



MANAN PRADIPBHAI DOSHI (150238)
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Submitted On: 17-03-2025

FORM 3
(See Regulation 3)

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Real Estate Project Registration Number: PR/GJ/AHMEDABAD/DASKROI/Ahmedabad Municipal Corporation/MAA14056/280824/311227

			Amount (in Rs.)	
Sr. No.		Particular	Estimated	Incurred & Paid
			(Column - A)	(Column - B)
1	(i)	Land Cost:		
	a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost. Method of land valuation : Agreement Value	27,00,00,000	27,00,00,000
	b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	3,41,27,700	1,49,30,850
	c	Acquisition cost of TDR (if any)	0	0
	d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	1,59,30,000	1,59,30,000
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	0	0
	f	Under Re-development/Rehabilitation Scheme:	Applicable (YES/NO)	No
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A)	0	
	(ii)	Actual Cost of construction of redeveloped/rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		0
	(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	0	0
	(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	0	0
		Sub-Total of Land Cost	32,00,57,700	30,08,60,850

			Amount (in Rs.)	
1	(ii)	Development Cost/Cost of Construction:		
	a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	75,00,00,000	
	a (ii)	Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		2,49,82,009
	a (iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	1,50,00,000	89,88,390
	b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	2,16,00,000	1,21,33,543
	c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	4,00,00,000	1,39,45,914
		Sub-Total of Development Cost(INR)	82,66,00,000	6,00,49,856

2		Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column -A (INR)	1,14,66,57,700
3		Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred and paid Column - B (INR)	36,09,10,706
4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)	6
5		Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)(INR)	0.31
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)(INR)	36,09,10,706
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement(INR)	63,27,350
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.(INR)	35,45,83,356

This certificate is being issued for RERA compliance for the Company Promoter's Name :**VP SKYPARK DEVELOPERS LLP** Project's Name : **Skypark** and is based on the records and documents produced before me and explanations provided to me by the management of the Company, based on verification of books of accounts till : **23-01-2025**

Yours Faithfully,

Name of Chartered : **MANAN PRADIPBHAI DOSHI**

For (Name of CA Firm) : **M P DOSHI & ASSOCIATES**

Partner/Proprietor(Membership Number) : **150238**

COP Date : 08-08-2012

Place : Ahmedabad

Details of Project Loan and Lenders:

Lender Name	Amount of Loan taken for Project as per Agreement (INR)	Loan Agreement	Loan Disbursal Received (INR)	Mortgage Deed	Loan Repaid (INR)	Total Number of Project Units Mortgaged	Balance of Loan (Out Standing) (INR)
ADITYA BIRLA HOUSING FINANCE LTD	49,00,00,000	Available	21,50,00,000	Available	18,07,882	244	21,31,92,118
Unsecured Loan	19,85,07,606	Available	19,85,07,606	Available	2,14,72,111	0	17,70,35,495

Details of Separate RERA Bank account:

Bank Name	AXIS BANK
Branch Name	BOPAL
Account Number	924020036928803
Account Name	VP SKYPARK DEVELOPERS LLP SKYPARK RERA RETENTION ACCOUNT
IFSC Code	UTIB0000878
Opening Balance (INR)	0
Opening Balance Date	11-07-2024
Deposit during the period (INR)	63,27,350
Withdrawal during the period (INR)	63,27,350
Closing Balance (INR)	0
Closing Balance Date	23-01-2025
State	GUJARAT
District	Ahmedabad
Project RERA Bank Account Passbook	Yes

(ADDITIONAL INFORMATION FOR PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (INR)	78,57,46,994
2		Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by Chartered Accountant's as verified from the records And books of Accounts) (INR)	15,54,17,097
3	(i)	Balance Unbooked area to be certified by Management and to be verified by CA from the records and books of accounts)	18,042.37
	(ii)	Estimated Recievables in respect of unbooked apartments as per Annexure-A to this certificate(INR).	1,11,24,23,466
4		Estimated receivables of project. Sum of 2 + 3 (ii)(INR)	1,26,78,40,563
5		Percentage to be deposited in Designated Account is 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of project will be deposited in designated Account.	70

This certificate is being issued for RERA compliance for the Company : **VP SKYPARK DEVELOPERS LLP** Project's Name :**Skypark**

This certificate is being issued for RERA compliance for the Company : **VP SKYPARK DEVELOPERS LLP** Project's Name :**Skypark** and is based on the records and documents produced before me and explanations provided to me by the management of the Company, based on verification of books of accounts till : **23-01-2025**

The physical progress of the project as certified by the architect (Form 1) and engineer (Form 2) seems in coherence with actual expenditure incurred & paid considering project specifications: **YES**

The variation is on account of the following reasons provided by the promoters of the project.

Yours Faithfully,

Name of Chartered Accountant's :**MANAN PRADIPBHAI DOSHI**

For (Name of CA Firm) : **M P DOSHI & ASSOCIATES**

Partner/Proprietor(Membership Number) : **150238**

UDI Number : **25150238BMHNXW2549**

CA FRN Number : **142173W**

CA Designation : **Proprietor**

Additional Notes to Certificate (if any) : **1.We have relied upon the estimates given by the management in case of costs other than construction cost.**

2.The preparation of the accompanying Statement is the responsibility of the Management of the Company. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the Statement,and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

3.The certificate is addressed to and provided to the promoters of the project solely for the purpose to enable comply with requirement of RERA , and should not be used by any other person or for any other purpose.

4.The details mentioned in Annexure A such as carpet area, booking status, unit consideration, date of agreement to sale, encumbrance status, name, KYC and mobile numbers of allottees are as provided by the management. Received amount has been verified with the books of accounts.

COP Date : 08-08-2012



SUMMARY

Type of Inventory	Number	Booked	Unbooked	Total Carpet Area Booked	Total Carpet Area UnBooked	Units Consideration	Received Amount	Balance Amount	Total Amount Booked	Total Amount Unbooked
Shop	29	4	25	179.58	1,114.41	14,89,60,113	8,61,047	14,80,99,066	1,97,77,120	12,91,82,993
Residential	252	33	219	2,553.76	16,927.96	1,12,79,19,521	81,78,024	1,11,97,41,497	14,46,79,048	98,32,40,473
Total	281	37	244	2,733.34	18,042.37	1,27,68,79,634	90,39,071	1,26,78,40,563	16,44,56,168	1,11,24,23,466

Details	Proposed	Booked
No. of Garages	0	0
No. of Covered Parking	0	0
No. of Open Parking	0	