

NOTE

Due to file size restriction, the Non-Encumbrance Certificates have been uploaded in Land Detail section as **“Registry Document, No. 0000, Date: 08-04-2026”**

PRADEEP GUPTA

(Enrollment No.: 3650/03)

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Nawrang
Cinema, GT Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 39230, +91 99999 53289 |

Landline: +91 120 4254943

Date: 10/03/2026

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/S ROSEMONT RESIDENCIES PVT. LIMITED. for preparing the Title Verification and Search Report of the property owned by M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI, is a company incorporated under the provisions of the Companies Act, 2013, I do hereby submit my report as under :-

1.	NAME OF THE TITLE HOLDER	M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI
2.	DETAILS OF PROPERTY TO BE MORTGAGED: AS PER THE TITLE DEED	A Freehold Non Agricultural land having 0.09175 Hectare pertaining to Khasra no. 1660 situated at Village Shahpur Barnheta, Pargana Dana, Tehsil and District Ghaziabad, U.P
3.	Full Description of Property	
3.1	NATURE OF IMMOVEABLE PROPERTY	Based on the documents examined and records inspected, the title in respect of the subject property is Freehold and the ownership of the present title holder appears to be absolute in nature. No conditions, limitations, reversions, interests, or restrictions affecting transfer, sale, mortgage, or encumbrance.



		<p>security interest over the said property are reflected in the title deeds, registration records, or revenue records examined by us.</p> <p>Further, no restriction on use, development, or alienation of the said property has been observed from the documents and records examined, except those imposed under applicable laws, rules, regulations, and statutory approvals, if any.</p>
3.2	PROPERTY ADDRESS	All that Freehold Non-Agricultural land admeasuring 0.09175 Hectare, comprised in Khazra no. 1633Dakshin situated at Village Shalpur Bambeta, Pargana Dasna, Tehsil and District Ghaziabad,UP, owned by M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG,DELHI.
3.5	Name/s of the Owner/s	M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG,DELHI
4.	Nature of ownership	THROUGH SALE DEED

5. NEGATIVE CONFIRMATION (REGISTRATION RECORDS)

Based on the search conducted in the registration records of the concerned Sub-Registrar and the Search / Encumbrance Certificate examined for the relevant period, no adverse entries, including any registered mortgage, charge, lien, attachment, lease, sale agreement, court order, or other encumbrance, affecting the subject property were found recorded in the registration records as on the date of search.



6. INVESTIGATION OF DOCUMENTS:

The following documents were examined for the purpose of this Title Search:

1. Photocopy of Khatauni of Khata no. 1660 situated at Village Shahpur Bambeta, Pargana Dasna, Tehsil and District Ghaziabad, UP.

2. Sale Deed executed by:

M/S AD RETAIL INFRA LLP REG OFFICE AT PLOT NO. COMMERCIAL-05, SECTOR-50, NOIDA UP in favour of **M/S ROSEMONT RESIDENCIES PVT. LIMITED.**, having its registered office at **11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI** duly registered as Document No. 1523, Book No. 1, Volume No. 12927, total pages 347 TO 374, dated 09/02/2026, in the office of Sub-Registrar-V, Ghaziabad.

4. Search Certificate dated 10/03/2026, issued by Sub-Registrar-I, Ghaziabad UP.

7. CONCLUSION

On the basis of the documents examined, searches conducted in the office of the Sub-Registrar and revenue authorities, and investigation carried out, it is concluded that **M/S ROSEMONT RESIDENCIES PVT. LIMITED.** has derived its title through a clear, continuous, and unbroken chain of registered documents, and presently holds good, clear, valid, subsisting, and marketable title over the Freehold Non-Agricultural land admeasuring admeasuring 0.09175 Hectare, comprised in Khata no. 1660 situated at Village Shahpur Bambeta, Pargana Dasna, Tehsil and District Ghaziabad, UP.

As per the Search Certificate, registration records, and revenue records examined, no registered mortgage, charge, lien, attachment, lease, acquisition proceedings, or other encumbrance was found recorded against the said property as on the date of search.

The mutation entries stand completed, and the land use stands lawfully converted from Agricultural to Non-Agricultural by the competent authority. Subject to verification of original documents, identity of parties, and compliance with statutory approvals, the said property is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.



This Title Search Report is based solely on the documents, records, and information made available for inspection before us, including certified copies / photocopies of revenue records, registered instruments, and certificates issued by the concerned authorities.

8. JURISDICTION & COMPETENT AUTHORITY

It is confirmed that the subject property is situated within the territorial jurisdiction of the concerned Tehsil and District authorities, and that the same falls under the jurisdiction of the competent Sub-Registrar having authority over the area in which the property is located.

It is further confirmed that the title deeds and other instruments forming part of the chain of title have been duly registered with the competent registering authority, in accordance with the provisions of the Registration Act, 1908, and were executed and presented for registration before the Sub-Registrar having lawful jurisdiction over the subject property.

9. LITIGATION LIMITATION

It is clarified that the search conducted is limited to registration and revenue records and does not include a search of court records, tribunal records, or other judicial forums. Accordingly, this Report / Certificate does not cover any pending, threatened, or undisclosed litigation, disputes, claims, injunctions, or orders which may not be reflected in the registration or revenue records examined.

The opinion expressed herein is therefore subject to the absence of any unreported or unrecorded litigation affecting the subject property.



10.	List of encumbrances	Nature of encumbrance : The property is free from encumbrances, Charges and lease or leave and license etc. till date.
11.	View on encumbrance or any lease	NA
12.	Regulatory Issues :	The property is not affected by Land Ceiling Law.
13.	Views on regulatory hurdles	NA
14.	List of further documents called for, examined and perused	NA
15.	Whether the documents examined are duly stamped as per the stamp Act	The documents are duly stamped as per stamp act.
16.	Whether the Registration endorsements are in order	Yes.
17.	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"

We have taken search of the records of SUB-REGISTRAR SADAR-I GHAZIABAD UP from 10/03/2014 to 09/03/2026 by paying the necessary search fee of Rs. 100/- vide CERTIFICATE NO. 22026136000173 dated 10/03/2026. The search receipt is enclosed herewith.



DISCLAIMER :

I, Pradeep Gupta, Advocate (ENROLLMENT NO: 365003), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

This Report does not constitute a guarantee or warranty of title, but is an opinion based on professional examination of the documents produced and records searched. We have not conducted any physical survey, boundary verification, or independent investigation beyond the official records and documents provided.

No responsibility is assumed for:

- Any undisclosed charge, lien, litigation, acquisition, notification, or claim not reflected in the records searched;
- Any forgery, impersonation, misrepresentation, or suppression of facts in the documents relied upon;
- Any future change in law, policy, or government notification affecting the subject property.

This Report is issued exclusively for the purpose of bank / financial due diligence and shall not be used for any other purpose or relied upon by any third party without prior written consent.

Place: GHAZIABAD

Dated: 13/03/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road GZB.

