# Gujarat RERA (RAMPS & BI)

User Manual – Financial Management-External Users

(V. 0.1)



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# Form 5 (Annual Audit) Filing Process Annual Audit (Form 5)

As per Chapter II, the third proviso to Section 4(2)(l)(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 31<sup>st</sup> of March 2020 of FY 19-20 and is having project end date as 31<sup>st</sup> 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 <u>https://gujrera.gujarat.gov.in</u> 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)



GUJARAT REAL ESTATE	Project, Agent, Promoter, Professional, Location	0	💿 NG GROUP FL. 🔹 🙃 👰 🚯 🗚 🗛 🖉
REGULATORY AUTHORITY GOVIENMENT OF GULARAT	DASHBOARD MISC +		
	FORM 5		
INITIATE FORM 5 AUDIT REQUEST			
Financial Year	From Date	To Date	
2020-21	01-04-2020	31-03-2	021
Search CA @			
CA Memebership No. Search			

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

ITIATE FORM 5 AUDIT REQUEST		
nancial Year	From Date	To Date
2020-21	01-04-2020	31-03-2021
CADETAILS		
CA Membership Number	CAName	Email ID
260189	PRATIKSINH	gear@gmail.com
CA Mobile No	Remarks @	

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

			Sec.		n stylet it in	1000 - C	Alve er a	willing at the
198 Pending	on Me							
PENDING ON ME								TOTAL RESULT -
Search			Select				Filte	r Reset
Export PDF Exp	ort Excel Send Email							
Project/Quarter Name	Promoter Name	Start Date	End Date	Form Name	Process Type	Status	Assigned On	Accept / Reject
10.	NG GROUP FINANCIAL	01-04-2020	31-03-2021	Form 5	Form 5	Assigned	05-08-2021	0000 000

3. 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.

Description feature     PROJECT FORM-5 (JANUAL REPORT ON STATEMENT OF ACCOUNTS)   Project Table   Project Table Project T	GUJARAT REAL ESTATE	Project, Agent, Promoter, Profession	nal, Location	💿 PRATIKSINH 👻 🎧 👰 🔕 A
FORM 5   ROLECT FORM-5 (ANNUAL REPORT ON STATEMENT OF ACCOUNTS)   ROLECT FORM-5 (ANNUAL REPORT ON STATEMENT OF ACCOUNTS)   Provider Name   Provider Name Provider	GOVERNMENT OF GULARAT		ASHBOARD MISC +	
RUECT FORM'S (ANNUAL REPORT ON STATEMENT OF ACCOUNTS) Pointer & Pointer Vaine Pointer			FORM 5	
roject Name or nome of	ROJECT FORM-5 (ANNUAL REPORT ON STA	TEMENT OF ACCOUNTS)		Form-5 Hist
Tull prover NG GROUP PINANCULL SERVICES   Please shear Aris Plea	oject Name	Promoter Name		Period under Certificate Financial Year
onder's Remarks Please check the submitted Form 5  WHETHER SEPARATE REBA BANK ACCOUNT HAS BEEN OPENED AS ENVISAGED IN GUIARAT RERA BANK ACCOUNT DIRECTION, 2018' Yes O No  Some DETAILS OF RERA BANK ACCOUNT FAS REGISTERED WITH GUIARAT RERA, MENTION ALL THE BANK ACCOUNTS IF THERE HAS BEEN A CHANCE IN BANK ACCOUNT REGISTERED WITH HERA IFSC Code  Bank Name  Bank Name  Bank Name  Bank Name  Account Holder Name  Account Nom  Accoun	iulip Tower	NG GROUP FINANCIAL SER	RVICES	01-04-2020 - 31-03-2021
Please check the submitted Form 5 WHETHER SEPARATE RERA BANK ACCOUNT HAS BEEN OPENED AS ENVISAGED IN GUIARAT RERA BANK ACCOUNT DIRECTION, 2019? Yes O No  DETAILS OF RERA BANK ACCOUNT AS REGISTERED WITH GUIARAT RERA INFINITION ALL THE BANK ACCOUNTS IF THERE HAS BEEN A CHANGE IN BANK ACCOUNT REGISTERED WITH RERAI PLEASE as enter Database Account Holder Name®  Rease enter Change Bank Name®  Rease enter	omoter's Remarks			
NETTHER SEPARATE RERA BANK ACCOUNT HAS BEEN OPENED AS ENVISACED IN GUIARAT RERA BANK ACCOUNT DIRECTION, 2018' Yes O No See DETAILS OF RERA BANK ACCOUNT AS REGISTERED WITH GUIARAT RERA (MENTION ALL THE BANK ACCOUNTS IF THERE HAS BEEN A CHANGE IN BANK ACCOUNT REGISTERED WITH RERA! Passe enter Sole of Rera Bank Account Holder Name® Account Holder Name® Account Holder Name® Account Holder Name Passe enter Sole of Rera Bank Account Type a Bank Name Bank Account Opening Company Account Holder Name Passe enter Sole of Account Opening Company Account Type Account Account Type Account Account Type Account Account Type Account Type Account Account Account Account	Please check the submitted Form 5			
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Account No <sup>®</sup> Account Type <sup>®</sup> Account Type <sup>®</sup> Date of Account Opening <sup>®</sup> Opening Balance Date <sup>®</sup> Account Opening <sup>®</sup> Account Ope	Please enter correct ifsc code	Please select bank name	Please enter branch name	Please enter Account Holder Name
Select       v       dd/mm/yyyy       dd/mm/yyyy       dd/mm/yyyy       Passe enter scenario dascount coefficiant         Presse enter scenario dascount coefficiant       Presse enter scenari	Account No"	Account Type"	Date of Account Opening	Opening Balance Date 🛛 🚳
Pressenter second humber     Pressenter second humber     Pressenter second humber       Opening Balance (INR)*       Deposit during the period (INR)*      Withdrawals during the period (INR)*      Closing Balance (as on 31-03-2021)*        Pressenter Cosming Balance (INR)*              Pressenter Second humber             Pressenter Second humber Humber             Pressenter Second humber Humber             Resenter Second humber Humber Humber             Resenter Second Humber Humber Humber<		Select	▼ dd/mm/yyyy	dd/mm/yyyy
Opening Balance (INR)     Deposit during the period (INR)     Withdrawals during the period (INR)     Closing Balance (as on 31-03-2021)       Presse enter Opening Balance     Presse enter Withdrawals during the seried     Presse enter Withdrawals during the seried	Plesse enter account number	Please enter account type	Please enter date of account opening	Please enter opening Balance date
Prese enter Densit during the period Prese enter Densit during the period Add BANK DETAILS	Opening Balance (INR) 🔹 🍘	Deposit during the period (INR)	Withdrawals during the period (INR) @	Closing Balance (as on 31-03-2021) 🗋 🔘
Add BANK DETAILS	Please enter Opening Balance	Please enter Deposit during the period	Please enter Withdrawals during the period	
BANK DETAILS			Add	
	BANK DETAILS			

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

OM GUJARAT RERA UNDER THE GUJARAT R	ERA BANK ACCOUNT DIRECTIONS, 2018?	AL FOLLOWING PRESCRIBED DOCUMENTATION WAS TAKEN
🖲 Yes 🔍 No 🔍 Not Changed		
WHETHER ANY OF THE FORM 3 ISSUED DUF E PROJECT UNITS (REFER POINT 5 OF ADDI	RING THE CERTIFICATE PERIOD MANDATED DEPOS TIONAL INFORMATION FOR ONGOING PROJECTS	IT OF 100% OF THE MONEY COLLECTED FROM THE BOOKING OF DF FORM 3)?
🖲 Yes 🔍 No		
4.1. If Yes, please mention the certificate date a	and name of certifying Chartered Accountant	
Upload Excel		
Download Template Choose File C	Upload	
CA Name	CA Number	Date Of Certificate
MANUJ	929394	12-05-2020

	5. WHETHER THE REQUIRED PROPORTION OF MONEY COLLECTED FROM THE ALLOTTEES OF THE PROJECT UNITS (AS INDICATED IN FORM 3) DEPOSITED IN THE	
	© Yes © No	盧
	6. WHETHER THE PROJECT REGISTRATION IS AS NEW OR ONGOING PROJECT?	
	New Ongoing	
	Previous Save Next	
5. WHETH	HER THE REQUIRED PROPORTION OF MONEY COLLECTED FROM THE ALLOTTEES OF THE PROJECT UNITS (AS INDICATED IN FORM 3) DEPOSITED IN THE RERA BANK ACCOUNT?	3
5.1. lf n	o. please mention the amount not deposited under the above non - compliance	
	Upload Excel 🛛 🕘	
×	Download Template Choose File No file chosen Upload	
6. WHETH	HER THE PROJECT REGISTRATION IS AS NEW OR ONGOING PROJECT? 💿	
O New	/   Ongoing	
	Previous Save & Next	

There is an excel upload facility to report multiple violations here

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

For	m-5 History
LIMIT AS CERTIFIED UNDER THE RELEVANT FORM 3 ISSUED DURING THE REPORTING PERIOD?	
Cumulative withdrawal from separate A/C till 31st March (Rs.)*	
0	
Previous Save & Nort	
	IMIT AS CERTIFIED UNDER THE RELEVANT FORM 3 ISSUED DURING THE REPORTING PERIOD?           Cumulative withdrawal from separate A/C till 31st March (Rs.)*           0           Previous           Save & Next

ative withdrawal limit on 31st Marc	h as at S.No. 6 of Form-3 (Rs.)	Cumulative withdrawa	Cumulative withdrawal from separate A/C till 31st March (Rs.)			
00,00,000		3,45,555	3,45,555			
io, please provide the below detail	5					
	Upload Excel®					
Download Template	Choose File No file	chosen	Upload			
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			
	Tota	at	1,67,000			
HER ANY FIXED DEPOSIT WAS C	REATED OUT OF FUNDS DEPOSITED IN RERA BANK	ACCOUNT?				
O No		pliance with para 5(ii) of Cularat RERA Park Account Directions 20	018			
<ul> <li>No</li> <li>es, whether the fixed deposit is crossing of the second s</li></ul>	ated with the same RERA account bank branch in com	pliance with para 3(ii) or Gujal at REROR Dalik Account Directions, 20				

User can also save the progress of the submissions.

