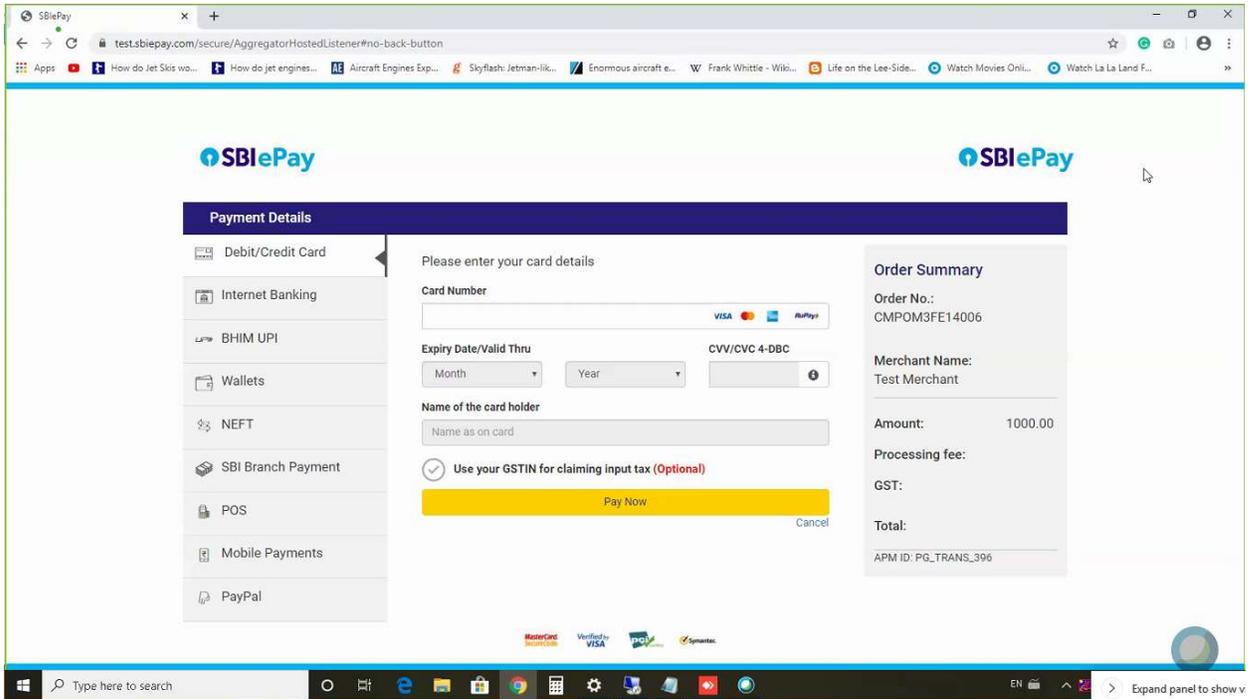
REFUND (Scenarios and Process)

- As stated in detailed T&C, the paid fee does not in any way guarantee issuance of services and the fees paid is not eligible for refund or chargeback in any case. B. When a candidate makes double payment by mistake, the refund (part/ full) may be considered, as the Authority may decide, subject to
 - The user bring it to the notice of the GUJRERA authority by email within 7 days of making such payment. Any request beyond 7 days will not be entertained
 - The email should be sent to epay-rera@gujarat.gov.in with subject line clearly mentioning "Request for Refund" words along with other details of the transaction.
- The refund process (in case of double payment by mistake only), via the same source of payments made in such cases, will be initiated in 3 to 5 working days after receiving the refund request and due decision about the refund amount is taken by the GUJRERA Authority.
- In case of auto-refund (when the amount does not reach GUJRERA Account), the time taken for credit depends on bank and varies from bank to bank and GUJRERA has no control over it. Hence, one may contact the respective bank for such transactions

16.5 TERM & CONDITION

- I agree to all Terms and Condition defined by GUJRERA For using Online Payment Gateway Facility using this Portal. The detailed T&C can be found "Terms & Conditions" Section on this website. Please accept Terms and Conditions.
- The required Information as per the RERA act will be displayed in public domain Please affirm the declarations.
- [I/We] solemnly affirm and declare that the particulars given in herein are correct to [my/our] knowledge and belief and nothing material has been concealed by [me/us] therefrom Please affirm the declarations.
- I/We hereby affirm and declare that, I/We have read all the particulars on this website and in the event if this project is submitted as a "New Project" and found as "On-going" at the time of evaluation, I/We stand liable to abide by the actions taken as per the GUJ RERA Authority/ Act Please affirm the declarations.

[Previous](#) [Agree & Pay ₹ 10000](#)



- The payment receipt generated from system captures details as presented below



Gujarat Real Estate Regulatory Authority (RERA)

www.gujrera.gujarat.gov.in

E-RECEIPT FOR GUJARAT RERA PAYMENT

| | |
|---|---------------------------|
| Date of Payment | 20/12/2019 |
| Type of Payment | PROJECT REG |
| GujRERA Token Number | PRCBB8PP04409 |
| SBI ePay Transaction Number | ONTXNO537202011222603 |
| Fees (Rs) | 10000.0 |
| Additional Charges (Rs) | 0.0 |
| Total Amount (Rs) | 10000.0 |
| Promoter/ Agent/ Complainant/ Applicant Name | Nava Promoter Company |
| Mobile No | |
| Email Id | navapromoter1@popmail.com |

Note:

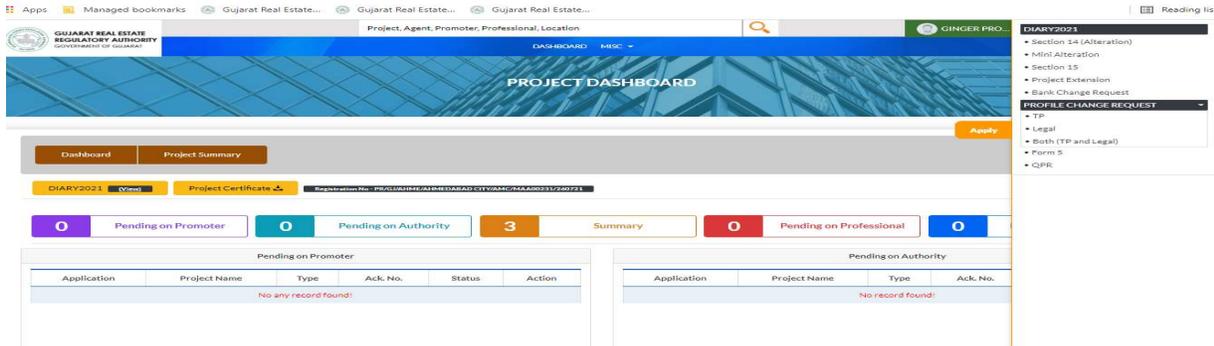
1. The Total Amount is paid through SBI ePay with user accepting all disclaimer and terms and conditions of GujRERA Online Payment mentioned on www.gujrera.gujarat.gov.in
2. For any payment related Enquiry, please contact SBI ePay on Contact Number: +91-22-2752 3816, 1800-221-401 [Operational Hours (Monday to Friday: 10.30 AM to 06.30 PM, Saturday (1st, 3rd & 5th Saturdays of the week) : 10.30 AM to 06.30 PM]
3. For support from Guj RERA, you may write on epay-rera@gujarat.gov.in

- Further, the **promoter** can apply for refund for the paid fees through support ticket requests to accounts department and refund will be processed online. The refunded amount will be credited to payees account(Source of payment) online.

3. PCWF (Profile Change with Fees)

Promoter user can apply for Technical or Legal related Profile Change requests over the project life cycle and authority can process these requests online.

System allows the promoter with flexibility in the application, promoter can either apply for Legal or Technical profile change or can apply for both legal and TP together.

