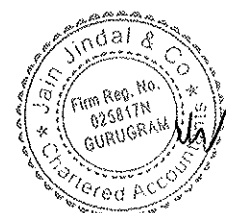


CERTIFICATE

The Designated Partners,
Avarna Projects LLP,
H-65, Connaught Circus,
New Delhi -110001

Independent Practitioner's Report on defaults to banks, financial institutions, government, stake holders and statutory authorities made by the Firm

1. This Report is issued in accordance with the terms of our engagement letter/agreement dated December 06, 2019.
2. At the request of Avarna Projects LLP (hereinafter the "Firm"), we have examined the books of account and other relevant records of the Firm. This Certificate is required by the Firm pursuant to registration of the Project named **Birla Navya Phase II – Drisha I** located at Sector 63A, Gurgaon with Haryana Real Estate Regulatory Authority, Gurugram (HARERA).
3. We have performed the following procedures in relation to this:
 - i. Obtained copy of Certificate of Incorporation of Avarna Projects LLP having LLP Identification Number (LLPIN)- (LLPIN)AAP-6767 dated June 19, 2019 issued by Ministry of Corporate Affairs;
 - ii. Obtained and reviewed the LLP Reconstitution Deed of the Firm executed on June 28, 2019;
 - iii. Obtained and reviewed the trial balance of the Firm for the period June 19, 2019 to November 30, 2019;
 - iv. Obtained and reviewed the bank reconciliation statements of all bank accounts for the period ended November 30, 2019; and
 - v. Obtained and reviewed the ledger accounts and payment challans of statutory dues maintained by the Firm.
4. We have obtained all the information and explanations we considered necessary for performing this engagement. We have relied solely on the data furnished by the Firm and have not undertaken any procedures on the same except as mentioned in the Paragraph 3 above.
5. We conducted our examination of the documents in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
6. 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.



Jain Jindal & Co.

(Chartered Accountants)

Opinion

7. Based on our examination, as above, we are of the opinion that:

- i) the Firm has not defaulted in repayment of dues to stake holders as on November 30, 2019. Also, the Firm does not have any loans or borrowings from any financial institution, banks or government during the period.
- ii) the Firm is regular in depositing with appropriate authorities undisputed statutory dues including Income-Tax, GST and other statutory dues applicable to it. The provisions relating to provident fund, employees state insurance, investor education and protection fund, sales-tax, service tax, customs duty, cess and excise duty are not applicable to the Firm.

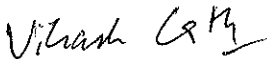
Restriction on Use

8. The certificate is addressed to and provided to the Designated Partners of the Firm solely for the purpose to enable comply with registration requirement of Haryana Real Estate Regulatory Authority, Gurugram, and 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 Jindal & Co.

Firm registration number: 025817N

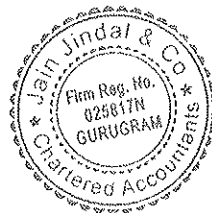
Chartered Accountants



Vikash Lath

Partner

Membership No.: 514103



Place: Gurgaon

Date: December 09, 2019

UDIN: **19514103AAAAAK1645**