9. WHETHER THERE HAS BEEN ANY INSTANCE OF RECE REGISTERED AGREEMENT FOR SALE?	IPT OF CONSIDERATION IN EXCESS OF 10% OF A	APARTMENT VALUE WITHOUT ENTERING INTO A	
◎ Yes ම No			
	Previous Save Next		1
		The second se	

Yes ONO		
9.1. If yes, please provide the i	nformation as below	
Download Template	Upload Excel Choose File ExcessAmo	Upload
Unit Number	Total Consideration	Amount received in excess of 10% till registered ATS executed
12	121	121

Estimated cost of Proje	ect (Rs.)*		
5747			
Ves  No			
10.2. Whether the fina	ncial encumbrance is reported to 0	Gujarat RERA?	
Yes No			

Estima	ated cost of Proje	ect (Rs.)				
5747	7					
Yes	s 🔍 No					
10.1	1. If yes, please pr	rovide detail as be	low			
			Upload Excel			
	Download Te	emplate	Choose File QUE	STIO1.xlsx	Upload	
	Lender	Type of	Amount of Loan	Sanction	Loan Outstanding as on 31st March	Collateral/ Mortgage
	Name	Lender	Sanction(Rs.)	Date	2019-20(Rs.)	Details
	MS	NEW	1212	12-04- 2019	12000	1.2121212E7
10.2. V • Yes 10.2.1	Whether the finance of the finance o	ncial encumbrance ove, whether pror	e is reported to Gujarat REF noter has mortgaged or cre	RA? ated a charge on an	y booked unit?	
10.2. V Yes 10.2.1 Yes	Whether the finan s	ncial encumbrance	e is reported to Gujarat REF noter has mortgaged or cre	१८२ ated a charge on an Previous Sav	y booked unit? /e Next	
10.2. V • Yes 10.2.1 • Yes	Whether the finan s	ncial encumbrance	e is reported to Gujarat REF noter has mortgaged or cre	RA? ated a charge on an Previous Sav	y booked unit? /e Next	
10.2. V Yes 10.2.1 Yes	Whether the finan s	ncial encumbrance	e is reported to Gujarat REF noter has mortgaged or cre	RA? ated a charge on an Previous Sav	y booked unit? /e Next	
10.2. V Yes 10.2.1 Yes	Whether the finan s	ncial encumbrance	e is reported to Gujarat REF noter has mortgaged or cre	RA? ated a charge on an Previous Sav	y booked unit? /e Next	Form-5 History
10.2. V • Yes 10.2.1 • Yes	Whether the finan s  No I. If yes to 10.2 ab s  No No	ncial encumbrance ove, whether pror	e is reported to Gujarat REF noter has mortgaged or cre	RA? ated a charge on an Previous Sav	y booked unit? /e Next CCORDANCE WITH THE RERA ACT, RULES AND RE	Form-5 History
10.2. V • Yes 10.2.1 • Yes RANY	Whether the finan s No I. If yes to 10.2 ab s No No	ncial encumbrance ove, whether pror	e is reported to Gujarat REF noter has mortgaged or cre	RA? ated a charge on an Previous Sav THEIR ISSUANCE IN AG	y booked unit? /e Next CCORDANCE WITH THE RERA ACT, RULES AND RE	Form-5 History
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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

	RMS 1, 2 AND 3 WITH REPERENCE TO THEIR ISSUANCE IN ACCORDANCE	WITH THE RERATION, ROLES AND REGULATIONS?	
ies 🔿 No			
. If yes, please provide the details as below			
1.1	Upload Excel®		
Download Template	Choose File No file chosen	Upload	
Form 1/2/3	Cartifuing Professional	Date of lesuance	Details of Discrepancy
101111223	Certifying Professional	Date of Issuance	Details of Disc epaircy
FORM-1	Saurabh	01-06-2020	NA
FORM-2	Kennth	01-08-2020	NA

12 DI FASE SDECIEV ANV OTHED THINGS WHICH ADE N	INT COVERED ABOVE (MAX 200 WORDS ALLOWED)	Form-5 History
Remarks @	OI COVERED ABOVE. (NOW 200 WORDS ALLOWED)	
Balance Sheet (2)	Profit & Loss account 🏾 🕥	Cash Flows Statement (if applicable)
む File Upload	🕹 File Upload	🕹 File Upload
	Denter Dan F Mar	
	Previous Save & Next	
		Form-5 History
Upload Additional Documents (if any)		
🕹 File Upload		
Firm Reg no 🔹 CA FIRM Name 🦉	CA Designation OLDI Number @	
	Select V	
	Select  Please Enter CA Designation	
I/We hereby confirm that I/We have examine	Select-     Presse Enter CA Designation  d the prescribed registers, books and documents and the relevant records of Ananti-	ara (Project) for the period ended and this certificate is being issued based on the records and documents
I/We hereby confirm that I/We have examine produced before me and explanations provided t	Select-     Presse Enter CA Designation  d the prescribed registers, books and documents and the relevant records of Anant,     sme by the management of the Promoter based on the verfication of books of accou	ara (Project) for the period ended and this certificate is being issued based on the records and documents unts till 31-03-2021.
	Select-     Presse Enter CA Designation  If the prescribed registers, books and documents and the relevant records of Ananti o me by the management of the Promoter based on the verfication of books of accou ur associate have not issued RERA Form-3 for any of the projects of A. Shridhar Infr:	ara (Project) for the period ended and this certificate is being issued based on the records and documents ants till 31-03-2021. acon LLP.
I/We hereby confirm that I/We have examine produced before me and explanations provided t I/We hereby declare that, I/We or any of us/or	Select-     Presse Enter CA Designation      d the prescribed registers, books and documents and the relevant records of Anant     o me by the management of the Promoter based on the verfication of books of accou ur associate have not issued RERA Form-3 for any of the projects of A. Shridhar Infr	ara (Project) for the period ended and this certificate is being issued based on the records and documents Ints till 31-03-2021. acon LLP.
I/We hereby confirm that I/We have examine produced before me and explanations provided t I/We hereby declare that, I/We or any of us/or	Select-     Presse Enter CA Designation      dthe prescribed registers, books and documents and the relevant records of Anant     o me by the management of the Promoter based on the verfication of books of accou ur associate have not issued RERA Form-3 for any of the projects of A. Shridhar Infr	ara (Project) for the period ended and this certificate is being issued based on the records and documents Ints till 31-03-2021. acon LLP.
I/We hereby confirm that I/We have examine produced before me and explanations provided t I/We hereby declare that, I/We or any of us/c DTE: enerally, Digital signature issued by any DSC provid	Select-     Please Enter CA Designation      d the prescribed registers, books and documents and the relevant records of Anant     one by the management of the Promoter based on the verification of books of accou ur associate have not issued RERA Form-3 for any of the projects of A. Shridhar Infr er to any person doesn't function immediately and it takes few hours/days for activation	ara (Project) for the period ended and this certificate is being issued based on the records and documents ints till 31-03-2021. acon LLP. on as per the policy of the respective DSC issuer/service provider. Hence, it is the responsibility of the
UWe hereby confirm that I/We have examine produced before me and explanations provided t I/We hereby declare that, I/We or any of us/c TE: rerally. Digital signature issued by any DSC provid fessionals to obtain/validated DSC before the due income Defendencies are the income of the full sector.	Select-     Please Enter CA Designation      dt he prescribed registers, books and documents and the relevant records of Anant     one by the management of the Promoter based on the verification of books of accou uur associate have not issued RERA Form-3 for any of the projects of A. Shridhar Infr er to any person doesn't function immediately and it takes few hours/days for activati date of compliance. Non-submission of RERA Regulatory Compliance on time (Projec	ara (Project) for the period ended and this certificate is being issued based on the records and documents ints till 31-03-2021. acon LLP. on as per the policy of the respective DSC issuer/service provider. Hence, it is the responsibility of the tt QPR, Form 5, MoF, Query Compliance etc) owing to DSC validation/activation issue, can lead to Regulator

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.