CONTACT: 9810345181, 999953289, 9718239239

Your Trust our Responsibility ..

PRADEEP GUPTA

(Enrollment No.: 3650/03)

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 35238, +91 99999 53189 |
+91 120 4254943

Landline:

TO WHOM SO EVER IT MAY CONCERN

NON-ENCUMBRANCE CERTIFICATION

I/we hereby certify as under:

1. Examination of Records

I/we have carefully examined the originals / certified copies / photocopies (as made available) of the chain of title documents, registration records, revenue records, and other supporting documents in respect of the Freehold Non-Agricultural land A Freehold Non Agricultural land having 0.09175 Hectare pertaining to Khasra no. 1660 situated at Village Shalpur Bamhota, Pargana Duana, Tehsil and District Ghaziabad, UP, owned by M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI (hereinafter referred to as the "Property").

2. Chain of Title

Based on the documents examined and searches conducted, the title to the said Property originates from the recorded owner and flows through a clear, continuous, and unbroken chain of duly registered instruments up to the present owner. No gap, inconsistency, or defect in the chain of title has been observed from the records examined by us.

3. Mode of Acquisition

The present owner acquired title to the said Property through a duly stamped and registered Sale Deed dated 09/02/2026, registered in the office of the competent Sub-Registrar, Ghaziabad. The execution, registration particulars, and description of the Property in the said document are found to be consistent with the preceding title deeds.



4. Revenue Records & Mutation

The name of the present owner stands mutated in the revenue records maintained by the competent revenue authority. The relevant Khatauni / revenue entries examined correspond with the title documents and reflect the ownership of the present title holder.

5. Nature of Title

The title of the present owner is Freehold and absolute in nature. No conditional ownership, reversionary interest, trust obligation, or restriction on transfer or mortgage is reflected in the documents and records examined, except such restrictions as may arise under applicable statutory laws.

6. Land Use Conversion

The said Property has been lawfully converted from Agricultural to Non-Agricultural, issued by the competent authority, and no adverse remark regarding land use has been observed from the records examined.

7. Encumbrance Search

A search of the registration records was conducted and the Search Certificate dated 10/03/2026 issued by the office of Sub-Registrar-I, Ghaziabad, was examined. Based on the same, no registered mortgage, charge, lien, lease, attachment, sale agreement, court order, or other encumbrance affecting the said Property was found subsisting as on the date of search.

8. Litigation Limitation

It is clarified that court records and tribunal records have not been independently searched, and this certification is limited to registration and revenue records. Any litigation, dispute, or claim not reflected in such records is outside the scope of this certification.

9. Possession

The documents examined indicate that possession of the Property follows the title. No adverse possession, third-party occupation, or tenancy is reflected in the records examined by us.

10. Government Dues & Acquisition

From the records examined, no indication of government acquisition, land ceiling proceedings, or statutory prohibition on transfer has been observed. However, verification of payment of municipal dues, land revenue, and other statutory dues is recommended at the time of disbursement.



11. Company Capacity (Where Applicable)

The present owner, being a company, appears to be legally competent to hold and deal with immovable property. Creation of mortgage shall, however, be subject to necessary corporate authorizations, including board resolution and compliance with applicable provisions of law.

12. Mortgage / Security Creation

Subject to verification of original documents, compliance with statutory approvals, and fulfillment of bank sanction conditions, the said Property has good, clear, valid, subsisting, marketable, and enforceable title, and is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.

I, Pradeep Gupta, Advocate (ENROLLMENT NO: 3650/03), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

PLACE & DATE

Place: Ghaziabad

Date: 10/03/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

**GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar
behind Navrang Cinema, GT Road GZB.**

CONTACT: 9810345181, 999953289, 9718239239

PRADEEP GUPTA

(Enrollment No.: 3650/03)

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang
Cinema, GT Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 39239, +91 99999 53289 |

Landline: +91 120 4254943

Date: 10/03/2026

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/S PARK TOWN COMPLEX PVT. LIMITED, for preparing the Title Verification and Search Report of the property owned by M/S PARK TOWN COMPLEX PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI, is a company incorporated under the provisions of the Companies Act, 2013, I do hereby submit my report as under :-

1.	NAME OF THE TITLE HOLDER	M/S PARK TOWN COMPLEX PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI
2.	DETAILS OF PROPERTY TO BE MORTGAGED: AS PER THE TITLE DEED	A Freehold Non Agricultural land having 0.0688125 Hectare pertaining to Khasra no. 1660 situated at Village Shahpur Bambeta, Pargana Dama, Tehsil and District Ghaziabad, UP
3.	Full Description of Property	
	3.1 NATURE OF IMMOVEABLE PROPERTY	Based on the documents examined and records inspected, the title in respect of the subject property is Freehold and the ownership of the present title holder appears to be absolute in nature. No conditions, limitations, reversionary interests, or restrictions affecting transfer, sale, mortgage, or creation



		<p>security interest over the said property are reflected in the title deeds, registration records, or revenue records examined by us.</p> <p>Further, no restriction on use, development, or alienation of the said property has been observed from the documents and records examined, except those imposed under applicable laws, rules, regulations, and statutory approvals, if any.</p>
3.2	PROPERTY ADDRESS	All that Freehold Non-Agricultural land admeasuring 0.0688125 Hectare, comprised in Khasra no. 1660 situated at Village Shahpur Bambeta, Pargana Daana, Tehsil and District Ghaziabad, UP, owned by M/S PARK TOWN COMPLEX PVT. LIMITED. , having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI.
3.5	Name/s of the Owner/s	M/S PARK TOWN COMPLEX PVT. LIMITED. , having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI.
4.	Nature of ownership	THROUGH SALE DEED

5. NEGATIVE CONFIRMATION (REGISTRATION RECORDS)

Based on the search conducted in the registration records of the concerned Sub-Registrar and the Search / Incumbrance Certificate examined for the relevant period, no adverse entries, including any registered mortgage, charge, lien, attachment, lease, sale agreement, court order, or other encumbrance, affecting the subject property were found recorded in the registration records as on the date of search.



6. INVESTIGATION OF DOCUMENTS:

The following documents were examined for the purpose of this Title Search:

1. Photocopy of Khatauni of Khata no. 1660 situated at Village Shahpur Bamheta, Pargana Dasna, Tehsil and District Ghaziabad, U.P.

2. Sale Deed executed by:

URVASHI YADAV D/O LATE SH. CHAHATRAM AND VISHAL S/O LATE SH. CHAHATRAM AND SMT SHOBHA W/O LATE SH. CHAHATRAM R/O VILLAGE BAMBHETA GHAZIABAD U/P

in favour of **M/S PARK TOWN COMPLEX PVT. LIMITED.**, having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI, duly registered as Document No. 2498, Book No. 1, Volume No. 17980, total pages 1 TO 32, dated 15/03/2021, in the office of Sub-Registrar-I, Ghaziabad.

