

Rizwan Ahmed & Associates
Chamber no. 64, Tehsil Court, Behat, Saharanpur
Mob. No. :- 9719450445.

To,
The Hon'ble Chairperson,
Uttar Pradesh Real Estate Regulation
Authority,
(UPRERA)

Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow – 226007
Uttar Pradesh

Subject: Non- Encumbrance Certificate for the proposed Residential Project i.e. 'AVACASA' situated at Village - Badkala, Tehsil - Behat, Distt. Saharanpur (Uttar Pradesh).

Respected Sir,

1. Reference to captioned Subject matter, the undersigned has read, checked & verified the following details:

- a) Property documents with respect to the land bearing khasra nos. 207, 208, 209, 210, 211, 212, 215, 216, 217, 235/1, 239, 238, 241, 220, 221, 233 M, 234, 229, 230, 228, 231, 172/2, 225, 226, 227, 224/1 M, 172/1, 150, 173, 174, 175, 214/2, 150, 151 M, 196 M, 198/2 M, 199 M, 198/2 M, 218, 219, 235/1, 238, 241, 237, 234, 233 M, 226, 227, 228, 229, 230, 231, 222, 223, 206, having area of 108794.12 square meter situated at Village - Badkala, Tehsil - Behat, Distt. Saharanpur (Uttar Pradesh)

S. No.	Subject matter	Description
1.	The Land/Project	a) Khasra Nos. 207, 208, 209, 210, 211, 212, 215, 216, 217, 235/1, 239, 238, 241, 220, 221, 233 M, 234, 229, 230, 228, 231, 172/2, 225, 226, 227, 224/1 M, 172/1, 150, 173, 174, 175, 214/2, 150, 151 M, 196 M, 198/2 M, 199 M, 198/2 M, 218, 219, 235/1, 238, 241, 237, 234, 233 M, 226, 227, 228, 229, 230, 231, 222, 223, 206, having area of 108,794.12 square meter situated at Village - Badkala, Tehsil - Behat, Distt. Saharanpur (Uttar Pradesh)
2.	Location	Village - Badkala, Tehsil - Behat, Distt. Saharanpur (Uttar Pradesh)

--	--	--

- b) Searches at the portal of Central Registry of Securitisation Asset Reconstruction and Security Interest of India (CERSAI).
- c) Searches at Ministry of Corporate Affairs (MCA).
2. After reading, scrutiny & verification of the details, the said Land is not mortgaged with any financial institution/entity.
3. There are no charges created and/or registered on the aforesaid land, in any of the records.
4. The Land is free for development by Galactic City Pvt. Ltd. (GCPL).

CERTIFICATE/REPORT: I, the undersigned, hereby certify that:

"There are no encumbrances or charges on the said land".

Issued by

Yours sincerely,

(Rizwan Ahmed)
(Advocate)

En. No. UP09925/99

Date:

Rizwan Ahmad
Advocate
Teh- Behat (SRE)

31/1/26

Note:

- a) This Certificate is in consensus of the UPRERA Act 2016 & rules made as thereinunder.
- b) The Project is proposed to be developed & constructed in a phased manner.
- c) This Non - encumbrance certificate is issued after verification of Property documents, which were submitted to us by the Company/Promoter.

Rizwan Ahmed & Associates

Chamber no. 64, Tehsil Court, Behat, Saharanpur

Mob. No.:- 9719450445.

Rizwan Ahmad
Advocate
Teh- Behat (SRE)

31/1/26