	MS PROJECT FORM-5 (ANNUA Project Name Tulip Tower 1. UNITETHER SEPARATE RERA 9 YES No 2. DETAILS OF RERA BANK AC Sr Bank Name 1 ICICI BANK 1 ICICI BANK 1 ICICI BANK	AL REPORT ON STATEMEN BANK ACCOUNT HAS BEE COUNT AS REGISTERED W	TOF ACCOUNTS)	Promot NG GI	ter Name	FOR	15			in the day has had	10000
P         S         Control Control Section 2000 Control Co	IS ROJECT FORM-5 (ANNUA Project Name Tulo Tower 1. WHETHER SEPARATE REPAR WE NO 2. OETAILS OF RERARANK ACC NO 1. LICIC BANK LIMITED	AL REPORT ON STATEMEN BANK ACCOUNT HAS BEE COUNT AS REGISTERED W	T OF ACCOUNTS)	Promot NG GI	ter Name	FORM	(5				
	S ROJECT FORM-5 (ANNUA Project Name Tuljo Tower 1. WHETHER SEPARATE RERA % To So 2. OETAILS OF RERA RANK ACC % So Bank Name 1 LICIC BANK LIMTED	AL REPORT ON STATEMEN	T OF ACCOUNTS)	Promot NG GI	ter Name iROUP FINANCIALS			1 1 200 100		11/1	
	S ROJECT FORM-5 (ANNUA Project Name Tuljo Tower 1. WHETHER SEPARATE REPAR VIS: 0 S S DETAILS OF REPARANCE ACC S S Bark Name 1 LICICI BAAK LIMITED	L REPORT ON STATEMEN	T OF ACCOUNTS)	Promot NG GI GED IN GUJARAT	ter Name ROUP FINANCIALS				all 1 2 and	1111	111
	IS           ROJECT FORM-5 (ANNUP Project Name           Tulj Tover           1.WHETHER SEPARATE REAL VMETHER SEPARATE REAL VMETHER SEPARATE REAL SP VME ON ON 2.DETAILS OF REAL BANK ACC Sr Bank Name           1         ICICI BANK UMITED	BANK ACCOUNT HAS BEE	T OF ACCOUNTS)	Promot NG GI GED IN GUJARAT	ter Name ROUP FINANCIAL S			CHANGER .	A AL ANDALL		1 1 1
	ROJECT FORM-5 (ANNUA Project Name Tuljo Tover 1. WHETHER SEPARATE RERA VISE No 2. DETAILS OF RERA BANK ACC Sr No 1. ICICI BANK LIMITED	BANK ACCOUNT HAS BEE	T OF ACCOUNTS) N OPENED AS ENVISA	Promot NG GI GED IN GUJARAT	ter Name ROUP FINANCIAL S						
Name Part of the large Part of the large Part of the large   1 Control 1000000000000000000000000000000000000	Yroject Name           Tulip Druter           1. WHETHER SEPARATE RERA           Yes         No           2. DETAILS OF RERA BANK AC           Sr         Bank Name           No         1           ICICI BANK LIMITED	BANK ACCOUNT HAS BEE COUNT AS REGISTERED W Branch Account	N OPENED AS ENVISA	Promot NG GI GED IN GUJARAT	ter Name ROUP FINANCIAL S						Generate
Build         Description         Description           International Control Contr	1. WHETHER SEPARATE RERA     Yes No     2. DETAILS OF RERA BANK AC     Sr Bank Name     No     I ICICI BANK LIMITED	BANK ACCOUNT HAS BEE	N OPENED AS ENVISA	GED IN GUJARAT	NOOP I INMINEDIES	SEDVICES			Period under Certificate Fir	nancial Year	
No. 10       Status of Sta	Ves O No LOETAILS OF RERA BANK AC Sr Bank Name I IICICI BANK LIMITED	COUNT AS REGISTERED W	ITH GUJARAT RERA (N		T RERA BANK ACCO	OUNT DIRECTION	2018?		2020-21		
0.00000000000000000000000000000000000	2. DETAILS OF RERA BANK AC Sr Bank Name 1 ICICI BANK LIMITED	Branch Account	TTH GUJARAT RERA (N								
Bit Norm         Bank Norm <th< td=""><td>Sr Bank Name No  I ICICI BANK LIMITED</td><td>Branch Account</td><td></td><td>MENTION ALL TH</td><td>IE BANK ACCOUNT</td><td>TS IF THERE HAS B</td><td>EN A CHANGE IN BAN</td><td>K ACCOUNT REGIST</td><td>ERED WITH RERA)</td><td></td><td></td></th<>	Sr Bank Name No  I ICICI BANK LIMITED	Branch Account		MENTION ALL TH	IE BANK ACCOUNT	TS IF THERE HAS B	EN A CHANGE IN BAN	K ACCOUNT REGIST	ERED WITH RERA)		
1         000000000000000000000000000000000000	1 ICICI BANK LIMITED	Name Name	Account Number	Account Type	IFSC Code E	Date of Account Opening	Opening Balance Date	Opening Balance (INR)	Deposit during the period (INR)	Withdrawals during the period (INR)	Closing Balance (a 31-03-2021)
<ul> <li></li></ul>	CINITED	BALOD Shristri	3455632244	Current I	ICIC0003282	01-04-2020	01-01-2021	56,788	32,435	4,345	8
ABC/2000/C 100/CF 100											
	<ul> <li>3. IN CASE OF CHANGE IN REF</li> <li>Yes          <ul> <li>No</li> <li>Not Changed</li> </ul> </li> </ul>	A BANK ACCOUNT AS INE	ICATED ABOVE, WHE	THER DUE APPR	IOVAL FOLLOWING	S PRESCRIBED DO	UMENTATION WAS TA	AKEN FROM GUJARA	T RERA UNDER THE GUJAF	RAT RERA BANK ACCOUNT DI	RECTIONS, 2018?
Note::::::::::::::::::::::::::::::::::::	4. WHETHER ANY OF THE FOR PROJECTS OF FORM 312	RM 3 ISSUED DURING THE	CERTIFICATE PERIOD	MANDATED DEP	POSIT OF 100% OF T	THE MONEY COLL	ECTED FROM THE BOO	KING OF THE PROJE	CT UNITS (REFER POINT 5	OF ADDITIONAL INFORMATIC	ON FOR ONGOING
S we let be a we let be we we let be a we let be a we let be a we let be	○ Yes   No										
Not Max       All Solution       All	5. WHETHER THE REQUIRED F	PROPORTION OF MONEY (	OLLECTED FROM TH	E ALLOTTEES OF	THE PROJECT UNIT	TS (AS INDICATED	IN FORM 3) DEPOSITE	D IN THE RERA BANK	ACCOUNT?		
Network         Set of particle         Set of particle <td>6. WHETHER THE PROJECT RE</td> <td>EGISTRATION IS AS NEW O</td> <td>R ONGOING PROJECT</td> <td>?</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	6. WHETHER THE PROJECT RE	EGISTRATION IS AS NEW O	R ONGOING PROJECT	?							
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Andale with document from to say 14.54.0 of them 14.54.0 <ul> <li></li></ul>	<ul> <li>WHETHER ALL AMOUNTS V</li> <li>Yes          <ul> <li>No</li> </ul> </li> </ul>	WITHDRAWN FROM RERA	BANK ACCOUNT WER	E WITHIN THE W	WITHDRAWAL LIMP	IT AS CERTIFIED U	NDER THE RELEVANT F	ORM 3 ISSUED DURI	NG THE REPORTING PERIC	00?	
7.1. If no, glasser provide the below details:       9       Prind from       Prind from       Amount of Docess Withdrawals         8 'r 80       9       0.405,2000       0.402,2001       9         2       0.505,2000       0.402,2001       9         2       0.505,2000       0.402,2001       9         2       0.505,2000       0.402,2001       9         3       0.405,2000       0.402,2001       9         5       1.500, with the first disposition is created with the same ERFA account back factor stills pars 5(i) of digitest REFA Back Account Directions, 2018       9         5       1.500, with the first disposition is created on use finated the pars 5(i) of digitest REFA Back Account Directions, 2018       9         5       1.500, with the first disposition is created on use finated Disposition is digitest REFA Back Account Directions, 2018       9         5       1.500, with the first disposition is created on use finated Disposition is digitest REFA Back Account Directions, 2018       9         5       1.500, with the first disposition is created on use finated Disposition is disposition disposition is disposition disposition is disposition	umulative withdrawal limit on 31	lst March as at S.No. 6 of For	:n-3 (Rs.)				Cumulative withdrawal 1	from separate A/C till :	31st March (Rs.)		
3.1 fm determine       Period From       Period From       Period From       Annount of Locus Wildwardes         1       0.104-0020       0.014-0021       0.014 </td <td></td> <td></td> <td></td> <td></td> <td>2,0</td> <td>00,00,00,000</td> <td></td> <td></td> <td></td> <td></td> <td>3,4</td>					2,0	00,00,00,000					3,4
SYNc     Period Tron     Period Tro     Amount of Decess Withdrawels       1     01-05-0200     01-01-2021     01       2     01-05-0200     06-02-2021     71       4     Wetther Amm2 20     01-01-2021     71       4     Wetther Amm2 Wether Amm2 Wetth	7.1. If no, please provide the be	low details:									