4. Search Certificate dated 10/03/2026, issued by Sub-Registrar-I, Ghaziabad U.P.

7. CONCLUSION

On the basis of the documents examined, searches conducted in the office of the Sub-Registrar and revenue authorities, and investigation carried out, it is concluded that Value Infracon India Pvt. Ltd. has derived its title through a clear, continuous, and unbroken chain of registered documents, and presently holds good, clear, valid, subsisting, and marketable title over the Freehold Non-Agricultural land admeasuring admeasuring 0.0688125 Hectare, comprised in Khata no. 1660 situated at Village Shahpur Bamheta, Pargana Dasna, Tehsil and District Ghaziabad, U.P.

As per the Search Certificate, registration records, and revenue records examined, no registered mortgage, charge, lien, attachment, lease, acquisition proceedings, or other encumbrance was found recorded against the said property as on the date of search.

The mutation entries stand completed, and the land use stands lawfully converted from Agricultural to Non-Agricultural by the competent authority. Subject to verification of original documents, identity of parties, and compliance with statutory approvals, the said property is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.



This Title Search Report is based solely on the documents, records, and information made available for inspection before us, including certified copies / photocopies of revenue records, registered instruments, and certificates issued by the concerned authorities.

8. JURISDICTION & COMPETENT AUTHORITY

It is confirmed that the subject property is situated within the territorial jurisdiction of the concerned Tehsil and District authorities, and that the same falls under the jurisdiction of the competent Sub-Registrar having authority over the area in which the property is located.

It is further confirmed that the title deeds and other instruments forming part of the chain of title have been duly registered with the competent registering authority, in accordance with the provisions of the Registration Act, 1908, and were executed and presented for registration before the Sub-Registrar having lawful jurisdiction over the subject property.

9. LITIGATION LIMITATION

It is clarified that the search conducted is limited to registration and revenue records and does not include a search of court records, tribunal records, or other judicial forums. Accordingly, this Report / Certificate does not cover any pending, threatened, or undisclosed litigation, disputes, claims, injunctions, or orders which may not be reflected in the registration or revenue records examined.

The opinion expressed herein is therefore subject to the absence of any unreported or unrecorded litigation affecting the subject property.



10.	List of encumbrances	Nature of encumbrance : The property is free from encumbrances, Charges and lease or leave and license etc. till date.
11.	View on encumbrance or any lease	NA
12.	Regulatory Issues :	The property is not affected by Land Ceiling Law.
13.	Views on regulatory hurdles	NA
14.	List of further documents called for, examined and perused	NA
15.	Whether the documents examined are duly stamped as per the stamp Act	The documents are duly stamped as per stamp act.
16.	Whether the Registration endorsements are in order	Yes.
17.	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"

We have taken search of the records of SUB-REGISTRAR SADAR-I GHAZIABAD UP from 10/03/2014 to 09/03/2026 by paying the necessary search fee of Rs. 100/- vide CERTIFICATE NO. 22026136000175 dated 10/03/2026. The search fee receipt is enclosed herewith.



DISCLAIMER :

I, Pradeep Gupta, Advocate (ENROLLMENT NO: 3650/03), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

This Report does not constitute a guarantee or warranty of title, but is an opinion based on professional examination of the documents produced and records searched. We have not conducted any physical survey, boundary verification, or independent investigation beyond the official records and documents provided.

No responsibility is assumed for:

- Any undisclosed charge, lien, litigation, acquisition, notification, or claim not reflected in the records searched;
- Any forgery, impersonation, misrepresentation, or suppression of facts in the documents relied upon;
- Any future change in law, policy, or government notification affecting the subject property.

This Report is issued exclusively for the purpose of bank / financial due diligence and shall not be used for any other purpose or relied upon by any third party without prior written consent.

Place: GHAZIABAD

Dated: 13/03/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road GZB.

CONTACT: 9810345181, 999953289, 9718239239

PRADEEP GUPTA

(Enrollment No.: 3650/03)

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Landline:

TO WHOM SO EVER IT MAY CONCERN

NON-ENCUMBRANCE CERTIFICATION

I/we hereby certify as under:

1. Examination of Records

I/we have carefully examined the originals / certified copies / photocopies (as made available) of the chain of title documents, registration records, revenue records, and other supporting documents in respect of the Freehold Non-Agricultural land A Freehold Non Agricultural land having 0.0688125 Hectare pertaining to Khura no. 1660 situated at Village Shahpur Bambeta, Pargana Duma, Tehsil and District Ghaziabad, U.P, owned by M/S PARK TOWN COMPLEX PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI (hereinafter referred to as the "Property").

2. Chain of Title

Based on the documents examined and searches conducted, the title to the said Property originates from the recorded owner and flows through a clear, continuous, and unbroken chain of duly registered instruments up to the present owner. No gap, inconsistency, or defect in the chain of title has been observed from the records examined by us.

3. Mode of Acquisition

The present owner acquired title to the said Property through a duly stamped and registered Sale Deed dated 15/03/2021, registered in the office of the competent Sub-Registrar, Ghaziabad. The execution, registration particulars, and description of the Property in the said document are found to be consistent with the preceding title deeds.



4. Revenue Records & Mutation

The name of the present owner stands mutated in the revenue records maintained by the competent revenue authority. The relevant Khatauni / revenue entries examined correspond with the title documents and reflect the ownership of the present title holder.

5. Nature of Title

The title of the present owner is Freehold and absolute in nature. No conditional ownership, reversionary interest, trust obligation, or restriction on transfer or mortgage is reflected in the documents and records examined, except such restrictions as may arise under applicable statutory laws.

6. Land Use Conversion

The said Property has been lawfully converted from Agricultural to Non-Agricultural, issued by the competent authority, and no adverse remark regarding land use has been observed from the records examined.

7. Encumbrance Search

A search of the registration records was conducted and the Search Certificate dated 10/03/2026 issued by the office of Sub-Registrar-I, Ghaziabad, was examined. Based on the same, no registered mortgage, charge, lien, lease, attachment, sale agreement, court order, or other encumbrance affecting the said Property was found subsisting as on the date of search.

8. Litigation Limitation

It is clarified that court records and tribunal records have not been independently searched, and this certification is limited to registration and revenue records. Any litigation, dispute, or claim not reflected in such records is outside the scope of this certification.

9. Possession

The documents examined indicate that possession of the Property follows the title. No adverse possession, third-party occupation, or tenancy is reflected in the records examined by us.

10. Government Dues & Acquisition

From the records examined, no indication of government acquisition, land ceiling proceedings, or statutory prohibition on transfer has been observed. However, verification of payment of municipal dues, land revenue, and other statutory dues is recommended at the time of disbursement.



11. Company Capacity (Where Applicable)

The present owner, being a company, appears to be legally competent to hold and deal with immovable property. Creation of mortgage shall, however, be subject to necessary corporate authorizations, including board resolution and compliance with applicable provisions of law.

12. Mortgage / Security Creation

Subject to verification of original documents, compliance with statutory approvals, and fulfillment of bank sanction conditions, the said Property has good, clear, valid, subsisting, marketable, and enforceable title, and is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.

