

CERTIFICATE

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

Independent Practitioner's Report on the Statement of Equity as at December 31, 2022

1. This Report is issued in accordance with the terms of our engagement letter/agreement dated January 10, 2023.
2. The accompanying Statement of Equity as at December 31, 2022 (hereinafter referred as the "Statement") contains the details as required pursuant to registration of the Project named **Birla Navya – Avik Phase-1** located at Sector 63A, Gurgaon with Haryana Real Estate Regulatory Authority, Gurugram (HARERA) (hereinafter referred to as the "Statement"), which we have initialled for identification purposes only.

Management's Responsibility for the Statement

3. The preparation of the Statement is the responsibility of the Management of Avarna Projects LLP (hereinafter the "LLP") including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management is also responsible for ensuring that the LLP complies with the requirements of the HARERA and provides all relevant information to HARERA.

Practitioner's Responsibility

5. Pursuant to the requirements of the HARERA, it is our responsibility to provide a reasonable assurance whether the amounts in the Statement of Equity as at December 31, 2022 have been accurately extracted from the un-audited financial statements.
6. The un-audited financial statements for the period ended December 31, 2022 referred to in paragraph 5 above, have been prepared by the management. The Management of LLP is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial control that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.



Jain Jindal & Co.

(Chartered Accountants)

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

7. We conducted our examination of the Statement 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.
8. 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.

Opinion

9. Based on our examination, as above, we are of the opinion that the amounts in the Statement of Equity as at December 31, 2022 have been accurately extracted from the un-audited financial statements.

Restriction on Use

10. 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

Vikash Lath

Partner

Membership No.: 514103



Place: Gurgaon

Date: January 12, 2023

UDIN: 23514103BGQFOU5777

Avarna Projects LLP

Statement of Equity infused by the promoters as at December 31, 2022

Sl no.	Name of promoter	Amount of equity infused as as December 31, 2022 (Rs.)
1	Birla Estates Private Limited	500,000
2	Anant Raj Limited	500,000
	Total	1,000,000

For Avarna Projects LLP



Ravi Porwal
Designated Partner



Place: Gurgaon

Date: January 11, 2023

