To,
Board of Directors
Samsara Fund Advisors Private Limited ('the Company')
401, Kshamalaya, 37 New Marine Lines
Mumbai -400020

05 December 2024

Certificate on Report on Statement of Accounts on the project deposit, withdrawal by Samsara Fund Advisors Pvt. Ltd. (The Promoter) for its Project- Vista 3A ('the Project), (Registration No. P50500051699) in the Form 5- Annual Report on Statements of Accounts (Annexure- F) for the period ended 31 March 2024, issued in accordance with the third proviso to section 4(2)(I)(D) of the Real Estate (Regulatory and Development) Act, 2016 ('the Act') read with the Maharashtra Real Estate Regulatory Authority (General) Regulation 2017, as amended from time to time.

1. This certificate is issued in accordance with the terms of our engagement letter dated 09 August 2024.

2. This certificate is issued in accordance with Provisions of the Real Estate (Regulation and Development) Act, 2016 ('RERA) 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.

3. The accompanying Annexure F contains details in respect of the promotor's project, Vista 3A ('the project'), for:

   i. Amount collected from the date of RERA registration i.e. 27 June 2023 to 31 March 2024 and deposited in the Designated Bank Account.

JAIN NIRMAL KUMAR & ASSOCIATES M.N. 456809 Mumbai

Registered Office : C1-104 Harsiddh Park, Pawar Nagar, Thane West, Maharashtra – 400607 India
E-Mail.: Jainnirmalkumarassociates@gmail.com | Mob.: +91 887 955 9630

Certificate on Report on Statement of Accounts on the project deposit, withdrawal by Samsara Fund Advisors Pvt.Ltd. (The Promoter) for its Project- Vista 3A ('the Project), in the Form 5- Annual Report on Statements of Accounts (Annexure- F) for the period ended 31 March 2024, issued in accordance with the third proviso to section 4(2)(l)(D) of the Real Estate (Regulatory and Development) Act, 2016 ('the Act') read with the Maharashtra Real Estate Regulatory Authority (General) Regulation 2017, as amended from time to time (continued)

i. Amount withdrawn from the date of RERA registration i.e. 27 June 2023 to 31 March 2024 from Designated Bank Account in respect of withdrawal being in prescribed limit, as required as per the act read with the Rules

ii. Amount withdrawn from Designated Bank Account and its utilization towards the project cost only, as specified in the Act.

The annexure F has been prepared by the Management of the promoter for submission to Maharashtra Real Estate (Regulation and Development) Authority, which have signed for identification purpose only.

Management's Responsibility for the Statement

4. The maintenance and preparation of the Statement of accounts of the Project is the responsibility of the Management of the Promoter including compilation of the financial information pertaining to deposit, withdrawal and utilization of the project fund in compliance with the provisions of RERA and rules made thereunder.

5. The Management of the company is also responsible for ensuring that the company complies with the requirements of the Act read with the Rules.

6. The accompanying **'Annexure -F '** stating details in respect of Deposit, Withdrawal and Utilization of the project fund, prepared by the management of the Promoter have been initialed/ stamped by us for the purpose of identification only.

Auditor's Responsibility

7. Pursuant to the requirements of the third proviso to Section 4(2)(1)(D) of the Act read with Rules, our responsibility is to provide a reasonable assurance whether:

i. the amount of collection and withdrawal, in respect of the Project, contained in Annexure F, have been accurately extracted from the audited.

Certificate on Report on Statement of Accounts on the project deposit, withdrawal by Samsara Fund Advisors Pvt.Ltd. (The Promoter) for its Project- Vista 3A ('the Project), in the Form 5- Annual Report on Statements of Accounts (Annexure- F) for the period ended 31 March 2024, issued in accordance with the third proviso to section 4(2)(l)(D) of the Real Estate (Regulatory and Development) Act, 2016 ('the Act') read with the Maharashtra Real Estate Regulatory Authority (General) Regulation 2017, as amended from time to time (continued)

Auditor's Responsibility (Continued)

books of account and other relevant, register, records and documents maintained by the management of the promoter for the respective period reported:

iii. the promoter's name, project name, RERA registration number and start date and end date of the project mentioned in RERA registration certificate no. P50500051699 dated 27 June 2023

iv. the total collection for the project, as specified in the attached Annexure F for the period from 27 June 2023 to 31 March 2024 have been accurately extracted from the statement of HDFC Bank, Churchgate, Mumbai, Bank account no. 50200077287277 and audited books of accounts of the company and have been verified on test check basis.