I, Pradeep Gupta, Advocate (ENROLLMENT NO: 3650/03), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

PLACE & DATE

Place: Ghaziabad

Date: 10/03/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

**GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar
behind Navrang Cinema, GT Road G2B.**

CONTACT: 9810345181, 999953289, 9718239239

PRADEEP GUPTA

(Enrollment No.: 3650/03)

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang
Cinema, GT Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 38238, +91 99999 53289 |
Landline: +91 120 4254943

Date: 10/03/2026

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/S EDIFICE CONBUILD PVT. LIMITED. for preparing the Title Verification and Search Report of the property owned by M/S EDIFICE CONBUILD PVT. LIMITED., having its registered office at ECE,HOUSE 28 KASTURBA GANDHI MARG, NEW DELHI-110001, is a company incorporated under the provisions of the Companies Act, 2013, I do hereby submit my report as under :-

1.	NAME OF THE TITLE HOLDER	M/S EDIFICE CONBUILD PVT. LIMITED., having its registered office at ECE,HOUSE 28 KASTURBA GANDHI MARG, NEW DELHI-110001
2.	DETAILS OF PROPERTY TO BE MORTGAGED: AS PER THE TITLE DEED	A Freehold Non Agricultural land having 1.0377 Hectare (2.5643 Acre) pertaining to Khasra numbers (Defined in annexure Table) situated at Village Shahpur Bambeta, Pargana Dasna, Tehsil and District Ghaziabad,UP
3.	Full Description of Property	
	3.1 NATURE OF IMMOVEABLE PROPERTY	Based on the documents examined and records inspected, the title in respect of the subject property is Freehold and the ownership of the present title holder appears to be absolute in nature. No conditions, limitations, reversions, interests, or restrictions affecting



		<p>transfer, sale, mortgage, or creation of security interest over the said property are reflected in the title deeds, registration records, or revenue records examined by us.</p> <p>Further, no restriction on use, development, or alienation of the said property has been observed from the documents and records examined, except those imposed under applicable laws, rules, regulations, and statutory approvals, if any.</p>
3.2	PROPERTY ADDRESS	All that Freehold Non-Agricultural land admeasuring 1.0377 Hectare (2.5643 Acre), comprised in Khara numbers (Defined in annexure Table) situated at Village Shahpur Bamheta, Pargana Dasna, Tehsil and District Ghaziabad, UP, owned by M/S EDIFICE CONBUILD PVT. LIMITED., having its registered office at ECE, HOUSE 28 KASTURBA GANDHI MARG, NEW DELHI-110001
3.5	Name/s of the Owner/s	M/S EDIFICE CONBUILD PVT. LIMITED., having its registered office at ECE, HOUSE 28 KASTURBA GANDHI MARG, NEW DELHI-110001
4.	Nature of ownership	THROUGH TRANSFER DEED

5. NEGATIVE CONFIRMATION (REGISTRATION RECORDS)

Based on the search conducted in the registration records of the concerned Sub-Registrar and the Search / Encumbrance Certificate examined for the relevant period, no adverse entries, including any registered mortgage, charge, lien, attachment, lease, sale agreement, court order, or other encumbrance, affecting the subject property were found recorded in the registration records as on the date of search.



6. INVESTIGATION OF DOCUMENTS:

The following documents were examined for the purpose of this Title Search:

1. Photocopy of Khatauni and Transfer Deed of Khastra numbers (Defined in annexure Table) admeasuring 1.0377 Hectare (2.5643 Acre) situated at Village Shahpur Bambeta, Pargana Danna, Tehsil and District Ghaziabad, U.P.

2. Transfer Deed executed by:

The companies listed at Annexure Table in favor of **M/S EDIFICE CONBUILD PVT. LIMITED.**, having its registered office at **ECE, HOUSE 28 KASTURBA GANDHI MARG, NEW DELHI-110001** duly registered as Document No. 3503, Book No. 1, Volume No. 12001, total pages 303 TO 360, dated 09/05/2014, in the office of Sub-Registrar-I, Ghaziabad.

4. Search Certificate dated 13/3/2026 issued by Sub-Registrar-I, Ghaziabad U.P.

7. CONCLUSION

On the basis of the documents examined, searches conducted in the office of the Sub-Registrar and revenue authorities, and investigation carried out, it is concluded that **M/S EDIFICE CONBUILD PVT. LIMITED.** has derived its title through a clear, continuous, and unbroken chain of registered documents, and presently holds good, clear, valid, subsisting, and marketable title over the Freehold Non-Agricultural land admeasuring admeasuring 1.0377 Hectare (2.5643 Acre), comprised in Khastra numbers (Defined in annexure Table) situated at Village Shahpur Bambeta, Pargana Danna, Tehsil and District Ghaziabad, U.P.

As per the Search Certificate, registration records, and revenue records examined, no registered mortgage, charge, lien, attachment, lease, acquisition proceedings, or other encumbrance was found recorded against the said property as on the date of search.

The mutation entries stand completed, and the land use stands lawfully converted from Agricultural to Non-Agricultural by the competent authority. Subject to verification of original documents, identity of parties, and compliance with statutory approvals, the said property is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.



This Title Search Report is based solely on the documents, records, and information made available for inspection before us, including certified copies / photocopies of revenue records, registered instruments, and certificates issued by the concerned authorities.

8. JURISDICTION & COMPETENT AUTHORITY

It is confirmed that the subject property is situated within the territorial jurisdiction of the concerned Tehsil and District authorities, and that the same falls under the jurisdiction of the competent Sub-Registrar having authority over the area in which the property is located.

It is further confirmed that the title deeds and other instruments forming part of the chain of title have been duly registered with the competent registering authority, in accordance with the provisions of the Registration Act, 1908, and were executed and presented for registration before the Sub-Registrar having lawful jurisdiction over the subject property.

9. LITIGATION LIMITATION

It is clarified that the search conducted is limited to registration and revenue records and does not include a search of court records, tribunal records, or other judicial forums. Accordingly, this Report / Certificate does not cover any pending, threatened, or undisclosed litigation, disputes, claims, injunctions, or orders which may not be reflected in the registration or revenue records examined.

The opinion expressed herein is therefore subject to the absence of any unreported or unrecorded litigation affecting the subject property.



10. List of encumbrances	Nature of encumbrance : The property is free from encumbrances, Charges and lease or leave and license etc. till date.
11. View on encumbrance or any lease	NA
12. Regulatory Issues :	The property is not affected by Land Ceiling Law.
13. Views on regulatory hurdles	NA
14. List of further documents called for, examined and perused	NA
15. Whether the documents examined are duly stamped as per the stamp Act	The documents are duly stamped as per stamp act.
16. Whether the Registration endorsements are in order	Yes.
17. Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"

We have taken search of the records of SUB-REGISTRAR SADAR-I GHAZIABAD UP from 12/03/2014 to 11/03/2026 by paying the necessary search fee of Rs. 100/- vide CERTIFICATE NO. 22026136000195 dated 13/03/2026. The search report is enclosed herewith.