1         01405200         01402001         08           2         01408200         09422021         77           8         WRTTREE AWY FRED DEPOSITED INVESCREATED OUT OF FUNCE DEPOSITED IN REBA BANK ACCOUNT         77           8         WRTTREE AWY FRED DEPOSITED INVESCREATED OUT OF FUNCE DEPOSITED IN REBA BANK ACCOUNT Directions, 2018         77           9         No         8.1 /f yes, whether the finand deposit is orated on such fixed branch in compliance with park 3(i) of Gujarat REBA Bank Account Directions, 2018         78           9         No         8.1 /f yes, whether the finand deposit is orated on such fixed branch in compliance with park 3(i) of Gujarat REBA Bank Account Directions, 2018         78           9         No         8.1 /f yes, whether the finand deposit is orated on such fixed Deposit in violation of park 3(i) of Gujarat REBA Bank Account Directions, 2018         78           9         No         8.1 /f yes, in No         78           9         No         71         78           9         No         71         78           10         12.28,10000         12.28,1000         12.28,1000           11         12.28,10000         12.28,1000         12.28,1000           12.28,10000         12.28,10000         12.28,1000         12.28,1000           13.28,10000         12.28,1000         12.	Sr No	P	eriod From		Per	riod To			Amount of Exces	ss Withdrawals	
2       0.408-2020       04-02-2021       7         4       WETTER ANY FIRED COTTOR TWIST CERTIFIE IN REEAR ANY COUNT       0       0         61, If you with the same REEA account take branch in compliance with you 5(0) of Gujarat REEA Bank Account Directions, 2018       0       0         62, If you is able to the final direction of pars 5(0) of Gujarat REEA Bank Account Directions, 2018       0       0       0         62, If you is able to the final direction of pars 5(0) of Gujarat REEA Bank Account Directions, 2018       0 <t< td=""><td></td><td>1 0</td><td>1-05-2020</td><td></td><td>01-0</td><td>01-2021</td><td></td><td></td><td></td><td></td><td>8</td></t<>		1 0	1-05-2020		01-0	01-2021					8
A VET ICE ANY TODO DEPOSITIVANS CERATED OUT OF TAXES DEPOSITED IN IEEEA BARRA ACCOUNT IN TEREPA BarkA ACCOUNT DIRECTIONS, 2018 IN EACH PASS, Whether any lien is created with the same RERA account bank hand in compliance with pars 30) of Gujarat RERA BarkA Account Directions, 2018 IN EACH PASS, Whether any lien is created on such fined Depositiviolation of pars 30) of Gujarat RERA BarkA Account Directions, 2018 IN EACH PASS, Whether any lien is created on such fined Depositiviolation of pars 30) of Gujarat RERA BarkA Account Directions, 2018 IN EACH PASS, Whether any lien is created on such fined Depositiviolation of pars 30) of Gujarat RERA BarkA Account Directions, 2018 IN EACH PASS, Whether any lien is created on such fined Depositiviolation of pars 30) of Gujarat RERA BarkA Account Directions, 2018 IN EACH PASS, Whether any lien is created with the State of Compositiviolation of pars 30) of Gujarat RERA BarkA Account Directions, 2018 IN EACH PASS, Whether any lien is created with the State of Compositiviolation of pars 30) of Gujarat RERA BarkA Account Directions, 2018 IN EACH PASS, Whether any lien is created with the State of Compositiviolation of pars 30) of Gujarat RERA BarkA Account Directions, 2018 IN EACH PASS, Whether any lien is created with the State of Compositiviolation of pars 30) of Gujarat RERA BarkA Account Directions, 2018 IN EACH PASS, Whether any lien is created with the State of Compositiviolation of pars 30) of Gujarat RERA BarkA Account Directions, 2018 IN EACH PASS, Whether any lien is created with the State of Compositiviolation of pars 30) of Gujarat RERA BarkA Account Directions, 2018 IN EACH PASS, Whether any lien is created with the State of Compositiviolation of pars 30) of Gujarat RERA BarkA Account Directions, 2018 IN EACH PASS, Whether any lien is created with the State RERA BarkA Account Directions, 2018 IN EACH PASS, Whether any lien is created with the State Pass 30) of Gujarat RERA BarkA Account Directions, 2018 IN EACH PASS, Whether any lien is created with		2 0	1-08-2020		09-0	02-2021					3
No No No 1.1 yre, withol whod dayouth is oraed with the same REA scouts bury than 3 (i) of Guirat REAA Bank Account Directions, 2018) No	8. WHETHER ANY FIXED DEPO	DSIT WAS CREATED OUT O	F FUNDS DEPOSITED	IN RERA BANK A	CCOUNT?						
stimuted cost of Project (Rs.)          312.86.10.000         02.30 Whether thanwold excumbrance is reported to Gujanta RERA?         Vs = No         11.WHETHER ANY DISCREPANCY NOTICED IN FORMS 1.2 AND 3 WITH REFRENCE TO THEIR ISSUANCE IN ACCORDANCE WITH THE RERA ACT. RALES AND REGULATIONS?         Vs = No         12.EXESS SERVICE NOTICED IN FORMS 1.2 AND 3 WITH REFRENCE TO THEIR ISSUANCE IN ACCORDANCE WITH THE RERA ACT. RALES AND REGULATIONS?         Profe No         12.EXESS SERVICE NOTICED IN FORMS 1.2 AND 3 WITH REFRENCE TO THEIR ISSUANCE IN ACCORDANCE WITH THE RERA ACT. RALES AND REGULATIONS?         Profe No         12.EXESS SERVICE NOTICED IN FORMS 1.2 AND 3 WITH REFRENCE TO THEIR ISSUANCE IN ACCORDANCE WITH THE RERA ACT. RALES AND REGULATIONS?         Profe No         12.EXESS SERVICE NOTICE THINGS WHICH ARE NOTICED IN FORMS 2.200 WORDS ALLOWED)         Remarks @         Profe S is submitted         12.EXESS SERVICE NOTICE TO THEIR ISSUANCE IN ACCORDANCE WITH THE RERA ACT. RALES AND REGULATIONS?         Form 5 is submitted         12.EXESS SERVICE NOTICE TO THEIR ISSUANCE IN ACCORDANCE MAX 200 WORDS ALLOWED)         EXECUTE NOTICE TO THE THINGS WHICH ARE NOTICE TO THEIR ISSUANCE IN ACCORDANCE MAX 200 WORDS Statement         Cash Flows Statement       @VerowFlief.1         Cash Flows Statement       @VerowFlief.1         Imm Reg no       CAFIRM Name       CAbelgnation         Min Reg no       CAFIRM Nam	Yes 🖲 No										
122 Added and an exampliance is reported to Gujarts RERA? Yer = No 12. Wether RAY DISCREPANCY NOTICED IN FORMS 1, 2 AND SWITH REFERENCE TO THEIR ISSUANCE IN ACCORDANCE WITH THE RERA ACT, RULES AND REGULATIONS' Yer = No 12. FLASS SECONDARY OF THE THINGS WHICH ARE NOT COVERED ABOVE, MAX 200 WORDS ALLOWED) Remarks @ Porm 5 is submitted Document Name Status Form 5 is submitted Document Name Status ELLARATION ELLARATION Margino CAFIRM Name CADesignation UDI Number	stimated cost of Project (Rs.)										
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	0.2. Whether the financial encur Yes No 11. WHETHER ANY DISCREPA	nbrance is reported to Gujar	3,12,86,10,0 at RERA? ,2 AND 3 WITH REFER	DO RENCE TO THEIR	ISSUANCE IN ACCC	ORDANCE WITH T	HE RERA ACT, RULES A	ND REGULATIONS?			
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Cash Flows Statement     € View File / 1       ECLARATION     UDI Number       mm Reg no     CA FIRM Name     CA Designation       UDI Number     Cash Flows Statement	2.2. Whether the financial encur Yes = No Yes = No 2.2. WHETHER ANY DISCREPA Yes = No 2.2. PLASES SPECIFY ANY OTH Remarks @ Form 5 is submitted	nbrance is reported to Gujar NCY NOTICED IN FORMS 1 HER THINGS WHICH ARE NO	3.12.86,10,0 at RERA? .2 AND 3 WITH REFER 37 COVERED ABOVE, I Document Name Balance Sheet	20 RENCE TO THEIR MAX 200 WORD	ISSUANCE IN ACCC	ORDANCE WITH T	HE RERAACT, RULES A	ND REGULATIONS?	Status []_\ViewFile/1		
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rm Reg no CA FIRM Name CA Designation UDI Number	12. Whether the financial encur Yes = No 11. WHETHER ANY DISCREPA Yes = No 12. PLEASE SPECIFY ANY OTH Remarks @ Form 5 is submitted	nbrance is reported to Gujar NCY NOTICED IN FORMS 1 LER THINGS WHICH ARE NO	3.12.86,10.0 at RERA? .2 AND 3 WITH REFER DOCUMENT Name Balance Sheet Yroft & Loss account ash Flows Statement	20 HENCE TO THEIR I	ISSUANCE IN ACCC	ORDANCE WITH T	HE RERAACT, RULES A	ND REGULATIONS?	Status D_ViewFile / 1 D_ViewFile / 1 D_ViewFile / 1		
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Page last updated on: 05-08-2021 | Visitors: 948