v. the total Deposited and withdrawal for the project, as specified in the attached Annexure F for the period from 27 June 2023 to 31 March, 2024 have been accurately extracted from the statement of HDFC Bank, Churchgate, Mumbai, Bank account no. 50200077287432 (the 'Designated Bank Account') and audited books of accounts of the company and have been verified on test check basis;

vi. the amount of withdrawal from Designated Bank Account, in respect of the Project, mentioned in Annexure F, are within the limit as certified under the relevant form -3 Issued by S.N. Katdare & Company Chartered Accountant for the period ended 31 March 2024 (Issued on dated 14 May 2024).

vii. The Utilization of withdrawals from designated bank account is only for the purpose of project and have been verified on a test check basis; and

M.N. 456309 Mumbai

Certificate on Report on Statement of Accounts on the project deposit, withdrawal by Samsara Fund Advisors Pvt.Ltd. (The Promoter) for its Project- Vista 3A ('the Project), in the Form 5- Annual Report on Statements of Accounts (Annexure- F) for the period ended 31 March 2024, issued in accordance with the third proviso to section 4(2)(l)(D) of the Real Estate (Regulatory and Development) Act, 2016 ('the Act') read with the Maharashtra Real Estate Regulatory Authority (General) Regulation 2017, as amended from time to time (continued)

Auditor's Responsibility (Continued)

viii. the withdrawals from designated bank account are in accordance with withdrawal limit, as required in accordance with the provisions of the act read with Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate projects, Registration of Real Estate Agents, Rate of interest and disclosure on Website) Rules, 2017 ('the Rules'), as amended from time to time.

8. Detailed reported in paragraph 7 above are in relation to Vista 3A project which have been extracted from the unaudited project wise financials details, as maintained by the management which is extracted from the audited financials statements of the Samsara Fund Advisors Pvt Ltd. for the year ended 31 March 2024, which have been audited by GPS & Associates. Chartered Accountants (Statutory Audit Report dated 24 September 2024).

9. We conducted our examination of the Certificate and its Annexure thereto in accordance with the 'Guidance Note on Reports or Certificates for Special Purposes (Revised 2016)' and Standards on Auditing issued by the Institute of Chartered Accountants of India ('ICAI'). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

10. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

11. We have obtained all the necessary information and explanation from the Promoter, during our verification / audit of the financial information included in the Certificate, which in our opinion are necessary for the purpose of this certificate.

JAIN RAJESH KUMAR & ASSOCIATES
M.N. 456309
Mumbai
CHARTERED ACCOUNTANTS

Certificate on Report on Statement of Accounts on the project deposit, withdrawal by Samsara Fund Advisors Pvt.Ltd. (The Promoter) for its Project- Vista 3A ('the Project), in the Form 5- Annual Report on Statements of Accounts (Annexure- F) for the period ended 31 March 2024, issued in accordance with the third proviso to section 4(2)(I)(D) of the Real Estate (Regulatory and Development) Act, 2016 ('the Act') read with the Maharashtra Real Estate Regulatory Authority (General) Regulation 2017, as amended from time to time (continued)

12. Opinion: We hereby confirm that we have examined extract of audited books of accounts, documents, and the relevant records of as produced by the management of the Promoter in respect of the project, for the year ended 31 March 2024 and based on our verification as aforesaid, we hereby certify that:

I) the collection deposited in RERA designated as mentioned in the Annexure 'F' is correct

II) the details pertaining to withdrawals from designated bank account as mentioned in the Annexure 'F' is correct

III) we certify, based on our verification as aforesaid, that the promoter has utilized the amounts withdrawn from the Designated bank account towards project cost as specified in the Act.

Notes:

a) A As per Circular 7 dated 4 July 2017 issued by MahaRERA on clarification of CA Certificate, it has clarified that amount withdrawn should be preferably utilized for the purpose of completion of the project cost. There cannot be direct one-to-one correlation between amount withdrawn from separate bank account and its utilization given the nature of certificate, we are of opinion that the amount eligible for withdrawal as outlined in Form 3, is in conjecture with amount utilized for the project cost only.

b) We have not performed any procedures or examined the contents of the certificates issued under relevant Form 1, Form 2, Form 3 respectively by Architect, Engineer and Chartered Accountant during the reporting period.