DISCLAIMER :

I, Pradeep Gupta, Advocate (ENROLLMENT NO: 3656/03), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

This Report does not constitute a guarantee or warranty of title, but is an opinion based on professional examination of the documents produced and records searched. We have not conducted any physical survey, boundary verification, or independent investigation beyond the official records and documents provided.

No responsibility is assumed for:

- Any undisclosed charge, lien, litigation, acquisition, notification, or claim not reflected in the records searched;
- Any forgery, impersonation, misrepresentation, or suppression of facts in the documents relied upon;
- Any future change in law, policy, or government notification affecting the subject property.

This Report is issued exclusively for the purpose of bank / financial due diligence and shall not be used for any other purpose or relied upon by any third party without prior written consent.

Place: GHAZIABAD

Dated: 13/03/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road G2B.

CONTACT: 9810345181, 999953289, 9718235239

PRADEEP GUPTA

(Enrollment No.: 3850/03)

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 35239, +91 99999 53289 |
+91 120 4254943

Landline:

TO WHOM SO EVER IT MAY CONCERN

NON-ENCUMBRANCE CERTIFICATION

I/we hereby certify as under:

1. Examination of Records

I/we have carefully examined the originals / certified copies / photocopies (as made available) of the chain of title documents, registration records, revenue records, and other supporting documents in respect of the Freehold Non-Agricultural land A Freehold Non-Agricultural land having 1.0377 Hectare (2.5643 Acre) pertaining to Khasra numbers (Defined in annexure Table) situated at Village Shahpur Bambeta, Pargana Dasna, Tehsil and District Ghaziabad, U.P. owned by M/S EDIFICE CONBUILD PVT. LIMITED., having its registered office at ECE, HOUSE 28 KASTURBA GANDHI MARG, NEW DELHI-110001. (hereinafter referred to as the "Property").

2. Chain of Title

Based on the documents examined and searches conducted, the title to the said Property originates from the recorded owner and flows through a clear, continuous, and unbroken chain of duly registered instruments up to the present owner. No gap, inconsistency, or defect in the chain of title has been observed from the records examined by us.

3. Mode of Acquisition

The present owner acquired title to the said Property through a duly stamped and registered Sale Deed dated 09/05/2014, registered in the office of the competent Sub-Registrar, Ghaziabad. The execution, registration particulars, and description of the Property in the said document are found to be consistent with the preceding title deeds.



4. Revenue Records & Mutation

The name of the present owner stands mutated in the revenue records maintained by the competent revenue authority. The relevant Khatauni / revenue entries examined correspond with the title documents and reflect the ownership of the present title holder.

5. Nature of Title

The title of the present owner is Freehold and absolute in nature. No conditional ownership, reversionary interest, trust obligation, or restriction on transfer or mortgage is reflected in the documents and records examined, except such restrictions as may arise under applicable statutory laws.

6. Land Use Conversion

The said Property has been lawfully converted from Agricultural to Non-Agricultural, issued by the competent authority, and no adverse remark regarding land use has been observed from the records examined.

7. Encumbrance Search

A search of the registration records was conducted and the Search Certificate dated 10/03/2026 issued by the office of Sub-Registrar-I, Ghaziabad, was examined. Based on the same, no registered mortgage, charge, lien, lease, attachment, sale agreement, court order, or other encumbrance affecting the said Property was found subsisting as on the date of search.

8. Litigation Limitation

It is clarified that court records and tribunal records have not been independently searched, and this certification is limited to registration and revenue records. Any litigation, dispute, or claim not reflected in such records is outside the scope of this certification.

9. Possession

The documents examined indicate that possession of the Property follows the title. No adverse possession, third-party occupation, or tenancy is reflected in the records examined by us.

10. Government Dues & Acquisition

From the records examined, no indication of government acquisition, land ceiling proceedings, or statutory prohibition on transfer has been observed. However, verification of payment of municipal dues, land revenue, and other statutory dues is recommended at the time of disbursement.



11. Company Capacity (Where Applicable)

The present owner, being a company, appears to be legally competent to hold and deal with immovable property. Creation of mortgage shall, however, be subject to necessary corporate authorizations, including board resolution and compliance with applicable provisions of law.

12. Mortgage / Security Creation

Subject to verification of original documents, compliance with statutory approvals, and fulfillment of bank sanction conditions, the said Property has good, clear, valid, subsisting, marketable, and enforceable title, and is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.

I, Pradeep Gupta, Advocate (ENROLLMENT NO: 3650/03), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

PLACE & DATE

Place: Ghaziabad

Date: 10/03/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

**GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar
behind Navrang Cinema, GT Road GZB.**

CONTACT: 9810345181, 999953289, 9718239239

PRADEEP GUPTA

(Enrollment No.: 3650/03)

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang
Cinema, GT Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 39239, +91 99999 53289 |

Landline: +91 120 4254943

Date: 10/03/2026

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/S EDIFICE CONBUILD PVT. LIMITED, for preparing the Title Verification and Search Report of the property owned by M/S EDIFICE CONBUILD PVT. LIMITED., having its registered office at ECE,HOUSE 28 KASTURBA GANDHI MARG, NEW DELHI-110001, is a company incorporated under the provisions of the Companies Act, 2013, I do hereby submit my report as under :-

1.	NAME OF THE TITLE HOLDER	M/S EDIFICE CONBUILD PVT. LIMITED., having its registered office at ECE,HOUSE 28 KASTURBA GANDHI MARG, NEW DELHI-110001
2.	DETAILS OF PROPERTY TO BE MORTGAGED: AS PER THE TITLE DEED	A Freehold Non Agricultural land having 4.0149 Hectare (9.9208 Acre) pertaining to Khosra numbers (Defined in annexure Table) situated at Village Shahpur Bamheta, Pargana Dasna, Tehsil and District Ghaziabad, U/P
3.	Full Description of Property	
	3.1 NATURE OF IMMOVEABLE PROPERTY	Based on the documents examined and records inspected, the title in respect of the subject property is Freehold and the ownership of the present title holder appears to be absolute in nature. No conditions, limitations, restrictions, interests, or restrictions affect the



		transfer, sale, mortgage, or creation of security interest over the said property are reflected in the title deeds, registration records, or revenue records examined by us. Further, no restriction on use, development, or alienation of the said property has been observed from the documents and records examined, except those imposed under applicable laws, rules, regulations, and statutory approvals, if any.
3.2	PROPERTY ADDRESS	All that Freehold Non-Agricultural land admeasuring 4.8149 Hectare (9.9208 Acre), comprised in Khasra numbers (Defined in annexure Table) situated at Village Shahpur Bumbeta, Pargana Dasna, Tehsil and District Ghaziabad, UP, owned by M/S EDIFICE CONBUILD PVT. LIMITED. , having its registered office at ECE, HOUSE 28 KASTURBA GANDHI MARG, NEW DELHI-110001
3.5	Name/s of the Owner/s	M/S EDIFICE CONBUILD PVT. LIMITED. , having its registered office at ECE, HOUSE 28 KASTURBA GANDHI MARG, NEW DELHI-110001
4.	Nature of ownership	THROUGH TRANSFER DEED

5. **NEGATIVE CONFIRMATION (REGISTRATION RECORDS)**

Based on the search conducted in the registration records of the concerned Sub-Registrar and the Search / Encumbrance Certificate examined for the relevant period, no adverse entries, including any registered mortgage, charge, lien, attachment, lease, sale agreement, court order, or other encumbrance, affecting the subject property were found recorded in the registration records as on the date of search.



