

GUJRERA DUE DILIGENCE

GujRERA Project Verification Sheet

A field-by-field research worksheet for Gandhinagar homebuyers and investors.

Registration is a disclosure and accountability record. It is not, by itself, a quality, title, financial or technical guarantee.

Seven-step verification sequence

01	Open the official GujRERA portal.
02	Search by registration number or project.
03	Match the exact project and phase.
04	Check promoter and project type.
05	Record status, dates and any extensions.
06	Review inventory, documents and quarterly updates.
07	Compare claims, save evidence and resolve conflicts.

Project identity

Project name Write or type here	Tower / phase / building Write or type here
Customer-facing brand Write or type here	Legal promoter Write or type here
Full location Write or type here	GujRERA registration number Write or type here
Official record URL Write or type here	Checked by / date / time Write or type here

OVERALL IDENTITY RESULT ☐ Not checked ☐ Match ☐ Needs review

	
Official GujRERA portal Scan and record the live URL.	Full verification guide Step-by-step article and sources.

IDENTITY CHECK

Match the Official Record

Use exact values. Save the record URL and a dated capture before comparing sales material.

Search log

Field	Entry
Search method	☐ Registration number ☐ Project ☐ Promoter
Exact search text	
Result URL	
Date and time	
Screenshot / saved file	
Result found	☐ Yes ☐ No ☐ Multiple results

Identity comparison

Field	Brochure / website	GujRERA record	Outcome
Registration number			☐ Match ☐ Different ☐ Not shown
Project or phase name			☐ Match ☐ Different ☐ Not shown
Promoter legal name			☐ Match ☐ Different ☐ Not shown
Project type			☐ Match ☐ Different ☐ Not shown
Full address			☐ Match ☐ Different ☐ Not shown
District / local authority			☐ Match ☐ Different ☐ Not shown
Registration status			☐ Match ☐ Different ☐ Not shown

Phase checkpoint

- ☐ The exact tower, phase or unit falls under this registration.
- ☐ Other phases have been checked for separate registrations.
- ☐ The supplied number does not belong to another phase or neighbouring project.

Brand	Customer-facing project or developer name.
Promoter	Legal entity named in the RERA record.
Phase	A separately registered portion of a larger development.
Registration number	Unique identifier to copy exactly, character for character.

DISCLOSURE REVIEW

Dates, Inventory, Documents and Updates

Write the portal label exactly. Do not automatically treat a completion date as the contractual possession date.

Timeline

Portal label	Value shown	Source / page	Checked on
Registration date			
Project start / commencement			
Proposed completion / validity			
Revised or extended date			
Current status			
Latest quarterly update			

Inventory

Category	Tower / phase	Count	Carpet area	Source / update
Residential				
Commercial				
Other				

Document checklist

☐ Sanctioned plan	☐ Layout plan	☐ Building / development permission	☐ Commencement document
☐ Unit or inventory details	☐ Allotment letter format	☐ Agreement for Sale format	☐ Specifications / amenity disclosure
☐ Encumbrance or title-related disclosure	☐ Latest quarterly update	☐ Construction progress evidence	☐ Changes or revised documents

Status key for each item: Available / Not found / Needs clarification. Record the saved filename in your evidence pack.

Quarterly update log - compare up to four periods

Quarter / period	Filed / updated	Progress noted	Inventory change	Documents changed	Notes

CONFLICT REVIEW

Resolve Differences Before You Proceed

A difference is a question to document. It is not automatically proof of wrongdoing.

Topic	Marketing claim	Official record / document	Result and action
Project / phase			
Promoter			
Completion / possession			
Unit and carpet area			
Plan / layout			
Amenities / specifications			
Approvals / status			
Construction progress			

Decision guide

GREEN	Exact project / phase identified and key information matches.
AMBER	Information is missing, old or unclear. Request written evidence.
RED	Registration, promoter, phase, date or plan information materially conflicts. Pause and obtain clarification or qualified advice.

Written clarification log

Question	Sent to / date	Evidence received	Resolved / follow-up

Request before the next payment or signature

- | | |
|---|--|
| ☐ Current project-record extract | ☐ Latest quarterly update |
| ☐ Sanctioned plan and layout | ☐ Draft Agreement for Sale |
| ☐ Booking and payment terms | ☐ Specifications and amenity commitments |
| ☐ Written response to each discrepancy | ☐ Independent legal / technical review where needed |

WORKED EXAMPLE

Ariva, Sargasan

Campaign-source facts shown below. Recheck every live status, date, inventory and update on GujRERA before relying on it.

Field	Worked-example value
Project	Ariva
Customer-facing brand	Shree Buildcon
RERA promoter	M/S Shree Tatvam Developers
Development type	Mixed development: residential flats and commercial shops
Location	Opp. Shree Rang Nano City-1, Palm Road, Sargasan, Gandhinagar - 382421
Registration number	PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/MAA17033/290626/300632
Residential inventory	Campaign source states 102 three-bedroom homes - recheck against the live record.
Official record	gujrera.gujarat.gov.in/project_reg/public/getproject-details/31498

Recheck live

- ☐ Current registration status
- ☐ Proposed completion / validity date
- ☐ Inventory split by category
- ☐ Plan / document version
- ☐ Registration / start date
- ☐ Latest quarterly update
- ☐ Commercial-shop count
- ☐ Any extension or revised date

Final decision

- ☐ Exact project and phase matched
- ☐ Dates recorded
- ☐ Plans / documents reviewed
- ☐ Conflicts resolved in writing
- ☐ Promoter matched
- ☐ Inventory reviewed
- ☐ Latest update reviewed
- ☐ Approved documents requested

OVERALL OUTCOME

☐ Ready for next due-diligence step ☐ More clarification required ☐ Seek professional advice

BUYER NOTES

Reviewer name: _____ Date: _____ Signature: _____

Disclaimer: This worksheet is an informational research aid, not legal, financial, engineering or title advice. It does not certify a project or replace review of the live GujRERA record, sanctioned plans, title documents, Agreement for Sale or advice from qualified professionals. GujRERA information can change. Record the exact source URL, registration number, date and time of every check. If brochure, website, salesperson, agreement or portal information differs, pause and obtain written clarification.

Source register: GujRERA project record and portal; MoHUA RERA FAQs (July 2025); Real Estate (Regulation and Development) Act, 2016; Ariva microsite. Record each URL, access date/time and screenshot or saved-file reference.

Next step: Open the Ariva RERA facts and request approved documents at shreebuildcon.com/ariva/#contact