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

		Form	5		
Project Nar	ne	Promoter	name	Prom	oter Email
SHREE BALAJI H	EIGHTS	SHREE CHOGALA	DEVELOPERS	ajmeraash	ok1@gmail.com
ACTIVE SUF	BMITTED	SIGNED INACTI	/E 😑 EXEMPT	<b>DEFAULTER</b>	DEFAULT-ACTIV
Financial Year					
<b>2019-20</b> 2020-21	2021-	22 2022-23 <b>Q-E</b>			
<b>2019-20</b> 2020-21	2021-	22 2022-23 <b>Q-E</b>			
2019-20 2020-2: GUJAAT KEAL ETATE KOULAOY JUNOEN KOULAOY JUNOEN	2021-	22 2022-23 Q-E Project Agent, Promoter, Professional, Location	Q.	• N	SGROUPFL • 🔐 🕘 🗚
2019-20 2020-2:	1 2021-	22 2022-23 Q-E Project. Agent, Promoter, Professional, Location DX980202 Marc FORM	5		GROUPFL • G: @ O AA
2019-20 2020-2: CUJANN REA ESTAT REQUISION ANNOUN CONTINUE OF CAULO CONTINUE OF CAULO IATE FORM 5 AUDIT REQUEST cial Year	2021-	22 2022-23 Q-E Project Agent, Promoter, Professional, Location DOSHOUND MC	5	To Date	GGROUPFL • 🔐 💽 AA
2019-20 2020-2: COURANT FEA ESTATE ECOURANT FEA ESTATE COURANT	1 2021-	22 2022-23 Q-E	5	€ NO NO NO NO NO NO NO NO NO NO NO NO NO N	GROUPFI⊥ • G: @ O AA
2019-20 2020-2: COMMAN SALEDIT COMMAN SALEDIT COMMAN SAUDIT REQUEST CATE FORM 5 AUDIT REQUEST CAT Year 0-21 embership Number	2021-	22 2022-23 Q-E	5	© K To Date <sup>®</sup> 31-03-2021 Emill ID <sup>®</sup>	SGROUPFL • 🔐 💽 AA
2019-20 2020-2: CONTRACT FEAL ESTATE CONTRACT FEAL ESTATE CONTRACT FOR LESTATE CONTRACT FOR LESTATE CONT	1 2021-	22 2022-23 Q-E	5	To Date 31-03-2021 Email ID gear@gmail.com	GGROUPFL → G: M () AA
2019-20 2020-2: CURANT REAL ESTATE CONTRAINED OF CALLAND CONTRAINED OF CALLAND CONTRAI	2021-	22 2022-23 Q-E	5	To Date <sup>®</sup> 31-03-2021 Email ID <sup>®</sup> gear@gmail.com	SGROUPFL. V G. M V

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)

CONVINUENT OF CLUAR      PROJECT FORM-5 (ANNUAL REPOR      Ortical      Project Name      Tuilg Tower      Weiththe separate REPA Bank Account (         Yes = Yes          Keither Separate REPA Bank Account (         Second Seco	Project Reg	Istration Department Nr. POCIDATE NEWFILE Promoter Name		5	M001597281220				
COJECT FORM-5 (ANNUAL REPOR ) - Critical Project Name Tulija Tower L Witter separate RERA Bank Account I L Witter separate RERA Bank Account I Detrails OF RERA BANK ACCOUNT AS	Project Reg	Istration Pressreem Non-Production	Form	5 Man Decision and Antoning C					
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OJECT FORM-5 (ANNUAL REPOR - critical voject Name Ujip Tower Whether separate RERA Bank Account I Ves No ETALLS OF RERA BANK ACCOUNT AS	Project Reg	jstration Registration Nas PRAVAN	DHUGANDHINAGAR/Gandhinagar (	Jeban Development Authority/C	44.00159/281220				
OJECT FORM-5 (ANNUAL REPOR - Critical roject Name Uija Tower Whether separate RERA Bank Account I Yes No ETAILS OF RERA BANK ACCOUNT AS	T ON STATEMENT OF ACCOUNTS)	VIEW FILE		Jeban Developmion waanoo isjire	AACOLY/2011-0			-	
- Critical roject Name Jijp Tower Whether separate RERA Bank Account I Yes No ETAILS OF RERA BANK ACCOUNT AS	us been opened as envisaged in Gujarat R	Promoter Name							lack
roject Name Ulip Tower Whether separate RERA Bank Account I Yes O No PETAILS OF RERA BANK ACCOUNT AS	1as been opened as envisaged in Gujarat R	Promoter Name							
Ulip Tower . Whether separate RERA Bank Account   Yes No DETAILS OF RERA BANK ACCOUNT AS	nas been opened as envisaged in Gujarat R	THE SPOULD FINANCE				Period under Certificate	Financial Year		
DETAILS OF RERA BANK ACCOUNT AS		ERA Bank Account Direction, 20:	ALSERVICES 18?			2020-21			
	REGISTERED WITH GUJARAT RERA (ME	NTION ALL THE BANK ACCOUNT	NTS IF THERE HAS BEEN A	CHANGE IN BANK ACO	OUNT REGISTERED	WITH RERA)			
Sr Bank Name Branch No Name	Account Account Name Number	Account IFSC Code Type	Date of Account Opening	Opening Balance Date	Opening Balance	Deposit during the period	Withdrawals during the period	Closing Balance (as 2021)	on 31-
1 ICICI BANK BALOD	Shristri 3455632244	Current ICIC0003282	01-04-2020	01-01-2021	56,788	32,435	4,345		84
3. IN CASE OF CHANGE IN RERA BAN	K ACCOUNT AS INDICATED ABOVE, W	HETHER DUE APPROVAL FOLLO	OWING PRESCRIBED DOC	UMENTATION WAS TAK	EN FROM GUJARA	T RERA UNDER THE GUJ	ARAT RERA BANK ACCOUNT	DIRECTIONS, 2018?	
es 💿 No 💿 Not Changed					100 A 10 A 10 A 10				
HETHER ANY OF THE FORM 3 ISSUEE (M 3)?	DURING THE CERTIFICATE PERIOD M	ANDATED DEPOSIT OF 100% OF	F THE MONEY COLLECTED	FROM THE BOOKING	OF THE PROJECT U	NITS (REFER POINT 5 OF	ADDITIONAL INFORMATION	FOR ONGOING PRO	JECTS
			THE ACTING ATEL		THE DEDA PANE				
5. WHETHER THE REQUIRED PROPO	RTION OF MONEY COLLECTED FROM 1	THE ALLOTTEES OF THE PROJEC	CT UNITS (AS INDICATED I	N FORM 3) DEPOSITED I	IN THE RERA BANK	ACCOUNT?			
HETHER THE PROJECT REGISTRATIO	N IS AS NEW OR ONGOING PROJECT?								
lew 🖲 Ongoing									
7. WHETHER ALL AMOUNTS WITHD	RAWN FROM RERA BANK ACCOUNT W	ERE WITHIN THE WITHDRAW	AL LIMIT AS CERTIFIED UN	DER THE RELEVANT FO	RM 3 ISSUED DURI	NG THE REPORTING PER	IOD?	_	
ative withdrawal limit on 31st March a	at S.No. 6 of Form-3 (Rs.)		c	umulative withdrawal fre	om separate A/C till	31st March (Rs.)			
			2,00,00,00,000						3
If no, please provide the below details:	nutual France					* manual of Fur	a state dama a fac		
Sr No	Period From		Period To			Amount of Exc	ess Withdrawals		0
2	01-05-2020	0	1 01						0:
'es O No	REATED OUT OF FUNDS DEPOSITED IN	0 RERA BANK ACCOUNT?	9-02-2021						78
Yes O No If yes, whether the fixed deposit is created by the second seco	REATED OUT OF FUNDS DEPOSITED IN ted with the same RERA account bank bra	0 RERA BANK ACCOUNT? anch in compliance with para 5(ii)	i) of Gujarat RERA Bank Acc	rount Directions, 2018					78
Yes No If yes, whether the fixed deposit is creat Yes No If yes to 8 above, whether any lien is cre Yes No	REATED OUT OF FUNDS DEPOSITED IN ted with the same RERA account bank bra ated on such fixed Deposit in violation of	0 RERA BANK ACCOUNT? anch in compliance with para 5(ii para 5(ii) of Gujarat RERA Bank	) of Gujarat RERA Bank Acc Account Directions, 2018?	ount Directions, 2018					71
Yes         No           If yes, whether the fixed deposit is created on the second	REATED OUT OF FUNDS DEPOSITED IN ied with the same RERA account bank br ated on such fixed Deposit in violation of NSTANCE OF RECEIPT OF CONSIDERAL	0 RERA BANK ACCOUNT? anch in compliance with para 5(ii) para 5(ii) of Gujarat RERA Bank 100N IN EXCESS OF 10% OF APA	) of Gujarat RERA Bank Acc Account Directions, 2018?	ount Directions, 2018	GISTERED AGREEN	ENT FOR SALE?			71
Yes         No           If yes, whether the fixed deposit is created by the second	REATED OUT OF FUNDS DEPOSITED IN ted with the same RERA account bank br ated on such fixed Deposit in violation of NSTANCE OF RECEIPT OF CONSIDERAL BY AVAILING ANY LOANS / BORROWI	0 RERA BANK ACCOUNT? anch in compliance with pars 5(ii) 'para 5(ii) of Gujarat RERA Bank TION IN EXCESS OF 10% OF APA NGS?	) of Gujarat RERA Bank Acc Account Directions, 2018? ARTMENT VALUE WITHOU	ount Directions, 2018	GISTERED AGREEN	IENT FOR SALE?			71
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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:



<b>OSBIePay</b>		<b>O</b> SBIePay	L3
Payment Details			
Debit/Credit Card	Please enter your card details	Order Summary	
Internet Banking	Card Number	Order No.:	
ur≫ BHIM UPI	Expiry Date/Valid Thru CVV/CVC 4-DBC	GMPOM3FE14000	
🕞 Wallets	Month v Year v	Merchant Name: Test Merchant	
ts NEFT	Name of the card holder	Amount: 1000.00	
SBI Branch Payment	Use your GSTIN for claiming input tax (Optional)	Processing fee:	
6 POS	Pay Now	GST:	
Mobile Paymente	Cancel	Total:	
i inobie i ayritetta		APM ID: PG_TRANS_396	
[j∂ PayPal			

ps 🖬 🚺 How do Jet Skis	wo 🚹 How do jet engines Ma Aircraft E	ngines Exp 🙎 Skyflash: Jetman-lik 🛛 Enormous aircraft e 🖤 Frank Whittie - Wiki 🖸 Life	on the Lee-Side 🧿 Watch Movies Onlin 🧿 Watch La La Land F
	<b>OSBIePay</b>		<b>O</b> SBIePay
	Payment Details		
	Debit/Credit Card	Popular Banks	Order Summary
	👔 Internet Banking	• <b>• • SBI</b>	Order No.:
	un BHIM UPI		CMPOM3FE14006
	Wallets	All Banks	Merchant Name: Test Merchant
	约 NEFT	SBIePay Test Bank 🔹	Amount: 1000.00
	SBI Branch Payment	Use your GSTIN for claiming input tax (Optional)	Processing fee: 2.50 INR
	0 DOS	Pay Now Cancel	GST: 0.45 INR
	FUS		Total: 1002.95 INR
	Mobile Payments		APM ID: PG_TRANS_396
	Ia∂ PayPal		

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

www.gujrera.gujarat.gov.in	
E-RECEIPT FOR G	UJARAT RERA PAYMENT
TE	REGU
Date of Payment	20/12/2019
Type of Payment	PROJECT REG
GUIRERA Token Number	PRCBB8PP04409
SBI ePay Transaction Number	ONTXNO537202011222603
Fees (Rs)	10000.0
Additional Charges (Rs)	0.0
Promoter/ Agent/ Complainant/ Applicant Name	Nava Promoter Company
Mobile No	
Email Id	navapromoter1@popmail.com
ote: 1. The Total Amount is paid through SBI ePay GujRERA Online Payment mentioned on www.gu 2. For any payment related Enquiry, please cor 221-401 [Operational Hours (Monday to Friday: 1 the week) 10.30 AM to 06.30 PMI	with user accepting all disclaimer and terms and conditions ulrera.gujarat.gov.in stact SBI ePay on Contact Number: +91-22-2752 3816, 18 10.30 AM to 06.30 PM, Saturday (1st, 3rd & Sth Saturdays
3. For support from Guj RERA, you may write o	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.

	Design American Design	least trackles	0		Provide state of the second state of the secon
GUJARAT REAL ESTATE REGULATORY AUTHORITY	Project, Agent, Pronoter, Profess	ional, cocation	~	GINGER PRO	Section 14 (Alteration)
SOVERMENT OF GUIARAT		DASHBOARD MISC -			Mini Alteration
		The Start Start			Section 15
		POIECT DASHROARD		19999	Project Extension
XXV		ROJECT DASHBOARD		Call and the second sec	Bank Change Request
				- all the second	PROFILE CHANGE REQUEST
				all and the West and	• TP
				Apply	- Legal
	-				Both (TP and Legal)
Dashboard Project Summary					- Form 5
IARY2021 Meet Certifica	Registration No - PE/GJ/AIIME/AIMEDARAD CTV/AMC/	MAAD0231/240723			• QPR
ARY2021 Project Certifica	Pending on Promoter	Summary	Pending on Prot     Pending on Prot	fessional 0	• QPR
Project Certifics     Project Certifics     Pending on Promoter	Creating and Authority     Pending on Promoter     The Arth Mark Status	Summary Antion	Pending on Prof     Pe	Tessional O	• QPR
ARV2021     O     Pending on Promoter      Application     Project Name	Pending on Promoter Type Ack. No. Statue	Action Application	Pending on Proi Pe Project Name	fessional O nding on Authority Type Ack. No.	• QPR
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# **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

						7
GUJARAT REAL ESTATE	Project, Agent, Promo	oter, Professional, Location		Q	GINGER PRO	DIARY2021
GOVERNMENT OF GULARAT		DASHBOARD MI				Section 14 (Alteration)
		S HUNDER		er independent des see		Mini Alteration
X		21125112				Section 15
		PROJECT DA	SHBOARD		11110	<ul> <li>Project Extension</li> </ul>
	$<$ $\sim$ $\sim$ $\sim$ $\sim$ $\sim$	Charles and a son				Bank Change Request
		LING IN VI			-11/10-	PROFILE CHANGE REQUEST
					a su su sparine	• TP
					Apply	• Legal
						<ul> <li>Both (TP and Legal)</li> </ul>
Dashboard Project Summary						• Form 5
Dashboard Project Summary	Cate - Registration No - PE/GJ/AHME/AHMEDAR	AD CITY/AMC/MAA80233/240723				• Form 5 • QPR
Davhboard Project Summary WARY2021 Manual Project Certi Project Certi Pending on Promoter	Cate 2 Extension to a catality (category) Pending on Authority Decision Decessors	AD (TTV/AMC/MAA0033U240731	nmary O	Pending on Professional		• Form S • QPR
Dathboard Project Summary (ARV2021 Tree) Project Certi  Project Certi  Pending on Promoter	Pending on Promoter	Abertivationalacopalizacitat	nmary O	Pending on Professional Pending on J	Authority	• Form 5 • QPR
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Daskboard         Project Summary           LARV3021         Over         Project Certil           O         Pending on Promoter           Application         Project Name	Contraction Protocolling of Authority Pending on Promoter      Type Ack No. Str.      No any record found!	atus Action	Application	Pending on Professional Pending on A Project Name Typ No record	Authority e Ack. Nc ifound	• Form 5 • QPR
Daskbeart         Project Summary           ARY2021         Over         Project Certification           O         Pending on Promoter           Application         Project Name	Pending on Authority Pending on Promoter Type Ack No. Stu No ary record faund:	atus Action	Application	Pending on Professional Pending on J Project Name Typ No record	Authority Re Ack. Nc Ifound!	• Form 5 • QPR

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

Home   FAQ   Map Ship to main Content	Screen Resder Access Profile ASSOCIATE • English •	***@ f 🗎 🕯	
	DASHEDARD   VIEW SEMINAR		15 State
	TP PROFILE CHANGE		
TP PROFILE CHANGE Projett name  Authorised Signatory			

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

	TP PROFILE CHANGE	1	
ROJECT DETAIL			
ase Enter New Project Name			
LITHOPIZED SIGNATORY			
u want to add/remove Authorize signatories then please select from my profile)			
st Name"	Middle Name		Last Name(Surname)"
ISHABEN	ARVINDBHAI		CHITRODA
N No <sup>*</sup>	Mobile No"		Email Id <sup>*</sup>
	0779400400		an abanggroundon.
st Name"	Middle Name		Last Name(Surname)"
HIKHUBHAI	RAMJIBHAI		ASODARIYA
N No <sup>°</sup>	Mobile No		Email Id <sup>®</sup>
xdd O			
st Name"	Middle Name		Last Name(Surname)
DEVIYA			SAGAR
N No LTP59025N	Mobile No <sup>-</sup> 8656454444		email id devlyasagar@gmail.com
kada 🔹			
st Name"	Middle Name		Last Name(Surname)*
UDIPTO	ASUTOSH		MUKERJEE
N No QJPM8805C	Mobile No <sup>-</sup> 8654434443		Email Id sudipto@gmail.com
rm 8 (Declaration Drainage/Carpet Affidavit Along With Form-8 To Be fidavit by Promoter]	Uploaded Here)		
te of Issuance of Document	Promoter Name*		Contact Details
id/mm/yyyy	DEVIYA SAGAR		8565434342
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International Control	Promoter Name		Contact Details" 8565434342
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Step 3: Promoter has to pay online fees for this and post which a unique acknowledgement number is assigned to this request