6. INVESTIGATION OF DOCUMENTS:

The following documents were examined for the purpose of this Title Search:

1. Photocopy of Khatauni and Transfer Deed of Khassra numbers (Defined in annexure Table) admeasuring 4.0149 Hectare (9.9208 Acre) situated at Village Shahpur Bambeta, Pargana Dasna, Tehsil and District Ghaziabad, UP.

2. Transfer Deed executed by:

The companies listed at Annexure Table in favor of **M/S EDIFICE CONBUILD PVT. LIMITED.**, having its registered office at **ECE, HOUSE 28 KASTURBA GANDHI MARG, NEW DELHI-110001** duly registered as Document No. 3480, Book No. 1, Volume No. 11998, total pages 283 TO 374, dated 09/05/2014, in the office of Sub-Registrar-I, Ghaziabad.

4. Search Certificate dated 13/03/2026 issued by Sub-Registrar-I, Ghaziabad UP.

7. CONCLUSION

On the basis of the documents examined, searches conducted in the office of the Sub-Registrar and revenue authorities, and investigation carried out, it is concluded that **M/S EDIFICE CONBUILD PVT. LIMITED.** has derived its title through a clear, continuous, and unbroken chain of registered documents, and presently holds good, clear, valid, subsisting, and marketable title over the Freehold Non-Agricultural land admeasuring admeasuring 4.0149 Hectare (9.9208 Acre), comprised in Khassra numbers (Defined in annexure Table) situated at Village Shahpur Bambeta, Pargana Dasna, Tehsil and District Ghaziabad, UP.

As per the Search Certificate, registration records, and revenue records examined, no registered mortgage, charge, lien, attachment, lease, acquisition proceedings, or other encumbrance was found recorded against the said property as on the date of search.

The mutation entries stand completed, and the land use stands lawfully converted from Agricultural to Non-Agricultural by the competent authority. Subject to verification of original documents, identity of parties, and compliance with statutory approvals, the said property is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.



This Title Search Report is based solely on the documents, records, and information made available for inspection before us, including certified copies / photocopies of revenue records, registered instruments, and certificates issued by the concerned authorities.

8. JURISDICTION & COMPETENT AUTHORITY

It is confirmed that the subject property is situated within the territorial jurisdiction of the concerned Tehsil and District authorities, and that the same falls under the jurisdiction of the competent Sub-Registrar having authority over the area in which the property is located.

It is further confirmed that the title deeds and other instruments forming part of the chain of title have been duly registered with the competent registering authority, in accordance with the provisions of the Registration Act, 1908, and were executed and presented for registration before the Sub-Registrar having lawful jurisdiction over the subject property.

9. LITIGATION LIMITATION

It is clarified that the search conducted is limited to registration and revenue records and does not include a search of court records, tribunal records, or other judicial forums. Accordingly, this Report / Certificate does not cover any pending, threatened, or undisclosed litigation, disputes, claims, injunctions, or orders which may not be reflected in the registration or revenue records examined.

The opinion expressed herein is therefore subject to the absence of any unreported or unrecorded litigation affecting the subject property.



10.	List of encumbrances	Nature of encumbrance : The property is free from encumbrances, Charges and lease or leave and license etc. till date.
11.	View on encumbrance or any lease	NA
12.	Regulatory Issues :	The property is not affected by Land Ceiling Law.
13.	Views on regulatory hurdles	NA
14.	List of further documents called for, examined and perused	NA
15.	Whether the documents examined are duly stamped as per the stamp Act	The documents are duly stamped as per stamp act.
16.	Whether the Registration endorsements are in order	Yes.
17.	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"

We have taken search of the records of SUB-REGISTRAR SADAR-I GHAZIABAD UP from 12/03/2014 to 11/03/2026 by paying the necessary search fee of Rs. 100/- vide CERTIFICATE NO. 22026136090194 dated 13/03/2026 The search fee receipt is enclosed herewith.



DISCLAIMER :

I, Pradeep Gupta, Advocate (ENROLLMENT NO: 3650/03), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

This Report does not constitute a guarantee or warranty of title, but is an opinion based on professional examination of the documents produced and records searched. We have not conducted any physical survey, boundary verification, or independent investigation beyond the official records and documents provided.

No responsibility is assumed for:

- Any undisclosed charge, lien, litigation, acquisition, notification, or claim not reflected in the records searched;
- Any forgery, impersonation, misrepresentation, or suppression of facts in the documents relied upon;
- Any future change in law, policy, or government notification affecting the subject property.

This Report is issued exclusively for the purpose of bank / financial due diligence and shall not be used for any other purpose or relied upon by any third party without prior written consent.

Place: GHAZIABAD

Dated: 13/03/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road GZB.

CONTACT: 9810345181, 999953289, 9718239239

PRADEEP GUPTA

[Enrollment No.: 3650/03]

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tahsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 39239, +91 99999 53289 |
+91 120 4254943

Landline:

TO WHOM SO EVER IT MAY CONCERN

NON-ENCUMBRANCE CERTIFICATION

I/we hereby certify as under:

1. Examination of Records

I/we have carefully examined the originals / certified copies / photocopies (as made available) of the chain of title documents, registration records, revenue records, and other supporting documents in respect of the Freehold Non-Agricultural land A Freehold Non Agricultural land having 4.8149 Hectare (9.9208 Acre) pertaining to Khasra numbers (Defined in annexure Table) situated at Village Shahpur Bamheta, Parwana Dasna, Tehsil and District Ghaziabad, U.P. owned by M/S EDIFICE CONBUILD PVT. LIMITED., having its registered office at ECE, HOUSE 28 KASTURBA GANDHI MARG, NEW DELHI-110001. (Hereinafter referred to as the "Property").

2. Chain of Title

Based on the documents examined and searches conducted, the title to the said Property originates from the recorded owner and flows through a clear, continuous, and unbroken chain of duly registered instruments up to the present owner. No gap, inconsistency, or defect in the chain of title has been observed from the records examined by us.

3. Mode of Acquisition

The present owner acquired title to the said Property through a duly stamped and registered Sale Deed dated 09/05/2014, registered in the office of the competent Sub-Registrar, Ghaziabad. The execution, registration particulars, and description of the Property in the said document are found to be consistent with the preceding title deeds.