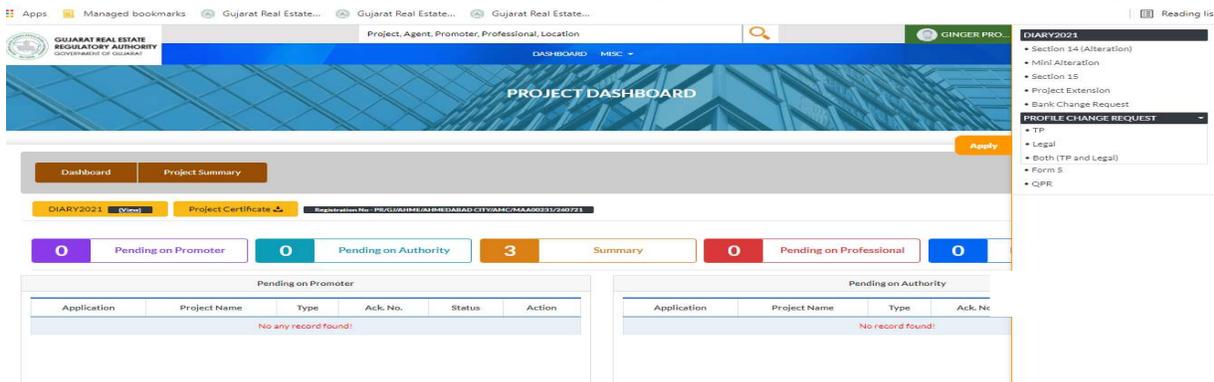


3.1. PCWF for TP Details (Technical Detail Changes)

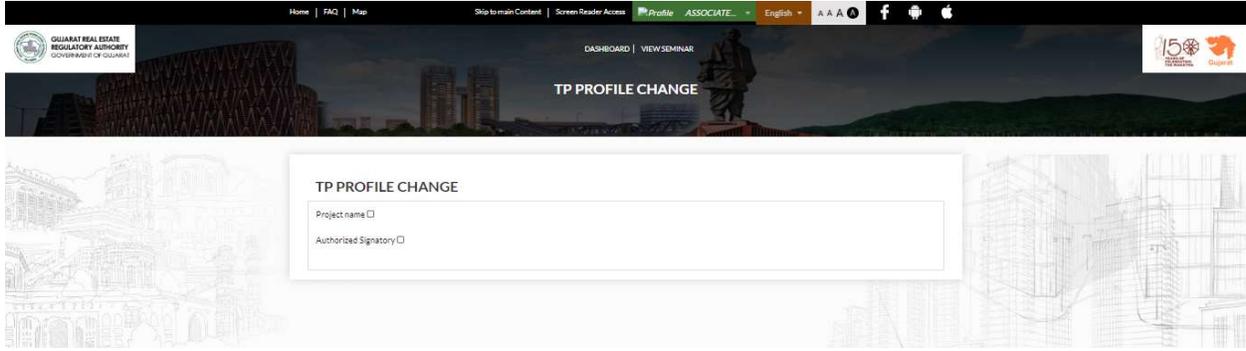
Through this application, Promoter can apply for change in technical details as followed:

- Project Name
- Authorized Signatory
- Form B

Step 1: Promoter can select “TP Profile Change Request” from the apply section of the project



Step 2: Upon selecting this, the details selector section opens up:



Step 3: Promoter can update the Project name and Authorized signatory details for the project.



GUJARAT REAL ESTATE REGULATORY AUTHORITY
Department of Gujarat

Project, Agent, Promoter, Professional, Location

DA3BBOARD MISC

GINGER PRG

TP PROFILE CHANGE

PROJECT DETAIL

New Project Name

Please Enter New Project Name

AUTHORIZED SIGNATORY

(If you want to add/remove Authorize signatories then please select from my profile)

| First Name | Middle Name | Last Name(Surname) |
|------------|-------------|-----------------------|
| USHABEN | ADEVINDBHAI | CHITKODA |
| PAN No | Mobile No | Email Id |
| AEAPCO289B | 8975433453 | ushaben@gmail.com |
| Add | | |
| First Name | Middle Name | Last Name(Surname) |
| BHIKHUBHAI | RAMJIBHAI | ASODARIYA |
| PAN No | Mobile No | Email Id |
| AAJPA9984E | 9986554444 | bbhai@gmail.com |
| Add | | |
| First Name | Middle Name | Last Name(Surname) |
| DEVIYA | | SAGAR |
| PAN No | Mobile No | Email Id |
| FLTPS9025N | 8656454444 | devlyasagar@gmail.com |
| Add | | |
| First Name | Middle Name | Last Name(Surname) |
| SUDIPTO | ASUTOSH | MUKERJEE |
| PAN No | Mobile No | Email Id |
| AQJPM8905C | 8654434443 | sudipto@gmail.com |

Form B (Declaration Drainage/Carpet Affidavit Along With Form-B To Be Uploaded Here)

[Affidavit by Promoter]

| | | |
|--|---------------|-----------------|
| Date of Issuance of Document | Promoter Name | Contact Details |
| <input style="width: 100%; border: 1px solid #ccc;" type="text" value="dd/mm/yyyy"/> | DEVIIYA SAGAR | 8565434342 |
| Please enter Date of Issuance of Document | | |
| Declaration (Form B) | | |
| File Upload | | |

IN CASE OF JOINT DEVELOPMENT

Form B-1 At The Time Of Development Agreement

[Affidavit by Promoter]

| | | |
|--|------------------|-----------------|
| Date of Issuance of Document | Promoter Name | Contact Details |
| <input style="width: 100%; border: 1px solid #ccc;" type="text" value="dd/mm/yyyy"/> | DEVIIYA SAGAR | 8565434342 |
| Please enter Date of Issuance of Document | | |
| Declaration (Form B1) | | |
| File Upload | | |
| Enter PAN of Landowner Auth. Sign. | | |
| Date of Issuance of Document | Land owners Name | Contact Details |
| <input style="width: 100%; border: 1px solid #ccc;" type="text" value="dd/mm/yyyy"/> | | |
| Please enter Date of Issuance of Document | | |
| Declaration (Form B2) | | |
| File Upload | | |

PROJECT OLD VALUE

PROJECT DETAIL

Project Name

AUTHORIZED SIGNATORY

| S.No. - 1 First Name | Middle Name | Last Name(Surname) |
|-------------------------|-------------|-----------------------|
| DEVIYA | | SAGAR |
| PAN No | Mobile No | Email Id |
| FLTPS9025N | 8656454444 | devlyasagar@gmail.com |

Form B (Declaration Drainage/Carpet Affidavit Along With Form-B To Be Uploaded Here)

[Affidavit by Promoter]

| | | |
|---|---------------|-----------------|
| Date of Issuance of Document | Promoter Name | Contact Details |
| 01/08/2021 | DEVIIYA SAGAR | 8565434342 |
| Please enter Date of Issuance of Document | | |
| Declaration (Form B) | | |
| View File / 1 | | |

IN CASE OF JOINT DEVELOPMENT

Form B-1 At The Time Of Development Agreement

[Affidavit by Promoter]

| | | |
|---|---------------------------|-----------------|
| Date of Issuance of Document | Promoter Name | Contact Details |
| 01/08/2021 | DEVIIYA SAGAR | 8565434342 |
| Please enter Date of Issuance of Document | | |
| Declaration (Form B1) | | |
| View File / 1 | | |
| Date of Issuance of Document | Land owner Name | Contact Details |
| 12/07/2021 | BALRAM BHARATBHAI PACHHAR | 9564563453 |
| Please enter Date of Issuance of Document | | |
| Declaration (Form B2) | | |
| View File / 1 | | |

Previous
Submit

Step 3: Promoter has to pay online fees for this and post which a unique acknowledgement number is assigned to this request

PAYMENT [Print Application](#)

PLEASE DO NOT PRESS BACK OR REFRESH FROM THIS POINT ONWARDS.

PAYMENT DETAILS

Payment head

Profile Change Fees

GujRERA Unique Token Number*

CPWFWGARUC5004

Amount (₹) (A)*

5,000

Addl. Amount (₹) (B)*

0

Total Amount (₹) (A+B)*

5,000

NOTE

- You will be re-directed to SBI ePay Payment Gateway from which you can pay this amount using "Net Banking", "Credit Card", "Debit Card" options available on SBI ePayment Gateway.
- In Corporate Account - Net Banking "Maker - Checker" Scenario, the Checker has to ensure performing "Check and Approve" on this transaction within 20 minutes post initiating the transaction by the Maker, to ensure successful transaction. Failing this, the transaction will be treated as Failed. For further inquiry/ refund please contact SBI ePay on (T) +91-22-27333816, (E) support.sbiepay@sbi.co.in
- REFUND (Scenario and Process)**
 - As stated in detailed T&C for using Online Payment Gateway Facility on GUJRERA Portal (here), the payment of amount does not in any way guarantee issuance of services and the paid amount is not eligible for refund or chargeback in any case.
 - In an unlikely event of User making double payment by mistake, the refund (part/ full) may be considered, as may be decided by GUJRERA, subject to
 - The user bringing it to the notice of the GUJRERA authority by email within 7 days of making such payment. Any request beyond 7 days will not be entertained.
 - The user has to request for refund by creating Support Request/ Ticket under "Finance & Accounts> Apply for Refund" section on GUJRERA portal from your User Account.
 - In case of any dispute, the email should be sent to espay-rera@gujarat.gov.in with subject line clearly mentioning "Request for Refund" words along with other details of the transaction.
 - The refund (in case of double payment by mistake only), via the same source of payments made in such cases, will be initiated in 3 to 5 working days after receiving the refund Support Request/ Ticket and the decision about the refund taken by the GUJRERA Authority will remain final and binding for user.
 - In case of auto-refund by SBI ePay (when the transaction does not reach GUJRERA Account), the time taken for credit depends on bank and varies from bank to bank and GUJRERA has no control over it. Hence, one may contact the respective bank for such transactions.

TERM & CONDITION

I agree to all Terms and Condition defined by GUJRERA For using Online Payment Gateway Facility using this Portal. The detailed T&C can be found "Terms & Conditions" Section on this website.