JAIN PRAVIN VIJMAR & ASSOCIATES M.N. 456309 Mumbai CHARTERED ACCOUNTANTS

c) We have carried out necessary inquiries with the Management and obtained necessary representations.

d) This certificate is issued solely to enable the Promoter to comply with the requirements of RERA and rules made there under. Our certificate should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For JAIN NIRMAL KUMAR & ASSOCIATES
Chartered Accountants
Firm Registration Number: 159189W

NIRMAL KUMAR JAIN
Proprietor
Membership Number:456809
UDIN: 24456809BKHJWH4528
Place: Mumbai
Date: 05 December 2024

Annexure F
FORM 5
[see Regulation 4]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
Board of Directors
Samsara Fund Advisors Private Limited ('the Company')
401, Kshamalaya, 37 New Marine Lines
Mumbai -400020

05 December 2024

SUBJECT: Report on Statement of Accounts on project fund, deposit utilization and withdrawal by Samsara Fund Adviosrs Pvt Ltd. (The Promoter) for the period from 27 June 2023 to 31 March 2024 with respect to for its Project- Vista 3A ('the Project) , (Registration No. P50500051699) ; Project RERA Registration date: 27 June 2023

1. This certificate is issued in accordance with Provisions of the Real Estate (Regulation and Development) Act, 2016 ('RERA) 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.

2. I/We have obtained all necessary information and explanations from the promotor, during out audit, which in my/our opinion are necessary for the purpose of this certificate.

3. I/We hereby confirm that I/We have examined the prescribed register, books, and documents, and the relevant records of Samsara Fund Advisors Pvt Ltd. (The Promoter) for the period ended 31 March 2024 and hereby certify that:

Registered Office : C1-104 Harsiddh Park, Pawar Nagar, Thane West, Maharashtra – 400607 India
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Statement of Accounts on project fund deposit, withdrawal and utilization for the Year ended 27 June 2023 to 31 March 2024. (Bank Account Opened on dated 13 January 2024)

A. Deposits: (Amount in Rs.)

Sr. No.	Particular	For this Fiscal year from 27 June 2023 to 31 March 2024	Total for this project till 31 March 2024
1	Total amount collected from allottees for the period from 27 June 2023 to 31 March 2024	-	-
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	-	-
4	Total amount deposited in the Designated Bank Account	-	-
5	% of Amount deposited in Designated Bank Account (4/1*100)	-	-
6	Shortfall/(Excess) deposit (3-4)	-	-

Amount collected/deposited at Sr. 1 & 2, shall not include pass through charges and indirect taxes.

The amount collected from the allottees during the period from 27 June 2023 to 31 March 2024 for this project was Rs NIL and the amounts deposited for the period from 27 June 2023 to 31 March 2024 was Rs NIL.

The deficit and (excess) deposit in the Designated RERA Bank Account is as above.

The required proportion of money collected from allottees of the project units, as specified in the Act, has been deposited in the Designated RERA Bank Account — **YES**

B. Withdrawals from Designated RERA Account: (Amount in Rs.)

Sr. No.	Particular	For this Fiscal year from 27 June 2023 to 31 March 2024	Total for this project till 31 March 2024
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	-	-
3	Total amount withdrawn	-	-
4	Closing Balance	-	-

(i) The amount withdrawn during the year from 27 June 2023 to 31 March 2024 for this project is Rs. NIL and the amount withdrawn for the period from 27 June 2023 to 31 March 2024 is Rs NIL.

JAIN NIRMAL KUMAR & ASSOCIATES * CHARTERED ACCOUNTANTS * M.N. 456809 Mumbai

As specified in the Act, All the amounts withdrawn during the year from RERA Designated Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3, respectively by Architect, Engineer and Chartered Accountant issued during the reporting the period. — **YES**

Utilization

As per Circular 7 dated 4 July 2017 issued by MahaRERA on clarification of CA Certificate, it has clarified that amount withdrawn should be preferably utilized for the purpose of completion of the project cost. There cannot be direct one-to-one correlation between amount withdrawn from separate bank account and its utilization given the nature of certificate, we are of opinion that the amount eligible for withdrawal as outlined in Form 3, is in conjecture with amount utilized for the project cost only.

Refer to Auditors' Certificate on Report on Statement of Accounts dated 05 December 2024 attached herewith which is to be read along with the annexure F

Agreed and accepted by:
Samsara Fund Advisors Pvt Ltd

D.S.Shastri

Dharmendra Shastri
Director

SAMSARA FUND ADVISORS PVT. LTD. MUMBAI

Place: Mumbai
Date: 05 December 2024

For JAIN NIRMAL KUMAR & ASSOCIATES
Chartered Accountants
Firm Registration Number: 159189W

N.J.

NIRMAL KUMAR JAIN
Proprietor
Membership Number:456809
UDIN: 24456809BKHJWH4528

JAIN NIRMAL KUMAR & ASSOCIATES M.N. 456809 Mumbai CHARTERED ACCOUNTANTS

Place: Mumbai
Date:05 December 2024