4. Revenue Records & Mutation

The name of the present owner stands mutated in the revenue records maintained by the competent revenue authority. The relevant Khatauni / revenue entries examined correspond with the title documents and reflect the ownership of the present title holder.

5. Nature of Title

The title of the present owner is freehold and absolute in nature. No conditional ownership, reversionary interest, trust obligation, or restriction on transfer or mortgage is reflected in the documents and records examined, except such restrictions as may arise under applicable statutory laws.

6. Land Use Conversion

The said Property has been lawfully converted from Agricultural to Non-Agricultural, issued by the competent authority, and no adverse remark regarding land use has been observed from the records examined.

7. Encumbrance Search

A search of the registration records was conducted and the Search Certificate dated 10/03/2026 issued by the office of Sub-Registrar-I, Ghaziabad, was examined. Based on the same, no registered mortgage, charge, lien, lease, attachment, sale agreement, court order, or other encumbrance affecting the said Property was found subsisting as on the date of search.

8. Litigation Limitation

It is clarified that court records and tribunal records have not been independently searched, and this certification is limited to registration and revenue records. Any litigation, dispute, or claim not reflected in such records is outside the scope of this certification.

9. Possession

The documents examined indicate that possession of the Property follows the title. No adverse possession, third-party occupation, or tenancy is reflected in the records examined by us.

10. Government Dues & Acquisition

From the records examined, no indication of government acquisition, land ceiling proceedings, or statutory prohibition on transfer has been observed. However, verification of payment of municipal dues, land revenue, and other statutory dues is recommended at the time of disbursement.



11. Company Capacity (Where Applicable)

The present owner, being a company, appears to be legally competent to hold and deal with immovable property. Creation of mortgage shall, however, be subject to necessary corporate authorisations, including board resolution and compliance with applicable provisions of law.

12. Mortgage / Security Creation

Subject to verification of original documents, compliance with statutory approvals, and fulfilment of bank sanction conditions, the said Property has good, clear, valid, subsisting, marketable, and enforceable title, and is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.

L. Pradeep Gupta, Advocate (ENROLLMENT NO: 3650/03), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

PLACE & DATE

Place: Ghaziabad

Date: 10/03/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar
behind Navrang Cinema, GT Road GZB.

CONTACT: 9810345181, 999953289, 9718239239

PRADEEP GUPTA

(Enrollment No.: 3850/03)

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang
Cinema, GT Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 39239, +91 99999 53289 |

Landline: +91 120 4254943

Date: 10/03/2026

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/S PARK TOWN COMPLEX PVT. LIMITED, for preparing the Title Verification and Search Report of the property owned by M/S PARK TOWN COMPLEX PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI, is a company incorporated under the provisions of the Companies Act, 2013. I do hereby submit my report as under :-

1.	NAME OF THE TITLE HOLDER	M/S PARK TOWN COMPLEX PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI
2.	DETAILS OF PROPERTY TO BE MORTGAGED: AS PER THE TITLE DEED	A Freehold Non Agricultural land having 0.0229375 Hectare pertaining to Khasra no. 1660 situated at Village Shalpur Bamheta, Pargana Dasna, Tehsil and District Ghaziabad, UP
3.	Full Description of Property	
	3.1 NATURE OF IMMOVEABLE PROPERTY	Based on the documents examined and records inspected, the title in respect of the subject property is Freehold and the ownership of the present title holder appears to be absolute in nature. No conditions, limitations, reversionsary interests, or restrictions affecting transfer, sale, mortgage, or creation



		<p>security interest over the said property are reflected in the title deeds, registration records, or revenue records examined by us.</p> <p>Further, no restriction on use, development, or alienation of the said property has been observed from the documents and records examined, except those imposed under applicable laws, rules, regulations, and statutory approvals, if any.</p>
3.2	PROPERTY ADDRESS	All that Freehold Non-Agricultural land admeasuring 0.0229375 Hectare, comprised in Khata no. 1660 situated at Village Shahpur Bambeta, Pargana Darna, Tehsil and District Ghaziabad, UP, owned by M/S PARK TOWN COMPLEX PVT. LIMITED. , having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI.
3.5	Name/s of the Owner/s	M/S PARK TOWN COMPLEX PVT. LIMITED. , having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI
4.	Nature of ownership	THROUGH SALE DEED

5. NEGATIVE CONFIRMATION (REGISTRATION RECORDS)

Based on the search conducted in the registration records of the concerned Sub-Registrar and the Search / Encumbrance Certificate examined for the relevant period, no adverse entries, including any registered mortgage, charge, lien, attachment, lease, sale agreement, court order, or other encumbrance, affecting the subject property were found recorded in the registration records as on the date of search.



6. INVESTIGATION OF DOCUMENTS:

The following documents were examined for the purpose of this Title Search:

1. Photocopy of Khatami of Khata no. 1660 situated at Village Shahpur Bamheta, Pargana Dasna, Tehsil and District Ghaziabad, UP.

2. Sale Deed executed by:

NITIN YADAV (MINOR) DOB 10/12/2005 S/O LATE SH. CHAHATRAM THROUGH LEGAL GAURDIAN (MOTHER) SMT. SHOBHA W/O SH. CHAHATRAM R/O VILLAGE BAMIETA GHAZIABAD UP

in favour of **M/S PARK TOWN COMPLEX PVT. LIMITED.,** having its registered office at **11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI.** duly registered as Document No. 2500, Book No. 1, Volume No. 17980, total pages 53 TO 84, dated 15/03/2021, in the office of Sub-Registrar-I, Ghaziabad.

4. Search Certificate dated 10/03/2026, issued by Sub-Registrar-I, Ghaziabad UP.

7. CONCLUSION

On the basis of the documents examined, searches conducted in the office of the Sub-Registrar and revenue authorities, and investigation carried out, it is concluded that Value Infracon India Pvt. Ltd. has derived its title through a clear, continuous, and unbroken chain of registered documents, and presently holds good, clear, valid, subsisting, and marketable title over the Freehold Non-Agricultural land admeasuring admeasuring 0.0229375 Hectare, comprised in Khata no. 1660 situated at Village Shahpur Bamheta, Pargana Dasna, Tehsil and District Ghaziabad, UP.

As per the Search Certificate, registration records, and revenue records examined, no registered mortgage, charge, lien, attachment, lease, acquisition proceedings, or other encumbrance was found recorded against the said property as on the date of search.

The mutation entries stand completed, and the land use stands lawfully converted from Agricultural to Non-Agricultural by the competent authority. Subject to verification of original documents, identity of parties, and compliance with statutory approvals, the said property is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.



This Title Search Report is based solely on the documents, records, and information made available for inspection before us, including certified copies / photocopies of revenue records, registered instruments, and certificates issued by the concerned authorities.

8. JURISDICTION & COMPETENT AUTHORITY

It is confirmed that the subject property is situated within the territorial jurisdiction of the concerned Tehsil and District authorities, and that the same falls under the jurisdiction of the competent Sub-Registrar having authority over the area in which the property is located.