I verify that the contents of the above sections are true to my personal knowledge and belief and that I have not suppressed any material fact(s)

[Previous](#) [Pay](#)

Step 4: Once acknowledgement no. gets generated promoter can Print application and Payment Receipt.

Project, Agent, Promoter, Professional, Location [GINGER PRO...](#)

DASHBOARD MISC

TP PROFILE CHANGE

Your payment has been successfully paid and your acknowledgement number is TP/0000006/09082021

[Print Application](#) [Print Receipt](#)

Step 5: Print Application

Project, Agent, Promoter, Professional, Location [GINGER PRO...](#)

DASHBOARD MISC

PRINT PROJECT

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

TP Profile Change Acknowledgement Number - TP/0000006/09082021

PROJECT DETAIL

New Project Name
Boot Camp

AUTHORIZED SIGNATORY
(If you want to add/remove Authorize signatories then please select from my profile)

| First Name | Middle Name | Last Name(Surname) |
|------------|-------------|-----------------------|
| DEVIYA | | SAGAR |
| PAN No | Mobile No | Email Id |
| FLTPS9025N | 8656454444 | deviyasagar@gmail.com |

Step 6: Print Receipt



Gujarat Real Estate Regulatory Authority (RERA)
www.gujrera.gujarat.gov.in

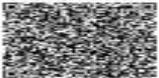
Office Address: 4th Floor, Sahyog Sankul, Sector-11, Gandhinagar-382012
Website: gujrera.gujarat.gov.in, Ph. No. (079) 233-9829 Email id: info@gujrera.gujarat.gov.in

E-RECEIPT FOR GUJARAT RERA PAYMENT

| | |
|--------------------------|-----------------------------------|
| Date of Payment | 09/08/2021 |
| Type of Payment | Profile Change Fees |
| Stamp No. | NA |
| Challan No. | NA |
| Receipt No. | 65199 |
| GujRERA Token No. | CPWF1WHJQDS00B |
| SBI ePay Transaction No. | QNTXNO65199213309153354 |
| Amount (Rs) | 5,000.00 |
| Additional Amount (Rs) | 0.00 |
| Total Amount (Rs) | 5,000.00 |
| Applicant Name | GINGER PROPERTIES PRIVATE LIMITED |
| Mobile No. | 7008042089 |
| Email Id | ds719@gmail.com |
| Remarks | |

Note:

- The Total Amount is paid through SBI ePay with user accepting all disclaimer and terms and conditions of GujRERA Online Payment mentioned on www.gujrera.gujarat.gov.in
- For any payment related Enquiry, please contact SBI ePay on Contact Number: +91-22-2752 3816, 1800-221-401 (Operational Hours (Monday to Friday: 10.30 AM to 06.30 PM, Saturday (1st, 3rd & 5th Saturdays of the week) : 10.30 AM to 06.30 PM)
- For support from GujRERA, you may write on info@gujrera.gujarat.gov.in

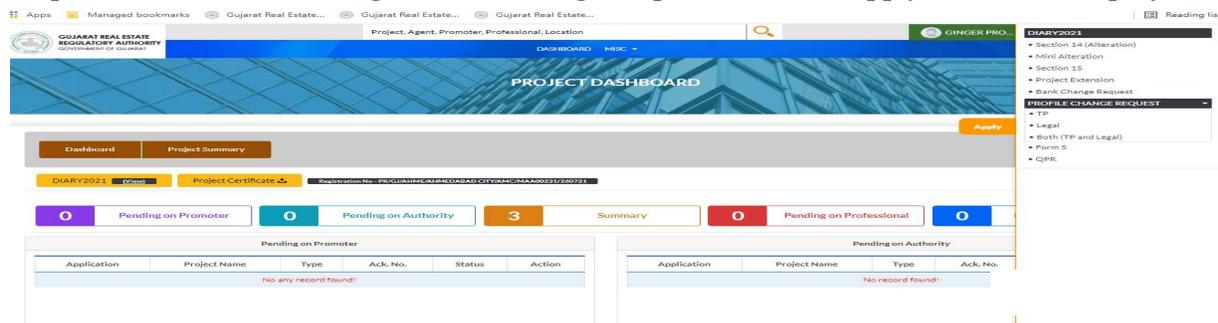


3.2. PCWF for Legal Details (Technical Detail Changes)

Through this application, Promoter can apply for change in Legal details as followed:

- Encumbrance Certificate
- Sale Deed
- Sale Agreement
- Form B/B1/B2
- Allotment Letter

Step 1: Promoter selects “Legal Profile Change Request” from the apply section of the project



Upon selecting this, the detailed section opens up.

Step 2: Promoter can update Encumbrance Certificate, Sale Deed, Sale Agreement, Form B and Allotment Letter with this request. If the promoter wants to change only one of these, promoter can upload the same (old relevant) documents in the other fields. Please note do not upload irrelevant document as it will replace the actual uploaded document (uploaded at the time of registration)

The screenshot displays the 'LEGAL PROFILE CHANGE' interface. It features a header with the organization's name and a search bar. The main content area is divided into several sections:

- Encumbrance Certificate:** Includes a note about the 10-year experience requirement for the advocate. Fields include 'Date of Issuance of Document', 'Issuing Advocate Name', and 'Contact Details'. There are 'Upload' and 'View' buttons.
- Form B (Declaration Drainage/Clearcut Affidavit Along With Form-B To Be Uploaded Here):** Includes a note about the affidavit by the promoter. Fields include 'Date of Issuance of Document', 'Promoter Name', and 'Contact Details'. There are 'Upload' and 'View' buttons.
- IN CASE OF JOINT DEVELOPMENT:**
 - Form B-1 At The Time Of Development Agreement:** Fields include 'Date of Issuance of Document', 'Promoter Name', and 'Contact Details'. There are 'Upload' and 'View' buttons.
 - Form B-2 At The Time Of Development Agreement:** Includes a note about the affidavit by the promoter and land owner. Fields include 'Date of Issuance of Document', 'Land Owner Name', and 'Contact Details'. There are 'Upload' and 'View' buttons.
- PROJECT OLD VALUE:** This section contains a table of existing records.

| Encumbrance Certificate | Issuing Advocate Name | Contact Details |
|--|------------------------------------|-----------------|
| 27/04/2023 | GANCHANDANI RAJESH METHARAM | 764543434 |
| Form B (Declaration Drainage/Clearcut Affidavit Along With Form-B To Be Uploaded Here) | Promoter Name | Contact Details |
| 27/04/2023 | DEVITYA SAGAR | 8565434342 |
| IN CASE OF JOINT DEVELOPMENT | Promoter Name | Contact Details |
| 31/05/2023 | DEVITYA SAGAR | 8565434342 |
| Form B-2 At The Time Of Development Agreement | Land owner Name | Contact Details |
| 34/06/2023 | BURISHBHAJI GORACHANBHAI KANURDEVA | 9765434336 |

Step 3: Promoter has to pay online fees for this and post which a unique acknowledgement number is assigned to this request



PAYMENT

[Print Application](#)

"PLEASE DO NOT PRESS BACK OR REFRESH" FROM THIS POINT ONWARDS.

PAYMENT DETAILS

Payment head

Profile Change Fees

GujRERA Unique Token Number^{*}

CPWF4SOTUC5005

Amount (₹) (A)^{*}

5,000

Add. Amount (₹) (B)^{*}

0

Total Amount (₹) (A+B)^{*}

5,000

NOTE

- You will be re-directed to SBI ePay Payment Gateway from which you can pay this amount using "Net Banking", "Credit Card", "Debit Card" options available on SBI ePayment Gateway.
- In Corporate Account - Net Banking "Maker - Checker" Scenario, the Checker has to ensure performing "Check and Approve" on this transaction within 20 minutes post Initiating the transaction by the Maker, to ensure successful transaction. Failing this, the transaction will be treated as Failed. For further inquiry/ refund please contact SBI ePayon (T) +91-22-2752 3816. (E) support.sbiepay@sbi.co.in
- REFUND (Scenario and Process)**
 - As stated in detailed T&C for using Online Payment Gateway Facility on GUJRERA Portal ([here](#)), the payment of amount does not in any way guarantee issuance of services and the paid amount is not eligible for refund or chargeback in any case.
 - In an unlikely event of User making double payment by mistake, the refund (part/ full) may be considered, as may be decided by GUJRERA, subject to
 - The user bringing it to the notice of the GUJRERA authority by email within 7 days of making such payment. Any request beyond 7 days will not be entertained.
 - The user has to request for refund by creating Support Request/ Ticket under "Finance & Accounts> Apply for Refund" section on GUJRERA portal from your User Account.
 - In case of any dispute, the email should be sent to epay-rer@gujarat.gov.in with subject line clearly mentioning "Request for Refund" words along with other details of the transaction.
 - The refund (in case of double payment by mistake only), via the same source of payments made in such cases, will be initiated in 3 to 5 working days after receiving the refund Support Request/ Ticket and the decision about the refund taken by the GUJRERA Authority will remain final and binding for user.
 - In case of auto-refund by SBI ePay (when the transaction does not reach GUJRERA Account), the time taken for credit depends on bank and varies from bank to bank and GUJRERA has no control over it. Hence, one may contact the respective bank for such transactions.

