



सत्यमेव जयते

INDIA NON JUDICIAL

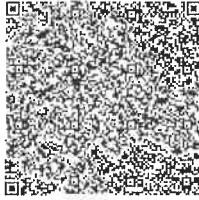
Government of Uttar Pradesh

IN-UP71865303955805X

e-Stamp

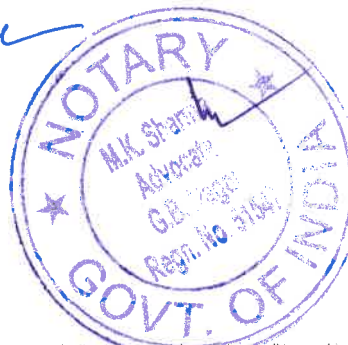
PRAVIN KUMAR
Licence No.-553
Nyay Khand-2,
Indirapuram Ghaziabad
M : 8800173030

Certificate No.	: IN-UP71865303955805X
Certificate Issued Date	: 01-Dec-2025 11:40 AM
Account Reference	: NEWIMPACC (SV)/ up14095704/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1409570440252746636974X
Purchased by	: GULSHAN EMPIRE ESTATE LLP
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: GULSHAN EMPIRE ESTATE LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: GULSHAN EMPIRE ESTATE LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



This Stamp paper forms an integral part of the Affidavit cum Declaration

Abhishek Suman



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shclstamps.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Abhishek Saxena S/o Mr. Gyaneshwar Saxena duly authorized by Gulshan Empire Estate LLP, promoter of the proposed project, vide their Board resolution dated 25-07-2025.


I, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the proposed project is proposed AND a legally valid authentication of title of such land is enclosed herewith.
2. That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by the promoter is on or before 12th February, 2031.
4. That seventy percent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Abhishek Saxena

10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

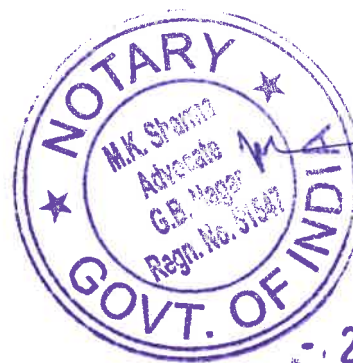

Deponent

Verification


The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Noida on 02 day of March, 2026.


Deponent



ATTESTED


MUKESH KUMAR SHARMA
Advocate Notary
Gautam Budh Nagar

2 MAR 2026

GULSHAN EMPIRE ESTATE LLP

Regd. Address: 7th Floor, Gulshan One29, Plot no. C-3, E-1, Sector-129, Noida (U.P.) - 201304;
LLPIN: ACF-3850; Email: compliance@gulshangroup.com

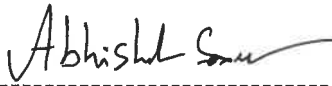
CERTIFIED TRUE COPY OF THE RESOLUTION ADOPTED BY THE DESIGNATED PARTNERS OF GULSHAN EMPIRE ESTATE LLP ("LLP") HELD ON FRIDAY, 25-07-2025 AT ITS OFFICE SITUATED AT 7th FLOOR, GULSHAN ONE29, PLOT NO. C3-E1, SECTOR-129, GAUTAM BUDDHA NAGAR, NOIDA, UTTAR PRADESH - 201304

"RESOLVED THAT Mr. Abhishek Saxena be and is hereby authorized to do following for and on behalf of the LLP with regards to the LLP's Land/ Project situated at Group Housing Plot no. GH - 2B in Oakwood Enclave, Sector 1, Wave City, NH-24, Ghaziabad, Uttar Pradesh:

- a) To sign and submit applications, drawings/maps, lay-out plans, affidavit, undertakings, declarations, letters and all other documents and papers related to said project/land with Ghaziabad Development Authority or any other authority or concern under law.
- b) To apply for obtaining any approval, clearance related to Environment, Pollution, IGBC (Green Building), Electricity (Temporary or Permanent), Sewerage, Fire and all other permissions that may be required in relation to the said land/project with any authority or concern under law and further to sign, submit all documents in this regard
- c) To represent the LLP and appear before any authority or concern under law in relation to all or any of above matter.
- d) To sub-delegate all or any of aforesaid power /authority in favour of any attorney or representative;

RESOLVED FURTHER that copy of this resolution duly certificated by any Designated Partner be furnished to all concerned"

Signature of aforesaid Person attested herein below



(ABHISHEK SAXENA)

CERTIFIED TRUE COPY
For **GULSHAN EMPIRE ESTATE LLP**



Deepak Kapoor
Designated Partner
DIN: 00462283

LEGAL NEXUS

Advocates & Solicitors
Delhi High Court

Office Add:-Plot No-828,Sector-5,Vaishali, Ghaziabad -201019.
Mo.No-9868332215; 9891149756; e.mail-legal.nexus.delhi@gmail.com

Ref No.TSR/GZB/04/26.