	Print Application
	"PLEASE DO NOT PRESS BACK OR REFRESH" FROM THIS POINT ONWARDS,
PAYMENT DETAILS	NOTE
Payment head	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.
Profile Change Fees	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 Make to ensure successful transaction. Falling this, the transaction will be treated as Faled. For further inquiry' refund please contact SBI ePay on (1) +91-22-2792 3816, (E) support ablegave(Bblico.in
	3. REFUND (Scenario and Process)
GujRERA Unique Token Number <sup>*</sup>	A. As stated in detailed TGC for using Online Payment Gateway Facility on GUIRERA 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.
CPWFWGARUC5004	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
Amount(₹)(A)*	The user bringing it to the notice of the GUJRERA suthority 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.
5,000	<ul> <li>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.</li> </ul>
AddLAmount(₹)(B)	C. The refund (incase 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 GUIRERA Authority will remain final and binding for user.
0	D. In case of auto-refund by SBI eBay (when the transaction does not reach GUIRERA Account), the time taken for credit depends on bank and varies from bank to bank and GUIRERA has no control over it. Hence, one may contact the respective bank for such transactions.
Total Amount ( 🔻 ) (A+B)	
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TERM & CONDITION	
I agree to all Terms and Condition defined by GUJRERA For using Online Pa	yment Gateway Facility using this Portal. The detailed T&C can be found "Terms & Conditions" Section on this website.
I warify that the contents of the shows particup are true to my personal loss	wiedna and haliaf and that I have not summarized any material fart(c)

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

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# Step 5: Print Application

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First Name	Middle Name	Last Name(Surr	name)
DEVIYA		SAGAR	
PAN No	Mobile No	Email Id	
FLTPS9025N	8656454444	deviyasagar@gr	mail.com

#### Step 6: Print Receipt



# **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)

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any passed by Hon'ble Civil Court along with certificate.				
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(Affidavit by Promoter and Land Owner)				
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Step 3: Promoter has to pay online fees for this and post which a unique acknowledgement number is assigned to this request

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Profile Change Fees	transaction by the Maker, to ensure successful transaction. Fa 3816, (E) support.sbiepay@sbi.co.in	ailing this, the transaction will be treated as	Failed. For further inquiry/ refund please contact SBI ePay on (T) +91-22-2:
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5,000	<ul> <li>The user has to request for refund by creating Support</li> <li>In case of any dispute, the email should be sent to epay</li> </ul>	¿ Request/ Ticket under "Finance & Account y-rera@guiarat.gov.in with subject line clea	ts> Apply for Refund" section on GUJRERA portal from your User Account. rly mentioning "Request for Refund" words along with other details of the
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ERM & CONDITION			
<ul> <li>I agree to all Terms and Condition defined by GUJRERA</li> </ul>	A For using Online Payment Gateway Facility using this Portal. The detailed T&C can be found "Term	ms & 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)		
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#### 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

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Upon selecting this, the details selector section opens up:

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

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N No <sup>-</sup>	Mobile No"	Email Id"
EAPC02898	8975433453	ushaben@gmail.com
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Previous Submit

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

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

	"PLEASE DO NOT PRESS BACK OR REFRESH" FROM THIS POINT ONWARDS.
PAYMENT DETAILS	NOTE
Payment head	1. You will be re-directed to 581 ePay Payment Gateway from which you can pay this amount using "Net Banking", "Credit Card", "Debit Card" options available on 581 ePayment Gateway.
Profile Change Fees	<ol> <li>In Corporate Account - Net Banking 'Maker - Checker's Scenario, the Checker has to ensure performing 'Check and Approve' on this transaction within 20 minutes post initiating the transaction by the Mak to ensure successful transaction. Failing this, the transaction will be treated as Failed For further inquiry/refund please contact SBI ePay on (1) +91-22-2752 3016, (E) support. Sbiepay@blic.o.in</li> </ol>
	3. REFUND (Scenario and Process)
GujRERA Unique Token Number"	A. As stated in detailed T&C for using Online Payment Gateway Facility on GUIRERA 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.
CPWFHTYOIE5001	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
Amount(₹)(A)	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.
5,000	In case of any dispute, the email should be sent to epay-reare@gujarat.gov.in with subject line clearly mentioning "Request for Refund" words along with other details of the transaction.
Addl. Amount [₹) (B)	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 thrail and binding for user.
0	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.
Total Amount ( ₹ ) (A+B)*	
5,000	
ERM & CONDITION	
I agree to all Terms and Condition defined by GUJRERA For using Onl	ine Payment Gateway Facility using this Portal. The detailed T&C can be found "Terms & Conditions" Section on this website.

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

GUJARAT REAL ESTATE	Project, Agent, Promoter, Professional, Location	Q	💿 UPASANA IN 🙃 👰 3 A A A 🗛
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	Your payment has been successfully paid and your acknowledgement number is TP/0	000011/19082021, LEGAL/0000013/19082021	
			Print Application Print Reciept

# Step 6: Print Application

	GUJARAT REAL ESTATE BEGULATORY AUTHORITY GOVERNMENT OF GULARAT	
	Profile Change Acknowledgement Number - TP/0000011/19082021, LEGAL/0000013/19082021	
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	asdfa@ocoo.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.

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

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.

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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.

GUJARAT REAL ESTATE REGULATORY AUTHORITY GOVERNMENT OF GUJARAT		Project, Aj	gent, Promoter, P	Professional, Locatio	on D MISC <del>v</del>		Q		GINGER PRO	VANDEBHARAT • Section 14 (Alter	ation)
	X			PROJEC	T DASHBOAR					Mini Alteration     Section 15     Project Extension     Bank Change Res     TP Profile Chang     Legal Profile Chang     TP and Legal (Profile Chang	n quest je Request inge Request th) Profile Chang
Dashboard Project Summary VandeBharat Mee Project Certi	icate 🕹 👘 Regise	ation No - PR/GJ/GANDH/GANG	HINAGAR/Gardhinag	sar Urban Development A	utherity/CAA00180/110221	•				Request • Form 5 • QPR	
0 Pending on Promoter	0	Pending on Author	rity	1	Summary	0	Pending on Pro	ofessional	6 Ва		
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Application Project Nam	е Туре	Ack. No.	Status	Action	Арр	lication	Project Name	Туре	Ack. No.		
		found						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.

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	BANK CHANGE REQUES	T T	
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PROJECT CURRENT BANK DETAILS			
BankName	Branch Name		
CANARA BANK	CENTRAL,MUN	(BA)	
A/c Holder Name as per Bank Statement/ Passbook	Account Number		
GINGER PROPERTIES PRIVATE LIMITED For Pathika Ashram	878026932		
PSC Code	State/UT		
CNR80000238	MAHARASHTR	A	
District	Taluka		
Mumbal City	Mumbal		
Pincode			
400005			
PROJECT BANK DETAILS (RA1 & RA2)			
Expected name of Project RERA Bank Account as per RERA banking Directions			
GINGER PROPERTIES PRIVATE LIMITED	RERAA/C for	Pathika Ashram	
IFSC Code"	Bank Name		
	BankName		
Press ever IFSC Case			
Branch Name"			
		***	
A/c Holder Name as per Bank Statement/ Passbook".	Type of Account	•	
France annur A. 1) Holder Name as per Banh Statement / Passbook	Select		
It should be as per <u>RERA Banking Directions</u> & SOP's			
New Account No."	Confirm New Acc	ount No. 1 @	
Press and an New Association			
Pincode"	state up		
Fisae enter Fincière	Select State		
District" @	Taluka" @		
Select District	-Select Taluka-		
	Preset server Terrers		
Closing Balance of Existing RERA A/C ®	Closing Balance of	f Existing RERA A/C Date"	
Land and the second of the Annual Second Sec	dd/mm/yyyy		
RA02 Certificate from Existing RERA Bank Account"	Reason for Chang	e ante of Existing RENA A.C. Date	
+ Electedad	-Reason for CP		
New RERA Bank Account Statement or First Page of Passbook'	Plagae error Respond	ange y Charge	
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2 File Upload			
DECLARATION			
I understand that I will not be able to submit any QPR pending BCR application disposal and shall be liable for	e non filling of QPR regulatory actions. Upcoming QP	R - Q-1 end date : 05-08-2021	
	Stationalt		
Gujarat Real Estate ABOUT US Regulatory Authority Of Vision	REGULATORY	DOCUMENTS QUICK LINKS	
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E-mail: inforera@pujarat.gov/n 🔶 Contact	Os		
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Page last updated on: 04-08-2021   Visitors: 94887			