TERM & CONDITION

I agree to all Terms and Condition defined by GUJRERA For using Online Payment Gateway Facility using this Portal. The detailed T&C can be found "Terms & Conditions" Section on this website.

I verify that the contents of the above sections are true to my personal knowledge and belief and that I have not suppressed any material fact(s)

[Previous](#) [Pay](#)

Your payment has been successfully paid and your acknowledgement number is LEGAL/0000003/04082021

[Print Application](#) [Print Receipt](#)



Gujarat Real Estate Regulatory Authority (RERA)
www.gujrera.gujarat.gov.in

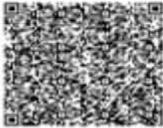
Office Address:- 4th Floor, Sahyog Sankul, Sector-11, Gandhinagar-382010
Website:- gujrera.gujarat.gov.in, Ph. No. (079) 232-58659 Email id: inforera@gujarat.gov.in

E-RECEIPT FOR GUJARAT RERA PAYMENT

| | |
|------------------------------|--------------------------|
| Date of Payment | 25/11/2021 11:29:21 |
| Type of Payment | Profile Change Fees |
| Stamp No. | NA |
| Challan No. | NA |
| Challan Amount(Rs) | 0.00 |
| Receipt No. | 123036 |
| GujRERA Token No. | CPWFL6S8YO5001 |
| Payment ePay Transaction No. | ONTXNO123036214825112908 |
| Amount (Rs) | 5,000.00 |
| Additional Amount (Rs) | 0.00 |
| Total Amount (Rs) | 5,000.00 |
| Applicant Name | VIKRANT NARESHRAO SURVE |
| Mobile No. | 7110203040 |
| Email Id | hetal1@gmail.com |
| Remarks | LEGAL/0000033/25112021 |

Note:

1. The Total Amount is paid through Payment ePay with user accepting all disclaimer and terms and conditions of GujRERA Online Payment mentioned on www.gujrera.gujarat.gov.in
2. For any payment related enquiry, please contact Payment ePay on following:
SBI ePay: +91-22-2752 3816, 1800-221-401
HDFC ePay: (T)079-60017000
[Operational Hours (Monday to Friday: 10.30 AM to 06.30 PM, Saturday (1st, 3rd & 5th Saturdays of the week) : 10.30 AM to 06.30 PM]
3. For support from GujRERA, you may write on inforera@gujarat.gov.in

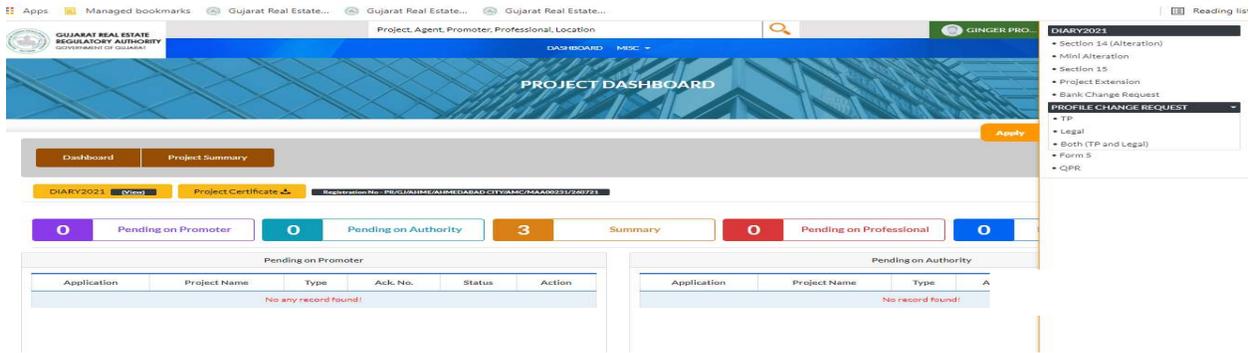


3.3. PCWF for Both (Legal and Technical Detail Changes)

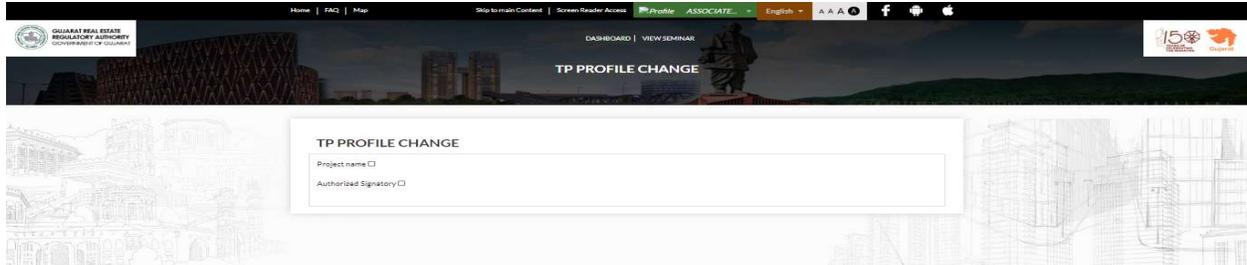
In case promoter wants to go ahead with both Legal and Technical changes, he is allowed to select both legal and TP to make desired changes. Through this application, Promoter can apply for change in Legal & TP details as followed:

- Project name
- Authorized Signatory
- Encumbrance Certificate
- Sale Deed
- Sale Agreement
- Form B/B1/B2
- Allotment Letter

Step 1: Promoter selects “Both(TP & Legal) Profile Change Request” from the apply section of the project



Upon selecting this, the details selector section opens up:



Step 2: Promoter can update the Project name and Authorized signatory details for the project.

TP PROFILE CHANGE

PROJECT DETAIL

New Project Name*

AUTHORIZED SIGNATORY

(If you want to add/remove Authorize signatories then please select from my profile)

| First Name* | Middle Name | Last Name(Surname)* |
|---------------------|-------------|-----------------------|
| USHABEN | ARVINDBHAI | CHITRODA |
| PAN No* | Mobile No* | Email Id* |
| AEAPC0289B | 8975433453 | ushaben@gmail.com |
| Add | | |
| BHIKHUBHAI | RAMJIBHAI | ASODARIYA |
| PAN No* | Mobile No* | Email Id* |
| AAJPA99B4E | 99B6555444 | bbbhai@gmail.com |
| Add | | |
| DEVIYA | | SAGAR |
| PAN No* | Mobile No* | Email Id* |
| FLTPSP025N | 8656454444 | deviyasagar@gmail.com |
| Add | | |
| SUDIPTO | ASUTOSH | MUKERJEE |
| PAN No* | Mobile No* | Email Id* |
| AQJFMB805C | 8654434443 | sudipto@gmail.com |

Form B (Declaration Drainage/Carpet Affidavit Along With Form-B To Be Uploaded Here)

[Affidavit by Promoter]

| | | |
|---|----------------|------------------|
| Date of Issuance of Document* | Promoter Name* | Contact Details* |
| dd/mm/yyyy Please enter Date of Issuance of Document | DEVIYA SAGAR | 8565434342 |
| Declaration (Form B)* | | |
| File Upload | | |

IN CASE OF JOINT DEVELOPMENT

Form B-1 At The Time Of Development Agreement

[Affidavit by Promoter]

| | | |
|---|----------------|------------------|
| Date of Issuance of Document* | Promoter Name* | Contact Details* |
| dd/mm/yyyy Please enter Date of Issuance of Document | DEVIYA SAGAR | 8565434342 |
| Declaration (Form B 1)* | | |
| File Upload | | |

Form B-2 At The Time Of Development Agreement

[Affidavit by Promoter and Land Owner]

| | | |
|---|------------------------|------------------|
| Enter PAN of Landowner Auth. Sign. | Search | |
| Date of Issuance of Document* | Land owners Name* | Contact Details* |
| dd/mm/yyyy Please enter Date of Issuance of Document | | |
| Declaration (Form B 2)* | | |
| File Upload | | |

PROJECT OLD VALUE

PROJECT DETAIL

Project Name

AUTHORIZED SIGNATORY

S.No. - 1

| First Name | Middle Name | Last Name(Surname) |
|------------|-------------|-----------------------|
| DEVIYA | | SAGAR |
| PAN No | Mobile No | Email Id |
| FLTPSP025N | 8656454444 | deviyasagar@gmail.com |

Form B (Declaration Drainage/Carpet Affidavit Along With Form-B To Be Uploaded Here)

[Affidavit by Promoter]

| | | |
|-------------------------------|---------------|-----------------|
| Date of Issuance of Document | Promoter Name | Contact Details |
| 01/08/2021 | DEVIYA SAGAR | 8565434342 |
| Declaration (Form B) | | |
| View File / 1 | | |

IN CASE OF JOINT DEVELOPMENT

Form B-1 At The Time Of Development Agreement

[Affidavit by Promoter]

| | | |
|-------------------------------|---------------|-----------------|
| Date of Issuance of Document | Promoter Name | Contact Details |
| 01/08/2021 | DEVIYA SAGAR | 8565434342 |
| Declaration (Form B 1) | | |
| View File / 1 | | |

