

MEHTA CHOKSHI & SHAH LLP

CHARTERED ACCOUNTANTS

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 01-04-2023 to 31-03-2024 with respect to Viceroy SAVANA Phase – II MahaRERA Registration Number - P51800023159.

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, 2024 and hereby certify that:

A. Deposits:

	Particulars	For the Fiscal year 2023-24 (Amount in INR)	Total for this project till March 31, 2024 (Amount in INR)
1	Total amount collected from allottees	61,97,75,350	2,30,51,41,189
2	% of amount to be deposited as per act	70%	70%
3	The amount to be deposited as per Act (1*2)	43,38,42,745	1,61,35,98,832
4	The amount deposited in the Designated bank Account	43,79,89,016	1,61,77,45,103
5	% of amount deposited in the Designated bank Account [(4)/(1)*100]	71%	70%
6	Shortfall/ (excess) deposit (3-4)	(41,46,271)	(41,46,271)

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**

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2208 8743
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2890 2326 | 2890 8977



Ahmedabad Office :
202-603-604, 6th Floor,
Tapas Elegance Lane,
Opp. to Pratyakshkar Bhawan,
/s. Swaminarayan Temple,
Ambawadi, Ahmedabad - 380015.
Tel.: +91-79-2630 0520

B. Withdrawals

	Particulars	For the Fiscal year 2023-24 (Amount in INR)	Total for this project till March 31, 2024 (Amount in INR)
1	Opening Balance of Designated Bank Account	55,89,417	NIL
2	Total Deposits	43,79,89,016	1,61,77,45,103
3	Total amount withdrawn	44,20,63,654	1,61,62,30,324
4	Closing Balance	15,14,779	15,14,779

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



Nikhil P. Bajoriya

Membership No.: 135287
UDIN: 24135287BKBKOL5727

Date: 24th September, 2024
Place: Mumbai