Dated:04.04.2026

To,

M/s.Gulshan Empire Estate LLP,
Registered Office : 7th Floor, Gulshan One29,
Plot No. C3-E1, Sector 129, Noida Expressway,
Noida 201304,Uttar Pradesh.

Dear Sir,

Subject:Legal Report/Opinion and Non Encumbrance Certificate in respect of the property/Plot bearing No.-GH-2B,Okawood Enclave,Sector-1,Wave City, Ghaziabad,U.P owned by M/s Gulshan Empire Estate LLP.

I,the undersigned,a practicing advocate having experience of more than ten (10) years,have scrutinized the title documents pertaining to above mentioned property/ plot in detail and discussed herein below. My legal report is as under:-

1. Description of Property:-

- a. Residential Group Housing Plot bearing No. GH-2B, having total area admeasuring 22,504.5 sq.mtr.situated at Okawood Enclave, Sector-1, Wave City, Tehsil and District Ghaziabad, Uttar Pradesh (herein afterwards referred to as "Said Property") and the same is bounded by :

East - Other Plot
West - 30 Meter Connecting Road
North - 30 Meter Wide Road (Part of the 60 M Master Plan Road)
South - Green Belt

- b. Original Owner of Plot i.e. M/s.Uppal Chadha Hi-Tech Developers Private Limited has acquired a large parcel of Land under Hi-Tech Township Policy of Uttar Pradesh Govt upon which Wave city Township is being developed. The said land, including the Said property referred to herein, has been subdivided into various sectors in accordance with the layout plan duly approved by the Ghaziabad Development Authority. Presently there is no demarcation of Said Property in khasras and Kahtauni.



2. Devolution of title :

Vide Sale Deed dated 31st July, 2025 executed between M/s.Uppal Chadha Hi-Tech Developers Private Limited (Original Owner of plot/property) and M/s.Gulshan Empire Estate LLP (Promoter) which was registered before the office of Sub Registrar-I,Ghaziabad as document No. 8893, Book no.1,Volume no. 22315, on pages no.115 to 144 on 31st July,2025,the Said Property/plot was sold, conveyed and transferred in favour of the Promoter.

3. Search at Concerned Sub-Registrar Office:-

- (i) Our representative visited the office of Sub-Registrar-I,Ghaziabad,Uttar Pradesh.As per inspection and search conducted by us on 11.03.2026, it is certified that the registration particulars i.e number,date and page particulars etc.,as shown in the copy of Sale Deed and contents for the Said Property mentioned in Clause-1 thereof tallied with the information as stated in the records of office of concerned Sub-Registrar.I further certify that the photographs of the authorized representatives of both the parties affixed / seen in the copy of sale deed tallied with records of registrar office as well as certified copy of the sale deed.
- (ii) That based on the search conducted at the office of the Sub-Registrar-I, Ghaziabad, Uttar Pradesh, no mortgage, lien or encumbrance is reflected in the records of the concerned Sub-Registrar in respect of the Said Property referred to in Clause 1 above. However, it is noted that the Promoter has created an equitable mortgage by way of deposit of title deeds of the Said Property in favour of Tata Capital Housing Finance Limited (“Lender”) for the purpose of availing Term loan facility. In this regard, the Promoter has created a charge on the Said Property and filed the relevant forms with the Ministry of Corporate Affairs (MCA) on 19.08.2025.
- (iii) The inspection receipt towards inspection fee, Non Encumbrance certificate issued by Sub-Registrar-I, Ghaziabad,Uttar Pradesh and Index of Charges issued by Ministry of Corporate Affairs are enclosed with this report.

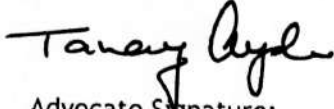
4. Representation:-

I/We have taken due and reasonable care for preparation of the Report, which is also based on the basis of information, documents, and records made available from the relevant Sub-Registrar's Office, government officials and/or documents provided by the client and/or their authorized representatives.The report is based on my professional review and interpretation of the documents and applicable laws as of the date of this report.



5. Conclusion :

Based on above search made by undersigned and review of documents or clarification provided to us, we are of the opinion that Promoter i.e. M/s Gulshan Empire Estate LLP is the absolute legal owner of the Said Property having clear and marketable title over it.



Advocate Signature:
Name: TANAY AYDE.
Enrollment No: D-1841/02.