Form B-2 At The Time Of Development Agreement

[Affidavit by Promoter and Land Owner]

| | | |
|-------------------------------|----------------------------|-----------------|
| Date of Issuance of Document | Land owner Name | Contact Details |
| 12/07/2021 | BALRAM BHARATBHAI PADHIYAR | 9564563453 |
| Declaration (Form B 2) | | |
| View File / 1 | | |

Step 3: Promoter can update Encumbrance Certificate, Sale Deed, Sale Agreement, Form B and Allotment Letter with this request

The screenshot displays the 'LEGAL PROFILE CHANGE' interface on the GURERA portal. It features several sections for document updates:

- Encumbrance Certificate:** Includes a search bar, a date of issuance field, and an 'Upload' button.
- Form B (Declaration/Drainage/Consent Affidavit Along With Form-B To Be Uploaded Here):** Includes a date of issuance field and an 'Upload' button.
- IN CASE OF JOINT DEVELOPMENT:**
 - Form B-1-A:** Includes a date of issuance field and an 'Upload' button.
 - Form B-2-A:** Includes a date of issuance field and an 'Upload' button.
- PROJECT OLD VALUE:** Includes a date of issuance field and an 'Upload' button.

Each form section also displays a table with columns for 'Issuing Advocate Name', 'Promoter Name', 'Land Owner Name', and 'Contact Details', with corresponding 'View' buttons.

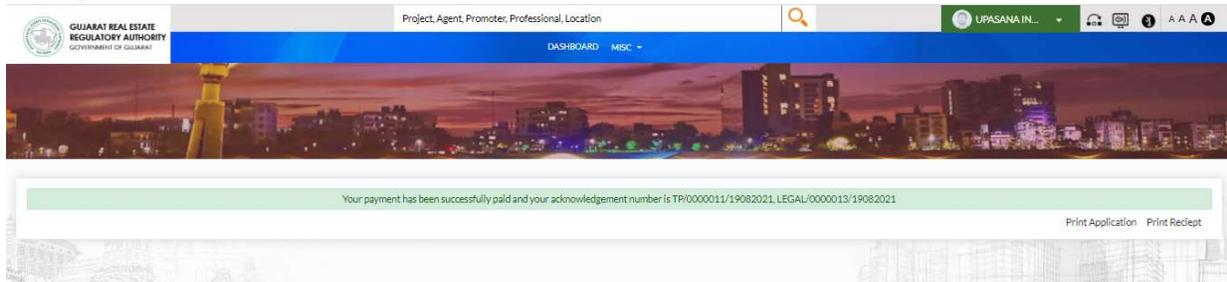
Step 4: Promoter has to pay online fees for this and post which a unique acknowledgement number is assigned to this request

The screenshot shows the 'PAYMENT' section of the GURERA portal. It includes the following details:

- PAYMENT DETAILS:**
 - Payment head: Profile Change Fees
 - GuRERA Unique Token Number: CPWFHTYQIES001
 - Amount (₹) (A): 5,000
 - Add. Amount (₹) (B): 0
 - Total Amount (₹) (A+B): 5,000
- NOTE:**
 - 1. You will be re-directed to SBI ePay Payment Gateway from which you can pay this amount using "Net Banking", "Credit Card", "Debit Card" options available on SBI ePayment Gateway.
 - 2. In Corporate Account - Net Banking "Maker - Checker" Scenario, the Checker has to ensure performing "Check and Approve" on this transaction within 20 minutes post initiating the transaction by the Maker, to ensure successful transaction. Failing this, the transaction will be treated as Failed. For further inquiry/refund please contact SBI ePay on (T) +91-22-2752 3816, (E) support.sbiepay@sbi.co.in
 - 3. REFUND (Scenario and Process)
 - A. As stated in detailed T&C for using Online Payment Gateway Facility on GURERA Portal (here), the payment of amount does not in any way guarantee issuance of services and the paid amount is not eligible for refund or chargeback in any case.
 - B. In an unlikely event of User making double payment by mistake, the refund (part/ full) may be considered, as may be decided by GURERA, subject to:
 - The user bringing it to the notice of the GURERA authority by email within 7 days of making such payment. Any request beyond 7 days will not be entertained.
 - The user has to request for refund by creating Support Request/ Ticket under "Finance & Accounts" Apply for Refund" section on GURERA portal from your User Account.
 - In case of any dispute, the email should be sent to epay-nera@gujarat.gov.in with subject line clearly mentioning "Request for Refund" words along with other details of the transaction.
 - C. The refund (in case of double payment by mistake only), via the same source of payments made in such cases, will be initiated in 3 to 5 working days after receiving the refund Support Request/ Ticket and the decision about the refund taken by the GURERA Authority will remain final and binding for user.
 - D. In case of auto-refund by SBI ePay (when the transaction does not reach GURERA Account), the time taken for credit depends on bank and varies from bank to bank and GURERA has no control over it. Hence, one may contact the respective bank for such transactions.
- TERM & CONDITION:**
 - I agree to all Terms and Condition defined by GURERA for using Online Payment Gateway Facility using this Portal. The detailed T&C can be found "Terms & Conditions" Section on this website.
 - I verify that the contents of the above sections are true to my personal knowledge and belief and that I have not suppressed any material fact(s)

Buttons for 'Print Application', 'Previous', and 'Pay' are visible at the bottom of the form.

Step 5: Once acknowledgement no. gets generated promoter can Print application and Payment Receipt.



Step 6: Print Application

The screenshot shows the "Print Application" form on the Gujarat Real Estate Regulatory Authority website. The form is titled "PROJECT DETAIL" and "AUTHORIZED SIGNATORY".

PROJECT DETAIL

New Project Name
Test Project_2021

AUTHORIZED SIGNATORY
(If you want to add/remove Authorize signatories then please select from my profile)

| First Name | Middle Name | Last Name(Surname) |
|------------|-------------|--------------------|
| PALAK | | KAPOOR |
| PAN No | Mobile No | Email Id |
| BIFPK0829P | 8923423423 | azofa@ooo.com |

Form B (Declaration Drainage/Carpet Affidavit Along With Form-B To Be Uploaded Here)
[Affidavit by Promoter]

| Date of Issuance of Document | Promoter Name | Contact Details |
|------------------------------|---------------|-----------------|
| 10/08/2021 | DEVIYA SAGAR | 8565434342 |

Declaration (Form B)
1 (1) (2) (2) (1).pdf

Step 7: Print Receipt



Gujarat Real Estate Regulatory Authority (RERA)

www.gujrera.gujarat.gov.in

Office Address:- 4th Floor, Sahyog Sankul, Sector-11,Gandhinagar-382010
Website: gujrera.gujarat.gov.in, Ph. No. (079) 232-58659 Email id: inforera@gujarat.gov.in

E-RECEIPT FOR GUJARAT RERA PAYMENT

| | |
|------------------------------|--|
| Date of Payment | 11/11/2021 13:01:32 |
| Type of Payment | Profile Change Fees |
| Stamp No. | NA |
| Challan No. | NA |
| Challan Amount(Rs) | 0.00 |
| Receipt No. | 122980 |
| GujRERA Token No. | CPWFQOJPHM5013 |
| Payment ePay Transaction No. | ONTXNO122980214611130131 |
| Amount (Rs) | 5,000.00 |
| Additional Amount (Rs) | 0.00 |
| Total Amount (Rs) | 5,000.00 |
| Applicant Name | VIKRANT NARESHRAO SURVE |
| Mobile No. | 8182838486 |
| Email Id | hetal@gmail.com |
| Remarks | TP/0000042/11112021, LEGAL/0000028/11112021 |

4. Bank Change Request

4.1. Background

In exercise of the powers conferred by Section 37 of the Real Estate (Regulation and Development) Act-2016, the Gujarat Real Estate Regulatory Authority having considered it necessary in the interest of on-time delivery of any plot, apartment or building and for the purpose of ensuring the non-diversion of project funds, has issued the “Gujarat RERA Bank Account Directions, 2018”.

In accordance to this, the Promoters now will be able to provide online request to Gujarat RERA Authority for changing the Project specific RERA Bank Account and take necessary approvals.

Projects liable for submitting BCR:

Which projects are required to provide Bank Change Request to Authority?

- (a) Any registered project that requires change in RERA Bank Account at any stage till the Project is completed as per RERA Act, Rules and Regulation.
- (b) Any Project having provided different bank account details during Project Application and Subsequent Quarterly return updates.
- (c) If the existing Project RERA bank account is not as per the GujRERA Banking Directions.

Upon finding any discrepancy in such cases of change of RERA Project Bank Account without prior approval of the GujRERA Authority, Project Promoter is liable for the Authority Action as may be decided.

