Form 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
The Board of Directors,
Simba Properties LLP,
135-137, Free Press House,
Free Press Journal Road,
Nariman Point,
Mumbai 400021.

Subject: Report on Statement of Accounts on project fund utilization and withdrawal by Promoter for the period from 01-04-2022 to 31-03-2023 with respect to Viceroy SAVANA Phase – I MahaRERA Registration Number - P51800023099.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 and Maharashtra Real Estate Regulatory Authority (General) (Amendment) Regulations 2019. This certificate should be read along with our cover letter annexed herewith.

2. We have obtained all the necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of (promoter) for the year ended March 31, 2023 and hereby certify that:

A. Deposits:

	Particulars	For the Fiscal year 2022-23 (Amount in INR)	Total for this project till March 31, 2023 (Amount in INR)
1	Total amount collected from allottees	18,14,16,304	27,70,62,635
2	% of amount to be deposited as per act	70%	70%
3	The amount to be deposited as per Act (1*2)	12,69,91,413	19,39,43,485
4	The amount deposited in the Designated bank Account	12,69,91,413	19,39,43,485
5	% of amount deposited in the Designated bank Account [(4)/(1)*100]	70%	70%
6	Shortfall/ (excess) deposit (3-4)	NIL	NIL

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? – **Yes**

B. Withdrawals

	Particulars	For the Fiscal year 2022-23 (Amount in INR)	Total for this project till March 31, 2023 (Amount in INR)
1	Opening Balance of Designated Bank Account	2,94,28,822	NIL
2	Total Deposits	12,69,91,413	19,39,43,845
3	Total amount withdrawn	15,64,20,235	19,39,43,845
4	Closing Balance	NIL	NIL

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period? - **Yes**

C. Utilisation

We certify that the Company has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D. Any Qualifications / Observations of CA: NIL

For Mehta Chokshi & Shah LLP
Chartered Accountants
Firm Registration No.: 106201W/W100598

MEHTA CHOKSHI & SHAH LLP * CHARTERED ACCOUNTANTS * AAQ-0660 MUMBAI

Nikhil P. Bajoriya
Membership No.: 135287
UDIN: 23135287BGTWYX2445

Date: 26th September, 2023
Place: Mumbai