

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



Date: - 12th August, 2024

INDEPENDENT CHARTERED ACCOUNTANTS' CERTIFICATE

1. 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



Column A	Column B	Column C		Column D		Column E		Column F		Column G		Column H		Column I		Column J		Column K		Column L		Column M		Column N		Column O		
		Exclusive Charge	Book Value	Exclusive Charge	Book Value	Part-Passu charge	Yes/No	Part-Passu charge	Book Value	Part-Passu charge	Book Value	Part-Passu charge	Other assets on which there is part passu charge (excluding items covered in Column J)	Assets not offered as Security	Elimination (amount)	(Total C to H)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable For Eg Bank Balance, DSRM market value is not applicable)	Market Value for Part passu charge Assets will	Rating to Column F	Carrying value/book value for part passu charge assets where market value is not ascertainable or applicable For Eg Bank Balance, DSRM market value is not applicable)	Market value for Part passu charge Assets will	Carrying value/book value for part passu charge assets where market value is not ascertainable or applicable For Eg Bank Balance, DSRM market value is not applicable)	Total Value (C+D+M+N)				
ASSETS																												
Property, Plant & Equipment																												
Goodwill																												
Right of Use Assets																												
Intangible Assets																												
Intangible Assets under Development																												
Loans																												
Investments																												
Inventories																												
Trade Receivables																												
Cash and Cash Equivalents																												
Other Bank Balances																												
Others																												
Total (Part A)																												
LIABILITIES																												
Debt Securities to which this certificate pertains																												
Other debt sharing part-passu charge with above debt																												
Other Debt																												
Subordinated Debt																												
Borrowings																												
Bank																												
Debt Securities																												
Others Borrowings																												
Trade Payable																												
Current Liabilities																												
Provisions																												
Others																												
Total (Part B)																												
Cover on Book Value																												
(Part A / Part B)																												
Cover on Market Value																												
(Part A / Part B)																												
Exclusive Security																												
Cover Ratio																												

* As per audited financial statements non current borrowings reported figure is Rs. 10,221.01 lakhs which includes ER impact of Rs. 275.99 lakhs.

For Surety, Surety Private Limited

Rajesh Bani
Director

DIR : 06/47252



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Annexure 2 (B) Consolidated figures

Column A	Column B	Column C i	Column D ii	Column E iii	Column F iv	Column G v	Column H vi	Column I vii	Column J (Total C to H)	Column K	Column L		Column M	Column N	Column O
											Related to these items covered by this certificate	Rating to Column F			
Particulars	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Other assets on which there is pari passu charge (excluding items covered in Column J)	Assets not offered to Security	Elimination amount in absolute		Market Value for Assets charged on Exclusive basis	Carrying/Book value for exclusive charge assets where market value is not ascertainable or applicable for Eg. Bank Balance, DRA market value is not applicable)	Market value for Pari passu charge Assets %	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DRA market value is not applicable)	Total Value (Per Lakh)	
ASSETS		Book Value	Book Value	Yes/No	Book Value	Book Value									
Property, Plant & Equipment	Land	4.61					19.11		23.72	21,017.90					27,017.90
Capital Work-in-progress															
Right of Use Assets															
Goodwill															
Intangible Assets under Development															
Investments	Mutual Fund/Prepaid Loan	7,376.93					5,424.51		7,434.87	7,376.93					7,376.93
Loans	Line Corporate Deposits						57.94		6.71						
Inventories		1,798.00					670.92		1,798.00	1,798.00					1,798.00
Trade Receivables		71.27					3.88		75.15	71.27					71.27
Cash and Cash Equivalents		500.00							500.00	500.00					500.00
Other Bank Balances	Fixed Deposits	2,072.71					19.34		2,092.05	2,072.71					2,072.71
Others	Interest Receivable and others	11,823.51					9,225.42		21,049.03	27,017.90					38,836.81
Total (Part A)															
LIABILITIES															
Debt securities to which this certificate pertains*	Lined NCDs	10,500.00							10,500.00	10,500.00					10,500.00
Other debt sharing pari-passu charge with above debt															
Other Debt															
Subordinated Debt															
Bank Borrowings															
Bank															
Debt securities															
Other borrowings															
Trade Payable							6,860.25		6,860.25						
Lease Liabilities							17.55		17.55						
Provisions															
Others	Interest payable and statutory dues	10,500.00					818.75		818.75						
Total (Part B)							7,705.55		18,205.55						10,500.00
Cover on Book Value	(Part A / Part B)	1.13													
Cover on Market Value	(Part A / Part B)	3.70													
Cover Ratio	Cover Ratio	3.70													

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

Additional security not considered above
Corporate Guarantee by Shapoorji Pallonji Real Estate Private Limited of Rs. 105 crores
Corporate Guarantee by Hanco Properties Private Limited of Rs. 105 crores
100% share of Swan Real Estate Private Limited have been pledged by Shapoorji Pallonji Real Estate Private Limited

Note 1: Book value of land not registered by Hanco Properties Private Limited is Rs. 4,60,913/- vide statutory auditor's certificate dated 12th August 2024.
Note 2: Book value of 8,999 shares pledged by Shapoorji Pallonji Real Estate Private Limited is Rs. 29,980/- vide statutory auditor's certificate dated 12th August 2024.
Note 3: The land valuation is considered based on fair market value report provided by registered valuer dated 20th December 2023.
Note 4: The Report of Hanco Properties Private Limited are considered based on management financial statements.

For Swan Real Estate Private Limited

Reginal Bhal
Director
988158472552



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