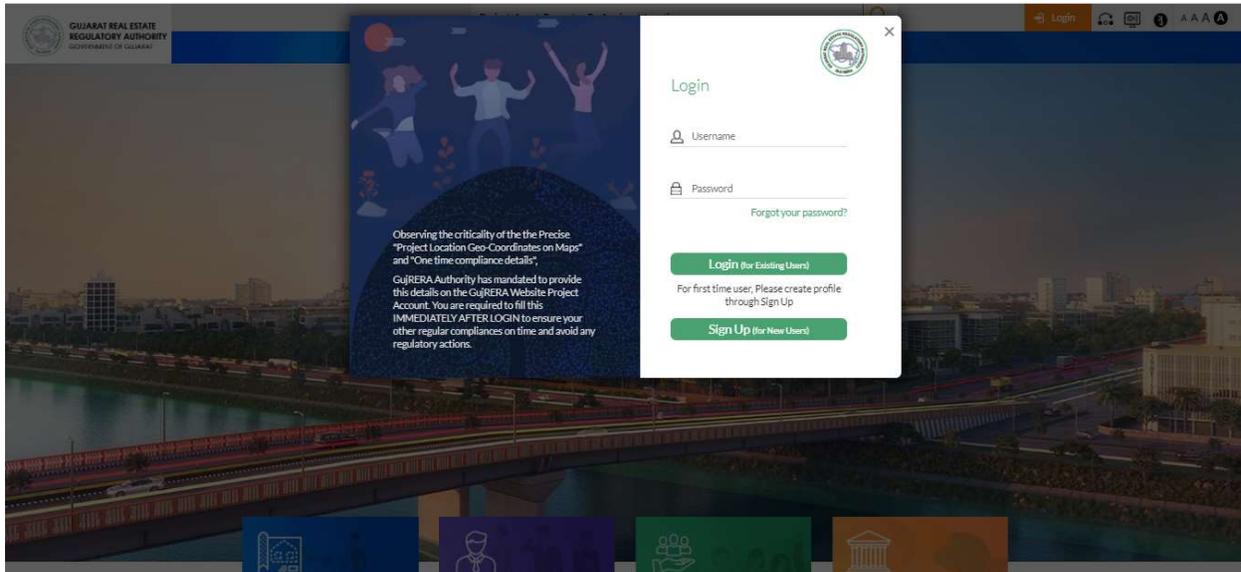
In this regard, GUJRERA authority has defined the Standard Operating Procedure (SOP) for online submission of Bank Change Request by Promoter.

The detailed step by step instructions for the same is explained in this document.

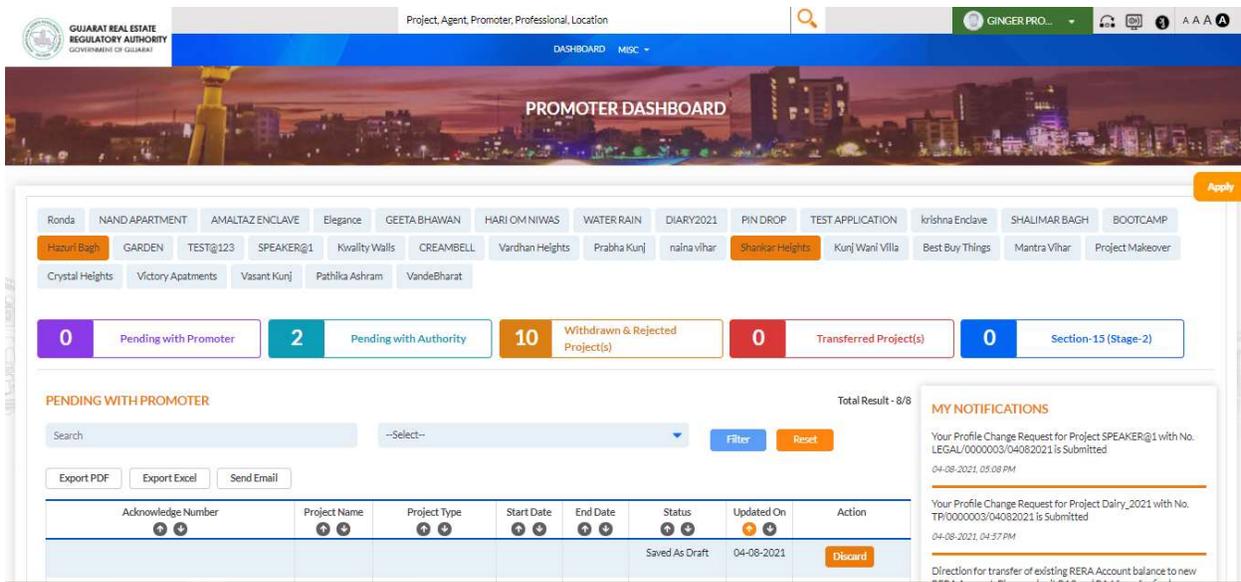
4.2. BCR (Stage-1) Application Process

4.3. Initiating Bank Change Request Process

Step 1: The promoter clicks on the Login link on the Home Page and then enters the Login ID and Password for accessing the Promoter Dashboard



Step 2: The promoter then clicks on the Approved Project on the top of the Dashboard screen for which BCR Application is to be initiated.



Step 3: Click on the Apply flag shown on the right side of the Screen and click on Bank Change Request option from the collapsible list.

The screenshot displays the RERA Project Dashboard interface. At the top, the Gujarat Real Estate Regulatory Authority logo and name are visible. The main header area contains the text 'PROJECT DASHBOARD'. Below this, there are navigation tabs for 'Dashboard' and 'Project Summary'. A registration number is displayed: 'Registration No - PG/GJ/GANDHI/GANESHNAZAR/Gandhinagar Urban Development Authority/CAA00130/110221'. The dashboard shows a summary of pending applications: 0 Pending on Promoter, 0 Pending on Authority, 1 Summary, 0 Pending on Professional, and 6 Pending on Authority. Below this summary, there are two tables for 'Pending on Promoter' and 'Pending on Authority', both showing 'No record found!'.

4.4. Filling & Submission (RA1+RA2)

Step 4: The BCR (RA1+RA2) form is open for application. Please note till the time the BCR application is approved/rejected, the promoter cannot apply for QPR and may default on the filing. Hence, the next applicable/active QPR last date of filing is shown in the declaration to avoid any default on the end of promoter.

The Bank Details are auto fetched from the Application Form – A that has been submitted to authority for the RERA Registration during BCR request for the first time.

In RA2, as per RERA Banking Direction, “<Project Name> RERA Account for <Name of Project>” is auto-fetched from the Project Registration Form-A.

Fill in the relevant details, select reason for Bank Change from the dropdown list, Upload RA2 certificate with existing bank, First page scan of Bank Passbook (New Bank). Click the Declaration checkboxes and click on Submit to continue.

Step 5: Preview and print Application & make Payment.

As shown below, click on Preview application to generate PDF preview of RA1+RA2 form, filled. Click on declaration checkboxes followed by Agree and Pay button, to make payment for RA1+RA2 and proceed to the Confirmation section. The Agree and Pay button shall be enabled only after all checkboxes are ticked.



**GUJARAT REAL ESTATE
REGULATORY AUTHORITY**
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC -

GINGER PRO...

BANK CHANGE REQUEST

Preview Application

***PLEASE DO NOT PRESS BACK OR REFRESH* FROM THIS POINT ONWARDS.**

PAYMENT DETAILS

Payment head

Bank Account Change Fees

GujRERA Unique Token Number

BCRSY43ZC5007

Amount (₹) (A)

5,000

Addl. Amount (₹) (B)

0

Total Amount (₹) (A+B)

5,000

NOTE

1. You will be re-directed to SBI ePay Payment Gateway from which you can pay this amount using "Net Banking", "Credit Card", "Debit Card" options available on SBI ePayment Gateway.
2. In Corporate Account - Net Banking "Maker - Checker" Scenario, the Checker has to ensure performing "Check and Approve" on this transaction within 20 minutes post initiating the transaction by the Maker, to ensure successful transaction. Failing this, the transaction will be treated as Failed. For further inquiry/ refund please contact SBI ePay on (T) +91-22-2752 3816. (E) support.sbiepay@sbi.co.in
3. REFUND (Scenario and Process)
 - A. As stated in detailed T&C for using Online Payment Gateway Facility on GUJRERA Portal ([here](#)), the payment of amount does not in any way guarantee Issuance of services and the paid amount is not eligible for refund or chargeback in any case.
 - B. In an unlikely event of User making double payment by mistake, the refund (part/ full) may be considered, as may be decided by GUJRERA, subject to
 - The user bringing it to the notice of the GUJRERA authority by email within 7 days of making such payment. Any request beyond 7 days will not be entertained.
 - The user has to request for refund by creating Support Request/ Ticket under "Finance & Accounts> Apply for Refund" section on GUJRERA portal from your User Account.
 - In case of any dispute, the email should be sent to epay-rera@gujarat.gov.in with subject line clearly mentioning "Request for Refund" words along with other details of the transaction.
 - C. The refund (in case of double payment by mistake only), via the same source of payments made in such cases, will be initiated in 3 to 5 working days after receiving the refund Support Request/ Ticket and the decision about the refund taken by the GUJRERA Authority will remain final and binding for user.
 - D. In case of auto-refund by SBI ePay (when the transaction does not reach GUJRERA Account), the time taken for credit depends on bank and varies from bank to bank and GUJRERA has no control over it. Hence, one may contact the respective bank for such transactions.

