SUVITA REAL ESTATES PRIVATE LIMITED

Registered Office: - SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai – 400005

CIN: U45309MH2019PTC332035 | Tel: 022 67490000

Website: www.suvitarealestates.com

August 12, 2024

To, **BSE Limited**Department of Corporate Services
P. J. Towers, Dalal Street,
Mumbai – 400001.

Dear Sir/ Madam,

Subject: Submission of Security Cover Certificate under Regulation 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirement) Regulations, 2015 ("SEBI LODR Regulations").

Scrip Code: 975377

As per Regulation 54 of SEBI LODR Regulations the Security Cover Certificate issued by M/s. Kaushal Manish & Co., Chartered Accountants, Statutory Auditors of the Company, with respect to listed non-convertible debt securities of the Company for the quarter ended on June 30, 2024, is attached herewith.

Request you to kindly take the above on record and oblige.

For Suvita Real Estates Private Limited

Vrushali Valawalkar Company Secretary & Compliance Officer M. No. A67775





615, 6th Floor, Palm Spring Centre, Above Decathlon, Near Infinity Mall, Malad Link Road, Malad (W), Mumbai, Maharashtra - 400 064.

Tel.: 022-35603606 | Email: manish@kauman.in / kaushal@kauman.in

Date: - 12th August, 2024

INDEPENDENT CHARTERED ACCOUNTANTS' CERTIFICATE

- We, Kaushal Manish and Company, Chartered Accountants (Firm Registration No: 125710W), have examined the books of accounts and other relevant records of Suvita Real Estates Private Limited (having CIN Number- U45309MH2019PTC332035) hereinafter referred to as 'the Company' having its registered office at SP Centre 41/44 Minoo Desai Marg, Colaba Mumbai 400005 as on 30th June, 2024.
- 2. Further in accordance with Chapter V Clause 1.2 of the SEBI Circular SEBI/HO/DDHS-PoD3/P/CIR/2024/46 dated May 16, 2024 (as and when amended), we have verified the value of the assets provided in this certificate. Also the duly signed statement by the director of the company certifying the security cover on Rated, Listed, Senior, Secured, Redeemable, Non-Convertible Debentures as on 30th June, 2024 is annexed as "Annexure A".
- 3. The Management of the Company is responsible for the preparation of the said statement and the maintenance of proper books of account and other relevant records and documents.
- 4. Our responsibility, for the purpose of this certificate, is limited to certifying the particulars contained in the Statement on the basis of the books of account, other relevant records and documents maintained by the Company including unaudited financial statements as on 30th June, 2024. We conducted our verification in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes and Standards on Auditing issued by the Institute of Chartered Accountants of India, which include the concepts of test checks and materiality.
- 5. On the basis of our verification of such books of account and other relevant records and documents, last audited financial statements and according to the information, representations and explanations provided to us by the Management of the Company, we hereby certify that the value of the assets and relevant debts given in Column "A" to "O" as referred to in "Annexure 1" are true and correct.
- 6. This Certificate is issued at the request of the Management of the Company for onward submission to the Debenture Trustees/ Stock Exchange and should not be used for any other purpose without our prior written consent.

For Kaushal Manish & Company

Chartered Accountants
Firm Registration No. 125710W

Kaushal Chulawala

Partner

Membership No. 116819

Place: Mumbai

UDIN: 24116819BKCJWM9152



	Lover on Market Value	Cover on Book Value	Total (Part B)	Others	Provisions	Lease Liabilities	Trade Payable	Others Borrowings	Debt Securities	3a6k	Borrowings	Subordinated Debt	Other Debi	charge with above debt	Other debt sharing part-passu	this certificate pertains*	Data Considerate which	UABILITIES	Total (Part A)	Others	Other Bank Balances	Cash and Cash Equivalents	Trade Receivables	inventories	Loans	Investments	magicie Assets Uniter	ntagible Assets	Goodwill	Right of Use Assets	Capital Work-in-progress	Property, Plant & Equipment	ASSEIS		Particulars			Column A
Security	(Fart A / Fart B)	(Part A / Part B)														Listed NCDs				Interest Receivable and others	Fixed Deposits				inte Corporate Deposits	Mutual Fund									of asset for which this certificate rulate	Description		Column 8
1.13	1.13	1.13	20,500.00						*							10,500.00			11,818.91	2,072.71	500.00	71.27	1,798.00		7,376.93									Book Value	Debt for which this certificate being issued		Exclusive Charge	Column C i
			2																															Book Value	Other Secured Bubt		Exclusive Charge	Column D II
																			,															Yes/No	Debt for which this certificate being issued		Fari-Passu charge	Column E iii
Security	Pari,Passu		 1				MARKAN MA				***************************************		600-00-00-00-00-00-00-00-00-00-00-00-00-						*									***************************************						Book Value	passu debt holder (includes debt for which this certificate is ksued & other debt with pari passu charge)	Assets shared by pari	Pari-Passu charge	Column F iv
,			,																															Book Value	which which there is part passis thange (excluding thems covered in ColumnF)	Other assets on	Pari-Pascu charge	Column G v
											***************************************	-																-							offered as Security	Assets		Culumn H vi
											***************************************								,																considered more than once (due to exclusive plus pari passu charge)	Debt amount	Elimination (amount in negative)	Column I vii
		***************************************	10,500.00		,				*							10,500.00			11,818.91	2,072.71	500.00	71.27	1,798.00		7,376.93	ť											(Total Cto H)	Column)
											***************************************					,			,			7			3										Market Value for Assets charged on Exclusive basis			Column K
			10,500.00				£	,								10,500.00			11,818.91	2,072.71	500.00	71.27	1,798.00	5	7,376.93	*									exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Bahace, DSRA market value is not applicable)	Carrying /book value for	Related to those	Column L
																																		725	Market Value for Pari passu charge Assets viil		Related to those items covered by this certificate	Column M
																																		Rating to Column F	pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Carrying value / book value for	this certificate.	Column N
			10,500.00							,		,				10,500.00	***************************************		11,818.91	2,072.71	500.00	71.27	1,798.00		7,376.93	1					4				Total Value (=K+L+M+N)			Column O





