



To
M/s Shubhashok Infra Grow LLP
E – 31, Prashant Vihar
Rohini Sector – 14
Delhi – 110085

Subject: - Chartered Accountant Practitioners' Report on No Default Certificate of M/s Shubhashok Infra Grow LLP

1. This Report is issued in accordance with the communication dated 26 September, 2025.
2. The accompanying **Report** contains the details of above-mentioned subject.

Management's Responsibility

3. The management is responsible for preparation of the accompanying Statement including the preparation and maintenance of all other relevant supporting records and documents.

Practitioner's Responsibility

4. 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.

Opinion

5. We confirm that based on the documents produced before us and information and explanation produced thereon and relied upon by us, we are hereby certifying the following:-
 - We hereby certify that the Firm has not defaulted in repayment of loans or any other liabilities since the date of its incorporation till date.
 - We hereby certify that the Firm has not defaulted in any statutory liability from the date of incorporation till the date.
 - We further certify that there is no financial liability/loan from any Banking, Financial Institute and Non-Banking Financial Institute.
 - We certify that there is no loan/ mortgage/ lien on the land area measuring 11.86875 Acres, an Affordable Residential Plotted Colony under-DDJAY-2016

situated at Sector-27, Village – Rathdhana, Sonipat under License No. 35 of 2025 dated 24th March, 2025.

- The Information provided in REP-I Form A to H Performa by the applicant is correct as per the Books and accounts/Balance Sheet of Financial Year 2024-25. This has been checked and verified from the Books and account of the firm. Also, the REP – I Form A to H performa contains some budgeted figures which are out of purview of our verification.

6. Restriction on Use

This report is addressed to and provided to M/s Shubhashok Infra Grow LLP solely for the purpose of submission to Haryana Real Estate Regulatory in relation to its application for the RERA License 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 report is shown or into whose hands it may come without our prior consent in writing.

For VAVS & Co.
Chartered Accountants
FRN: 041035N



CA Varun Vats
(Partner)
M No. : 554465
Place : Sonipat
Date : 28th September, 2025
UDIN :25554465BMOEWJ2061