TERM & CONDITION

I agree to all Terms and Condition defined by GUJRERA for using Online Payment Gateway Facility using this Portal. The detailed T&C can be found "Terms & Conditions" Section on this website. Please accept Terms and Conditions.

The required information as per the RERA act will be displayed in public domain Please affirm the declarations.

[I/We] solemnly affirm and declare that the particulars given in herein are correct to [my/our] knowledge and belief and nothing material has been concealed by [me/us] therefrom Please affirm the declarations.

I agree to all Terms and Condition defined by GUJRERA for using Online Payment Gateway facility using this Portal ([here](#)). I also agree to all Terms and Condition defined by SBI ePay for performing the payment transaction as you will experience in subsequent steps after this page. Please accept Terms and Conditions.

Previous
Print



**Gujarat Real Estate
Regulatory Authority**
GOVERNMENT OF GUJARAT

4th Floor, Sahyog Sankul,
Sector -11, Gandhinagar-382010

Telephone: (079) 232-58659

E-mail: inforera@gujarat.gov.in

ABOUT US

- Vision & Mission
- Background
- Transparency
- Non-Compliance & Penalties
- Chairman Message
- Organizational Structure
- Contact Us

REGULATORY DOCUMENTS

- Terms & Conditions
- Accessibility
- Privacy Policy
- Sitemap

QUICK LINKS

- Copyright Policy
- Hyperlinking Policy
- RTI Links
- Disclaimer

© Gujarat Real Estate Regulatory Authority (GUJRERA), Govt. of Gujarat. All Rights Reserved.

Page last updated on: 03-08-2021 | Visitors: 94887

Preview and Print PDF screen:

Click on the Preview application to view the filled application, click on Print button to download the application form.

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

🔍

GINGER PRO...

🔊

📄

🔒

🌐

🔍

BANK CHANGE REQUEST

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

PROJECT CURRENT BANK DETAILS
Back

| | |
|---|---|
| <p>Bank Name CANARA BANK</p> <p>A/c Holder Name as per Bank Statement/ Passbook rin</p> <p>IFSC Code CNRB0000238</p> <p>District Mumbai City</p> <p>Pincode 400008</p> | <p>Branch Name CENTRAL,MUMBAI</p> <p>Account Number 2324342345</p> <p>State/UT MAHARASHTRA</p> <p>Taluka Mumbai</p> |
|---|---|

PROJECT BANK DETAILS (RA1 & RA2)

| | | |
|--|---|-------------|
| Expected name of Project RERA Bank Account as per RERA banking Directions | | |
| GINGER PROPERTIES PRIVATE LIMITED | RERA A/C for | VandeBharat |
| IFSC Code CNRB0000238 | Bank Name CANARA BANK | |
| Branch Name CENTRAL,MUMBAI | A/c Holder Name as per Bank Statement/ Passbook VandeBharat | |
| Type of Account Current Account | New Account No. 3564793020 | |
| Confirm New Account No. 3564793020 | Pincode 400008 | |
| State Maharashtra | District Mumbai City | |
| Taluka Mumbai | Closing Balance of Existing RERA A/C 345272 | |
| Closing Balance of Existing RERA A/C Date 01/08/2021 | Upload RA02 Certificate from Existing RERA Bank Account 01.Dummy PDF.pdf | |
| | Upload New RERA Bank Account Statement or First Page of Passbook 01.Dummy PDF.pdf | |
| Reason for Change Project Finance | | |

Print
Cancel

Gujarat Real Estate Regulatory Authority
GOVERNMENT OF GUJARAT

📍 4th Floor, Sahyog Sanikul, Sector -11, Gandhinagar-382010

☎ Telephone: (079) 232-58659

✉ E-mail: inforera@gujarat.gov.in

ABOUT US

- 🔗 Vision & Mission
- 🔗 Background
- 🔗 Transparency
- 🔗 Non-Compliance & Penalties
- 🔗 Chairman Message
- 🔗 Organizational Structure
- 🔗 Contact Us

REGULATORY DOCUMENTS

- 🔗 Terms & Conditions
- 🔗 Accessibility
- 🔗 Privacy Policy
- 🔗 Sitemap

QUICK LINKS

- 🔗 Copyright Policy
- 🔗 Hyperlinking Policy
- 🔗 RTI Links
- 🔗 Disclaimer

© Gujarat Real Estate Regulatory Authority (GUJERERA) Govt. of Gujarat. All Rights Reserved.

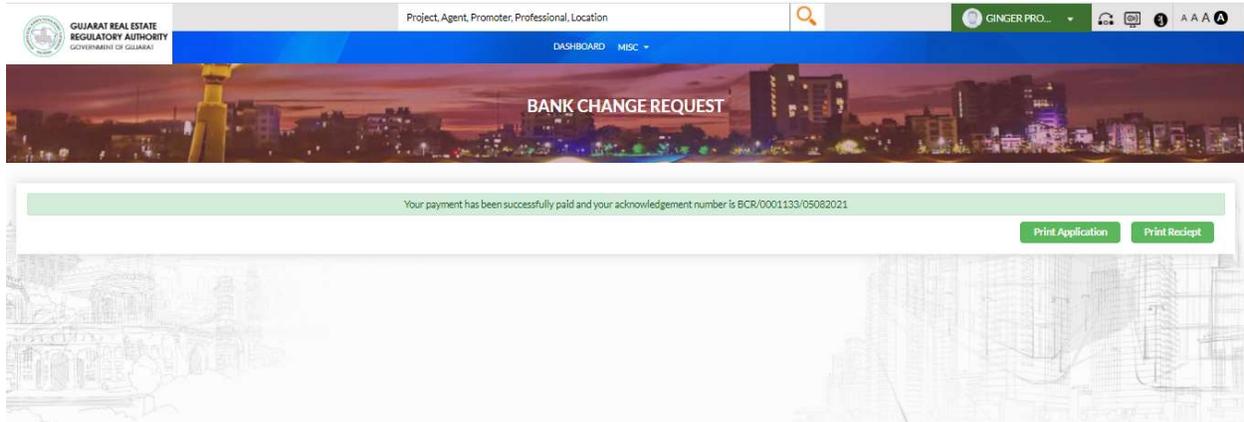
Page last updated on 03-08-2021 | Visitors: 94887

Step 6: Confirmation

An Acknowledgement Number is systemically generated once the payment is made successfully for future reference of the applicant.

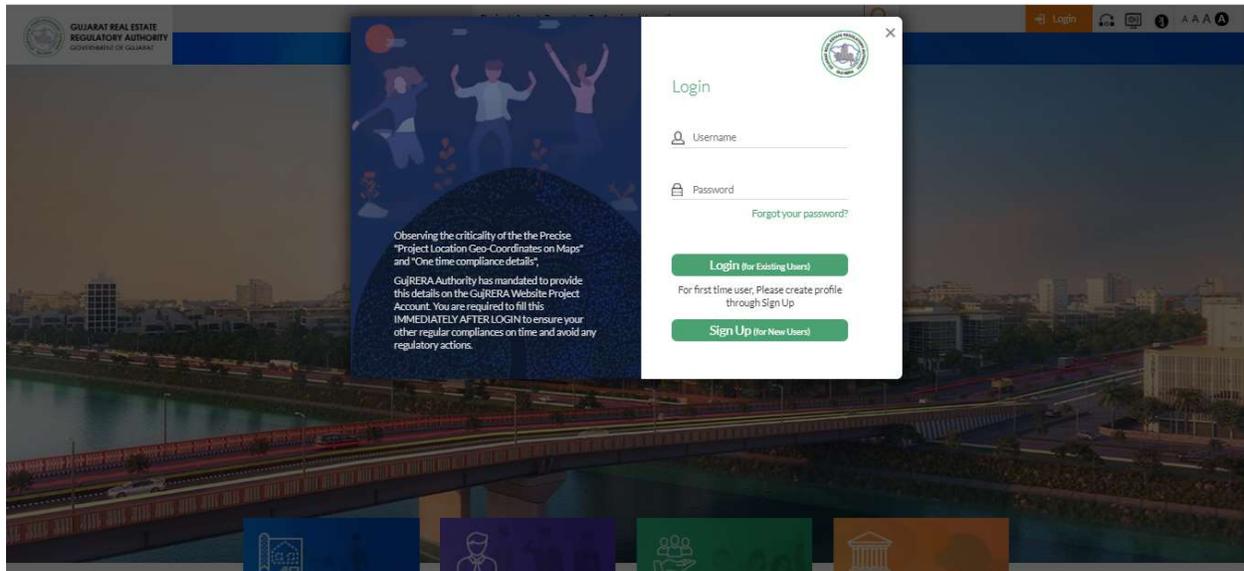
Click on Print Receipt button to view the system generated payment receipt (as shown below). The Application is submitted successfully for the Approval of the authority and submitted application can be seen in the Promoter Dashboard BCR section. Till the time authority approves the BCR RA1 and RA2, Promoter will not be allowed systemically to Submit RA3 and RA4 application.