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	Pr	oject, Agent, Promoter, Professional, Location		Q	GINGER PRO	• .: • 0 A
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		PLEASE DO NOT PRESS BACK OR I	REFRESH" FROM THIS POIN	TONWARDS		
PAYMENT DETAILS		NOTE				
Payment head		1. You will be re-directed to SBI ePay Pay	ment Gateway from which you can pa	y this amount using "Net Banking	g", "Credit Card", "Debit Card" options	available on SBI ePayment Ga
Bank Account Change Fees		<ol> <li>In Corporate Account - Net Banking "N transaction by the Maker, to ensure sur 2014 (5)</li> </ol>	laker - Checker'' Scenario, the Checke ccessful transaction. Failing this, the tr	r has to ensure performing "Chec ransaction will be treated as Failed	k and Approve" on this transaction withi d. For further inquiry/ refund please cont	n 20 minutes post initiating ti tact SBI ePay on (T) +91-22-2
GujRERA Unique Token Number		3. REFUND (Scenario and Process)				
		A. As stated in detailed T&C for using	Online Payment Gateway Facility on O	GUJRERA Portal (here), the payme	ent of amount does not in any way guara	ntee issuance of services and
BCR5Y432C5007		B. In an unlikely event of User making	double payment by mistake, the refun	d (part/ full) may be considered, a	is may be decided by GUJRERA, subject	to
Amount (₹) (A)		<ul> <li>The user bringing it to the notio</li> </ul>	e of the GUJRERA authority by email v	within 7 days of making such payn	nent. Any request beyond 7 days will not	be entertained.
5,000		<ul> <li>The user has to request for refu</li> <li>In case of any dispute, the email</li> </ul>	nd by creating Support Request/ Ticke should be sent to epay-rera@gujarat.	et under "Finance & Accounts> Ap gov.in with subject line clearly me	oply for Refund" section on GUJRERA po entioning "Request for Refund" words alo	rtal from your User Account. ong with other details of the
Addl. Amount (₹) (B)*		transaction.	ant by mictake colu) via the come course	rea of an impacts made in such case	er will be initiated in 3 to 5 working days	ofter receiving the refund Si
0		Request/ Ticket and the decision ab	out the refund taken by the GUJRERA	Authority will remain final and b	inding for user.	ranter receiving the reform 30
Total Amount ( ) (A+B)		D. In case of auto-refund by SBI ePay ( has no control over it. Hence, one n	when the transaction does not reach ( ay contact the respective bank for su	GUJRERA Account), the time take th transactions.	en for credit depends on bank and varies	from bank to bank and GUJR
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TERM & CONDITION						
I agree to all Terms and Condition defined by GUJRERA	for using Online Payment Gateway	y Facility using this Portal. The detailed T&C ca	n be found "Terms & Conditions" Sect	ion on this website. Please accept	t Terms and Conditions.	
The required information as per the RERA act will be di	splayed in public domain Please affi	irm the declarations.				
[I/Wej solemnly affirm and declare that the particulars;	given in herein are correct to (my/o	our j knowledge and belief and nothing materia	has been concealed by [me/us] therei	rrom Please affirm the declaration	15.	
Please accept Terms and Condition defined by GOJKERA	for using Unline Payment GateWay	y racility using this Portal (here). I also agree to	all terms and Condition defined by Se	si ePay for performing the payme	nt transaction as you will experience in s	ubsequent steps after this pay
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S N	ector-11, Gandhinagar-382010 elenhone: (079) 232-58659	<ul> <li>Non-Compliance &amp; Penalties</li> <li>Chairman Message</li> </ul>	Sitemap	Ø Disclaimer		
	-mail: inforera@gujarat.gov.in	Organizational Structure     Contact Lin				
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O Guja	arat Real Estate Regulatory Authori	ty (GUJRERA), Govt. of Gujarat. All Rights Res	erved.			
				<b>* *</b>		
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Preview and Print PDF screen:

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

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	PROJECT CURRENT BANK DETAILS			
	Bank Name	Brar	nch Name	
1	CANARA BANK	CEN	NTRAL, MUMBAI	
	A/C Holder Name as per Bank statement/ Passbook	A00	ount Number	
	IESC Code	232	14342345	
	CNIPRO20228	Stat	HADASHTDA	
	District	Talu	ika	
	Mumbai City	Mun	mbai	
	Pincode			
	400008			
	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	Banl	ik Name	
	CNR80000238	CAN	NARA BANK	
	Branch Name	A/c1	Holder Name as per Bank Statement/ Pa	ssbook
	CENTRAL,MUMBAI	Van	debharat	
	Type of Account	New	w Account No.	
	Current Account	356	54793020	
	Confirm New Account No.	Pinc	code	
	3564793020	400	0008	
	State	Dist	trict	
	Maharashtra	Mun	mbai City	
	Taluka	Clos	sing Balance of Existing RERA A/C	
à.	Mumbai	345.	5272	
	Closing Balance of Existing RERA A/C Date	Uplo	oad RA02 Certificate from Existing RERA	Bank Account
100	01/08/2021	Uple	oad New RERA Bank Account Statement	or First Page of Passbook
		01.0	Dummy PDF.pdf	
Th.	Reason for Change			
	Project Finance			
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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.

GUJARAT REAL ESTATE		Project, Agent, Promoter, Professi	onal, Location		(	2	🕘 GI	NGER PRO 🔹	G 👰 0	AA
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0 Pending with Promoter	2 Pending w	th Authority <b>10</b>	Withdrawn & F Project(s)	Rejected	0	Transferred Project	s) 0	Section	-15 (Stage-2)	]
PENDING WITH PROMOTER						Total Result - 8/8	MY NOTIFIC	CATIONS		
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Acknowledge Number	Project Name	Project Type Start Date	End Date	Status	Updated On	Action	Your Profile Cha TP/0000003/04 04-08-2021, 04-52	inge Request for Proj 1082021 is Submitted 7 <i>PM</i>	ect Dairy_2021 with	No.
				Saved As Draft	04-08-2021	Discard	Direction for tra	ansfer of existing RER	A Account balance to	new

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

			Bank Char	nge 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	12	View	<u>=</u>	Print   🕹
BCR/0001115/28052021	Rachel	AXIS BANK	4563426829	CURRENT	RA1RA2	Rejected		View	=	Print   🕹
BCR/0001119/18062021	Ryan	CANARA BANK	765438245	CURRENT	RASRAM	Rejected	12	View	Ξ	Print   🕹
BCR/0001122/21062021	Ginger	CANARA BANK	57889439023	SAVING	RA3RA4	Rejected		View	=	Print 🕹
BCR/0001123/21062021	rin	CANARA BANK	2324342345	SAVING	RASRA4	Approved	21-06-2021 7:00:20	View	Ξ	Print 🕹
BCR/0001132/04082021	VandeBharat New	STATE BANK OF INDIA	7800037932	SAVING	RASRA4	Rejected	1.55	View	=	Print   🕹
BCR/0001133/05082021	Vandebharat	CANARA BANK	3564793020	CURRENT	RA1RA2	Approved RA1RA2		View	=	Print   🕹
	Agent yearly D	Petails					E-Office			
Sr. No. Agent Na	me Agent Type	Registration No.	Unit List				Data Not Available			
	No record Fo	und.								

# **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	Project, Agent, Promoter, Professional, Location	Q GINGER PRO 🔐 👰 🚯 🗚 Å 🔕
REGULATORY AUTHORITY GOVERNMENT OF GULARAT	DASHBOARD	MISC -
-		
	BANK CHAN	NGE REQUEST
Aster 1	and a stand and a second stand of the	
PROJECT BANK DETAILS (RA	41 & RA2) UPCOMING QPR - Q-2 END DATE : 07-10	0-2021
Expected name of Project RERA Bank Account as pe	er RERA banking Directions	
GINGER PROPERTIES PRIVATE LIMITED		RERA A/C for VandeBharat
IFSC Code		Bank Name
CNRB0000238		CANARA BANK
Branch Name		A/c Holder Name as per Bank Statement/ Passbook
CENTRAL,MUMBAI		Vandebharat
Type of Account		New Account No.
Current Account	Ŧ	3564793020
State		District
Maharashtra	Y	Mumbai City 💌
Taluka		Pincode
Mumbai		400008
Closing Balance of Existing RERA A/C		Closing Balance of Existing RERA A/C Date
345272		01/08/2021
RA02 Certificate from Existing RERA Bank Accou	unt	New RERA Bank Account Statement or First Page of Passbook
La View File/1		〔€ViewFile/1
Reason for Change		Account Officer RA1RA2 Remark
Project Finance	v	approve
PROJECT BANK DETAILS (RA	43 & RA4)	
Transferred Amount as per RA3		Date of Transferred Amount as per RA3
345272		dd/mm/yyyy
RA3 (Only PDF)		Date of transfer cannot be the future date RA4 (Only PDF)"
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Step 5: View on Promoter Dashboard. RA3+R4 application is submitted successfully and Status is "Pending Scrutiny" (shown below)

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			Bank Chan	ge Request						
Ack No.	Account Holder Name	Bank Name	Account Number	Account Type	Туре	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	RABRA	Rejucted	-	View	<b>a</b> .:	Print
BCR/0001122/21062021	Ginger	CANARA BANK	57889439023	SAVING	RABRA4	Rejected	-	View	E.	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	RABRAA	Rejected	-	View	=	Print
BCR/0001133/05082021	Vandebharat	CANARA BANK	3564793020	CURRENT			12:		6	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.

#### <u>Note:</u>

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 occuring 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.