



S. K. SHRIVASTAVA & ASSOCIATES
Chartered Accountants

1144

"Shiv Kunj" Dr. Sonkar Street, Vikas Vihar, Raipura, Raipur (C.G.)
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ANNEXURE-1

CHARTERED ACCOUNTANT'S CERTIFICATE

(For registering a new Project stating that no bookings, or no sums have been received towards the sale or booking of any apartments, plots or buildings, in respect of the said real estate project by the promoter)

Name of the Promoter : **M/s. Cosmos Developers**

Name of the Project : **Avinash New Town**

This certificate is being issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016; read along with the Chhattisgarh Real Estate (Regulation and Development) Rules, 2017 and orders/circulars and notifications issued by CG-RERA from time to time.

1. I/We have obtained all necessary information/details and explanations from the Promoter, during the course of our verification, 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 registers, books and documents, and the relevant records of the Promoters for the period ending 30th November 2019, and hereby certify that:-
 - (a) M/s. Cosmos Developers (Promoters & Builders) has incurred Rs. 903.56 lacs towards the land and development cost till 30/11/2019 (date) in respect of the project titled **Avinash New Town** (Name) located at Village Parsada, TAH. PATAN, R.N.M.-BHILAI -03 DISTRICT Durg (C.G.).
 - (b) As per the books of accounts including the bank statements, the promoters Builders has not received any sum from any allottee towards the booking or sale of any plots till Dt. 30/11/2019 (date) in respect of the above real estate project under process of registration with CGRERA.
 - (c) This certificate is being issued to get the above real estate project registered as a new project, without attracting any penalty under section 59 of the Real Estate (Regulation and Development) Act, 2016, though the project has commenced as per the commencement certificate/development permission dated 21/11/2019 issued by the competent Authority. The work is in progress but no booking or sale or any advance from any allottees have been received in respect of the above real estate project.

Place: Raipur
Date: 07/12/2019



(Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory: Sushant Shrivastava
Full Address : Shiv Kunj, Vikash Vihar Raipur
Membership No.: 427630
E-mail : myca4help@gmail.com
Contact No. : 9752024007
UDIN: 19427630AAAACU3695

For Cosmos Developers

Partner