



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 09th January, 2026.
2. The accompanying **Report** contains the details of above-mentioned subject.

Management's Responsibility

3. The preparation of the Statement is the responsibility of the Management of **Shubhashok Infra Grow LLP** (ABZ-1089), having its registered office at Plot No. 31, BLK – E, Parshant Vihar, Rohini Landmark Near Govt. School, Rohini Sec.11, Delhi – 110085 (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.

Practitioner's Responsibility

4. Pursuant to the requirements of the management it is our responsibility to provide the reasonable assurance over non default by the LLP.
5. 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.
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.

Address:

Head Office – FFA-214, Roman Court, Kundli, Sonipat, Haryana-131028

Opinion

7. We hereby confirm that we have examined prescribed books and also relevant records of the company. In my opinion and to the best of my information and according to the examination carried out by me and explanations furnished to me by the LLP and its officers, we report that nothing has come to our attention that causes us to believe that:-

- The Firm has defaulted in repayment of loans or any other liabilities since the date of its incorporation till date.
- The Firm has defaulted in any statutory liability from the date of incorporation till the date.
- There is any financial liability/loan from any Banking, Financial Institute and Non-Banking Financial Institute.
- There is any 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.

Restriction on Use

8. This report is addressed to and provided to M/s Shubhashok Infra Grow LLP solely for the purpose of submission in relation to Ashoka Greens RERA License from Haryana Real Estate Regulatory Authority 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 : 09th January, 2026
UDIN : 26554465KJBHAB5478