Enclosed:-

1. Inspection Receipt
2. Non Encumbrance certificate issued by Sub-Registrar-I, Ghaziabad, Uttar Pradesh
3. Index of Charges issued by Ministry of Corporate Affairs.



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला
उप निबंधक सदर प्रथम क्रम संख्या 2026136007686
गाजियाबाद

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 11/03/2026

प्रस्तुतकर्ता या प्रार्थी का नाम तनय आयडे एड०

लेख का प्रकार: मुआयना

1994 वर्ष से 2026 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 11/03/2026

दिनांक जब लेख प्रतिलिपि या तलाश 11/03/2026

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

उप निबंधक सदर प्रथम
गाजियाबाद

क्रम संख्या 2026136007686

अधिनियम 16 1908 की धारा 52 के अधीन रमीद

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम
तनय आयडे एड०

1994 वर्ष से 2026 वर्ष तक

निष्पादक का नाम

लेख का प्रकार मुआयना

प्रतिफल की धनराशि 100

प्रार्थना पत्र प्रस्तुत करने का दिनांक 11/03/2026

दिनांक जब लेख प्रतिलिपि 11/03/2026

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक सदर प्रथम
गाजियाबाद

क्रम संख्या 2026136007686

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 11/03/2026

प्रस्तुतकर्ता या प्रार्थी का नाम तनय आयडे एड०

लेख का प्रकार: मुआयना 1994 वर्ष से 2026 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 11/03/2026

दिनांक जब लेख प्रतिलिपि या तलाश 11/03/2026

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Sub Reg. do
Ghaziabad

कार्यालय उप निबंधक सदर प्रथम गाजियाबाद जनपद गाजियाबाद

आवेदन संख्या :2202613600204

प्रमाण संख्या :22026136000192

भार मुक्त प्रमाण-पत्र (रजि० मैनुअल के नियम 328)

श्री- तनय आण्डे एडवोकेट पुत्र- एडवोकेट तहसील गाजियाबाद जिला गाजियाबाद ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - ओकवुड एन्कलेव, वार्ड/परगना- वेब सिटी, आवासीय- गुलशन एम्पायर एस्टेट द्वारा रन सिंह सेखावत , प्लॉट नंबर जी एच 2 बी एरिया 22504.5 वर्ग मीटर सैक्टर 1 पूर्व में अन्य ग्रुप हाउसिंग प्लॉट पश्चिम में 30 मीटर रोड उत्तर में 30 मीटर रोड दक्षिण में ग्रीन बेल्ट , 2 बी

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 11/03/2014 से दिनांक 10/03/2026 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :11-03-2026

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर डूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
 - इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
 - यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।
 - 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **विनीत कुमार।**
मिलान करने वाले निबन्धन लिपिक: **विनीत कुमार।**



VANDANA CHAUDHARI
Digitally signed by VANDANA CHAUDHARI
Date: 2026.03.11 16:11:33 +05'30'

उप निबंधक सदर प्रथम
गाजियाबाद

Ministry Of Corporate Affairs

Date : 19-08-2025 12:02:2 pm

LLP Information

LLPIN	ACF-3850
LLP Name	GULSHAN EMPIRE ESTATE LLP
ROC Name	ROC Kanpur
Date of Incorporation	07/02/2024
Email Id	compliance@gulshangroup.com
Number of Partners	0
Number of Designated Partners	2
Registered Address	7th Floor, Gulshan One29, Plot No. C3 E1, Sector-129, Gejha, Gautam Buddha Nagar, Noida, Uttar Pradesh, India, 201304
Total Obligation of Contribution	1,00,000
LLP Status	Active
Strike off/amalgamated/transferred date	-
Status under CIRP	No

Accounts and Solvency Filing Information

Date of filing	Financial Year
07/30/2024	03/31/2024

Annual Returns Filing Information

Date of filing	Financial Year
06/04/2025	03/31/2025

Jurisdiction

ROC (name and office)	ROC Kanpur
RD (name and Region)	RD, Northern Region

Interim Resolution Professional (IRP)

Sr. No	Name of IRP/ RP/ Liquidator	Address of IRP/ RP/ Liquidator
--------	-----------------------------	--------------------------------

Index of Charges

Sr. No	Charge Identification number	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	101138025	TATA CAPITAL HOUSING FINANCE LIMITED	01/08/2025	-	-	2,50,00,00,000	11th Floor, Tower A, Peninsula Business Park Ganpatrao Kadam Marg, Lower Parel, Mumbai, Mumbai, Maharashtra, India, 400013	No	-

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	00461209	GULSHAN NAGPAL	Designated Partner	07/02/2024	-	Yes
2	00462283	DEEPAK KAPOOR	Designated Partner	07/02/2024	-	Yes