Promoter will get an E-mail and SMS confirmation upon successful submission of RA1+RA2.



4.5. Initiating (RA3+RA4) application

Step 1: The promoter clicks on the Login link on the Home Page and then enters the Login ID and Password for accessing the Promoter Dashboard



Step 2: The promoter then clicks on the same Project on which RA1 and RA2 is approved from top of the Dashboard screen.

PROMOTER DASHBOARD

Project, Agent, Promoter, Professional, Location

0 Pending with Promoter | 2 Pending with Authority | 10 Withdrawn & Rejected Project(s) | 0 Transferred Project(s) | 0 Section-15 (Stage-2)

PENDING WITH PROMOTER

| Acknowledge Number | Project Name | Project Type | Start Date | End Date | Status | Updated On | Action |
|--------------------|--------------|--------------|------------|----------|----------------|------------|---------|
| | | | | | Saved As Draft | 04-08-2021 | Discard |

MY NOTIFICATIONS

- Your Profile Change Request for Project SPEAKER@1 with No. LEGAL/0000003/04082021 is Submitted. 04-08-2021 05:08 PM
- Your Profile Change Request for Project Dairy_2021 with No. TP/0000003/04082021 is Submitted. 04-08-2021 04:57 PM
- Direction for transfer of existing RERA Account balance to new...

Step 3: Click on view button against the BCR application for which RA1 and RA 2 is approved

Bank Change Request

| Ack No. | Account Holder Name | Bank Name | Account Number | Account Type | Type | Status | Approved On | Action | Discard | View |
|----------------------|---------------------|-----------------------|----------------|--------------|--------|-----------------|--------------------|--------|---------|-------|
| BCR/0001109/01052021 | Rima | CENTRAL BANK OF INDIA | 675379928201 | CURRENT | RA1RA2 | Rejected | -- | View | -- | Print |
| BCR/0001115/28052021 | Rachel | AXIS BANK | 4563426829 | CURRENT | RA1RA2 | Rejected | -- | View | -- | Print |
| BCR/0001119/18062021 | Ryan | CANARA BANK | 765438245 | CURRENT | RA3RA4 | Rejected | -- | View | -- | Print |
| BCR/0001122/21042021 | Ginger | CANARA BANK | 57889439023 | SAVING | RA3RA4 | Rejected | -- | View | -- | Print |
| BCR/0001123/21062021 | rin | CANARA BANK | 2324342345 | SAVING | RA3RA4 | Approved | 21-06-2021 7:00:20 | View | -- | Print |
| BCR/0001132/04082021 | Vandebharat New | STATE BANK OF INDIA | 7800037932 | SAVING | RA3RA4 | Rejected | -- | View | -- | Print |
| BCR/0001133/05082021 | Vandebharat | CANARA BANK | 3564793020 | CURRENT | RA1RA2 | Approved RA1RA2 | -- | View | -- | Print |

Agent yearly Details

| Sr. No. | Agent Name | Agent Type | Registration No. | Unit List |
|------------------|------------|------------|------------------|-----------|
| No record Found. | | | | |

E-Office
Data Not Available

4.6. Filling & Submission (RA3+RA4)

Step 4: The BCR (RA1+R2) which is approved is in read only and the (RA3+RA4) is open for application.

Fill in the relevant details as shown in below screenshot, i.e., Transferred Amount as per RA3*, Date of Transferred Amount as per RA3, Upload RA3 (Pdf) and Upload RA4 (Pdf).

Click on Submit to continue.

**Note: Transferrable Amount as per RA3 must be equal to the Closing Balance as filled and approved in RA2.*

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GOVERNMENT OF GUJARAT

Project, Agent, Promoter, Professional, Location

DASHBOARD MISC

GINGER PRO...

BANK CHANGE REQUEST

PROJECT BANK DETAILS (RA1 & RA2) UPCOMING QPR - Q-2 END DATE : 07-10-2021

Expected name of Project RERA Bank Account as per RERA banking Directions

| | | |
|--|---|-------------------------------|
| GINGER PROPERTIES PRIVATE LIMITED | RERA A/C for | VandeBharat |
| IFSC Code | Bank Name | CANARA BANK |
| CNRB000238 | A/C Holder Name as per Bank Statement/ Passbook | VandeBharat |
| Branch Name | New Account No. | 3564793020 |
| CENTRAL,MUMBAI | District | Mumbai City |
| Type of Account | Taluka | Mumbai |
| Current Account | Pincode | 400008 |
| State | Closing Balance of Existing RERA A/C | 345272 |
| Maharashtra | Closing Balance of Existing RERA A/C Date | 01/08/2021 |
| RA02 Certificate from Existing RERA Bank Account | New RERA Bank Account Statement or First Page of Passbook | View File / 1 |
| View File / 1 | Account Officer RA1RA2 Remark | approve |
| Reason for Change | | Project Finance |

PROJECT BANK DETAILS (RA3 & RA4)

| | |
|--|--|
| Transferred Amount as per RA3 ¹ | Date of Transferred Amount as per RA3 ² |
| 345272 | dd/mm/yyyy |
| RA3 (Only PDF) ¹ | RA4 (Only PDF) ² |
| File Upload | File Upload |

[Submit](#)



Gujarat Real Estate Regulatory Authority
GOVERNMENT OF GUJARAT

4th Floor, Sahyog Sankul,
Sector-11, Gandhinagar-382010
Telephone: (079) 232-58659
E-mail: inforera@gujarat.gov.in

ABOUT US

- Vision & Mission
- Background
- Transparency
- Non-Compliance & Penalties
- Chairman Message
- Organizational Structure
- Contact Us

REGULATORY DOCUMENTS

- Terms & Conditions
- Accessibility
- Privacy Policy
- Sitemap

QUICK LINKS

- Copyright Policy
- Hyperlinking Policy
- RTI Links
- Disclaimer

© Gujarat Real Estate Regulatory Authority (GURERA), Govt. of Gujarat. All Rights Reserved.

Page last updated on: 05-08-2021 | Visitors: 94887

Step 5: View on Promoter Dashboard. RA3+R4 application is submitted successfully and Status is “Pending Scrutiny” (shown below)

← → ↻ 🏠 rerauat.gujarat.gov.in/reraportal/#/project-dashboard/project-view 🔍 ☆ ⚙️ 👤

Apps Managed bookmarks Gujarat Real Estate... Project Form Five D... Reading lis

| Bank Change Request | | | | | | | | | | | |
|----------------------|---------------------|-----------------------|----------------|--------------|--------|------------------|--------------------|----------------------|---------|-----------------------|----------------------|
| Ack No. | Account Holder Name | Bank Name | Account Number | Account Type | Type | Status | Approved On | Action | Discard | View | |
| BCR/0001109/01052021 | Rima | CENTRAL BANK OF INDIA | 675379928201 | CURRENT | RA3RA2 | Rejected | -- | View | -- | Print | 📄 |
| BCR/0001115/28052021 | Rachel | AXIS BANK | 4563426829 | CURRENT | RA3RA2 | Rejected | -- | View | -- | Print | 📄 |
| BCR/0001119/18062021 | Ryan | CANARA BANK | 765438245 | CURRENT | RA3RA4 | Rejected | -- | View | -- | Print | 📄 Apply |
| BCR/0001122/21062021 | Ginger | CANARA BANK | 57889439023 | SAVING | RA3RA4 | Rejected | -- | View | -- | Print | 📄 |
| BCR/0001123/21062021 | rin | CANARA BANK | 2324342345 | SAVING | RA3RA4 | Approved | 21-06-2021 7:00:20 | View | -- | Print | 📄 |
| BCR/0001132/04082021 | VandeBharat New | STATE BANK OF INDIA | 7800037932 | SAVING | RA3RA4 | Rejected | -- | View | -- | Print | 📄 |
| BCR/0001133/05082021 | Vandebharat | CANARA BANK | 3564793020 | CURRENT | RA3RA4 | Pending Scrutiny | -- | View | -- | Print | 📄 |

Promoter will get an E-mail and SMS confirmation upon successful submission of RA3+RA4 and also upon Approval of the same by the Authority.

Note:

Upon RA1 and RA2 approval, Promoter will be barred to file the applicable quarter till the time RA3 and RA4 are Submitted and Approved by the Authority.

It is the sole responsibility of the promoter to obtain RA3-RA4 and submit the same to authority online on-time. The promoter will be accountable for the consequences occurring due to any delay in this process.

It is advisable to avoid submission of BCR around the Applicable Quarter Ending Dates.

Disclaimer

All the images, screenshots, plans etc. used in this document are just for demonstration and for the purpose of user training only. The actual system, icons, tables may differ from the ones shown here. The details mentioned here are subject to change without prior information to the users.