borrowings reported figure is Rs. 10,221.01 lakhs which includes EIR impact of Rs. 278.99 lakhs.



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Exclusive Charge Charge Carbon Charge	Column A	Column &	Colomn C i		Column E lii	Column Fiv	Column G v	Column It vi	Column i vii	Column	Column K	Cofumn L	Column M	Column N	Column O
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Problem Prob		relate	Soine icenex	Debt	being	& other deht with	Items	An second	plus nari		on Exclusive basis		u iii	Eo Bank Balance DSEA market	
Proof Proo) Determin	Sense Spanes		issued	pari passu charge)	covered in		passu charge)			not applicable)	Í	value is not applicable)	
	44444					4							,		
Prof. 16/4 4.6 4.6			Baok Value	Book Value	Yes/No	Book Value	Book Value						20	ating to Column F	
	ASSETS									***************************************					
MANISTRANSPERSISION 1	Property, Plant & Equipment	Land	4.61				-	19.11		23.72	06.7107.7				27,017.90
Maria Mari	Capital Work-in-progress					***************************************									
A A DATA STAN OF THE PROPERTY	Right of Use Assets														r
Abadesi Abades	Goodwill									,					
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Reviewer to the fine of big of the file of	Loans	Inte Corporate Deposits	7,376.93					57.94		7,434.87		7,376.93			7,376.93
decknishlets L.194.00 1.784.00 3.88 1.798.00	Inventories							670.92		671					
dé Cabit Equivairit Faud Déponds 571.77 71.27 3.89 59.51 500.01	Trade Receivables		1,798.00							1,798.00		1,798.00			1,798.0
Balk Ballariers: Freed Disposals 500,000 500,00	Cash and Cash Equivalents		71.27					3.88		. 75.15		73.27			71.2
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Part A / Part 5)	charge with above debt														
Interest payable and	Other Debt									,					
Interest payable and 10,500.00 10,705.55 10,705.55 10,70	Subordinated Debt								-	-					
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Part A / Part 8 1.13	Bank														
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STREETING Page STREETING	1. A. O.	The second control of the second													
(Part A / Part 8) 1.13 18,205.55 10,500.00 18,	Others	statutory dues						818.75		818.75					ji
(Part A / Part 8) 1.13 (Part A / Part 8) 3.70 (Part B) 3.70 (Part B) 4.72 (Part B) 4.7	Total (Part 8)		10,500.00		,	*	•	7,705.55		18,205.55		10,500.00			10,500.00
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e (Part A / Part B) 3.70 Exclusive Sain' 3.70 French Sain' 3.70	Cover on Book Value	(Part A / Part 8)	1.13												
3.70	Cover on Warket Value	(Part A / Part B)	3.70			-									
0.00		Exclusive	,		-	ลูก-Passu									
		Court Batio	2.74		<u> </u>	Tower Ratio									

^{*} As per audited financial statements non current borrowings reported figure is Rs. 10,221.01 lakhs which includes EIR impact of Rs. 278.99lakhs.

Additional security not considered above
Corporate Guarantee by Shapooij Pallonji Real Estate Private Limited of Rs. 105 crores
Corporate Guarantee by Shapooij Pallonji Real Estate Private Limited of Rs. 105 crores
Corporate Guarantee by Honch Forgosites Private Limited of Rs. 105 crores
100% shares of Suvita Real Estate Private Limited have been pledged by Shapoorji Pallonji Real Estate Private Umited

Note 1: Book value of Land mortgaged by Moncho Properties Peivate United is Ps. 4,50,913/- vide statutory audior's certificate dated 12 th August 2024.

Note 2: Book value of 1999 shares pledged by Shapoori Pallonj Real Extate Private Limited is Rs. 9,9999/- vide statutory audior's certificate dated 12 th August 2024.

Note 3: The Land Valuation is considered based on firm-risk value report provided by repistered valuer dated 20th becember 2023.

Note 4: The figures of Hondrie Properties Private Limited are considered based on management financial statements.

For Suvita Real Estates Private Limited