It is further confirmed that the title deeds and other instruments forming part of the chain of title have been duly registered with the competent registering authority, in accordance with the provisions of the Registration Act, 1908, and were executed and presented for registration before the Sub-Registrar having lawful jurisdiction over the subject property.

9. LITIGATION LIMITATION

It is clarified that the search conducted is limited to registration and revenue records and does not include a search of court records, tribunal records, or other judicial forums. Accordingly, this Report / Certificate does not cover any pending, threatened, or undisclosed litigation, disputes, claims, injunctions, or orders which may not be reflected in the registration or revenue records examined.

The opinion expressed herein is therefore subject to the absence of any unreported or unrecorded litigation affecting the subject property.



10.	List of encumbrances	Nature of encumbrance : The property is free from encumbrances, Charges and lease or leave and license etc. till date.
11.	View on encumbrance or any lease	NA
12.	Regulatory Issues :	The property is not affected by Land Ceiling Law.
13.	Views on regulatory hurdles	NA
14.	List of further documents called for, examined and perused	NA
15.	Whether the documents examined are duly stamped as per the stamp Act	The documents are duly stamped as per stamp act.
16.	Whether the Registration endorsements are in order	Yes.
17.	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"

We, have taken search of the records of SUB-REGISTRAR SADAR-I GHAZIABAD UP from 10/03/2014 to 09/03/2026 by paying the necessary search fee of Rs. 100/- vide CERTIFICATE NO. 22026136000174 dated 10/03/2026. The search fee receipt is enclosed herewith.



DISCLAIMER :

I, Pradeep Gupta, Advocate (ENROLLMENT NO: 3650/03), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

This Report does not constitute a guarantee or warranty of title, but is an opinion based on professional examination of the documents produced and records searched. We have not conducted any physical survey, boundary verification, or independent investigation beyond the official records and documents provided.

No responsibility is assumed for:

- Any undisclosed charge, lien, litigation, acquisition, notification, or claim not reflected in the records searched;
- Any forgery, impersonation, misrepresentation, or suppression of facts in the documents relied upon;
- Any future change in law, policy, or government notification affecting the subject property.

This Report is issued exclusively for the purpose of bank / financial due diligence and shall not be used for any other purpose or relied upon by any third party without prior written consent.

Place: GHAZIABAD

Dated: 13/03/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

GHAZIABAD OFFICE: Chamber No. 34, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road G2B.

CONTACT: 9810345181, 999953289, 9718239239

PRADEEP GUPTA

(Enrollment No.: 3656/03)

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 29230, +91 99999 53289 |
+91 120 4254843

Landline:

TO WHOM SO EVER IT MAY CONCERN

NON-ENCUMBRANCE CERTIFICATION

I/we hereby certify as under:

1. Examination of Records

I/we have carefully examined the originals / certified copies / photocopies (as made available) of the chain of title documents, registration records, revenue records, and other supporting documents in respect of the Freehold Non-Agricultural land A Freehold Non Agricultural land having 0.0229375 Hectare pertaining to Khasra no. 1660 situated at Village Shahpur Bamheta, Pargana Dasta, Tehsil and District Ghaziabad, UP, owned by M/S PARK TOWN COMPLEX PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI. (hereinafter referred to as the "Property").

2. Chain of Title

Based on the documents examined and searches conducted, the title to the said Property originates from the recorded owner and flows through a clear, continuous, and unbroken chain of duly registered Instruments up to the present owner. No gap, inconsistency, or defect in the chain of title has been observed from the records examined by us.

3. Mode of Acquisition

The present owner acquired title to the said Property through a duly stamped and registered Sale Deed dated 15/03/2021, registered in the office of the competent Sub-Registrar, Ghaziabad. The execution, registration particulars, and description of the Property in the said document are found to be consistent with the preceding title deeds.



4. Revenue Records & Mutation

The name of the present owner stands mutated in the revenue records maintained by the competent revenue authority. The relevant Khatauni / revenue entries examined correspond with the title documents and reflect the ownership of the present title holder.

5. Nature of Title

The title of the present owner is Freehold and absolute in nature. No conditional ownership, reversionary interest, trust obligation, or restriction on transfer or mortgage is reflected in the documents and records examined, except such restrictions as may arise under applicable statutory laws.

6. Land Use Conversion

The said Property has been lawfully converted from Agricultural to Non-Agricultural use vide CU Order dated 27.10.2010, issued by the competent authority, and no adverse remark regarding land use has been observed from the records examined.

7. Encumbrance Search

A search of the registration records was conducted and the Search Certificate dated 10/03/2026 issued by the office of Sub-Registrar-I, Ghaziabad, was examined. Based on the same, no registered mortgage, charge, lien, lease, attachment, sale agreement, court order, or other encumbrance affecting the said Property was found subsisting as on the date of search.

8. Litigation Limitation

It is clarified that court records and tribunal records have not been independently searched, and this certification is limited to registration and revenue records. Any litigation, dispute, or claim not reflected in such records is outside the scope of this certification.

9. Possession

The documents examined indicate that possession of the Property follows the title. No adverse possession, third-party occupation, or tenancy is reflected in the records examined by us.

10. Government Dues & Acquisition

From the records examined, no indication of government acquisition, land ceiling proceedings, or statutory prohibition on transfer has been observed. However, verification of payment of municipal dues, land revenue, and other statutory dues is recommended at the time of disbursement.



11. Company Capacity (Where Applicable)

The present owner, being a company, appears to be legally competent to hold and deal with immovable property. Creation of mortgage shall, however, be subject to necessary corporate authorizations, including board resolution and compliance with applicable provisions of law.

12. Mortgage / Security Creation

Subject to verification of original documents, compliance with statutory approvals, and fulfillment of bank sanction conditions, the said Property has good, clear, valid, subsisting, marketable, and enforceable title, and is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.

I, Pradeep Gupta, Advocate (ENROLLMENT NO: 3650/93), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

PLACE & DATE

Place: Ghaziabad

Date: 10/03/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road G2B.

CONTACT: 9810345181, 999953285, 9718239239

PRADEEP GUPTA

(Enrollment No.: 3650/03)

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang
Cinema, GT Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 39239, +91 90999 53289 |

Landline: +91 120 4254943

Date: 10/03/2026

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/S ROSEMONT RESIDENCIES PVT. LIMITED, for preparing the Title Verification and Search Report of the property owned by M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI, is a company incorporated under the provisions of the Companies Act, 2013, I do hereby submit my report as under :-

1.	NAME OF THE TITLE HOLDER	M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI
2.	DETAILS OF PROPERTY TO BE MORTGAGED: AS PER THE TITLE DEED	A Freehold Non Agricultural land having 0.0134 Hectare pertaining to Khasra no. 1633Dakshin situated at Village Shahpur Bamheta, Pargana Duzna, Tehsil and District Ghaziabad, UP
3.	Full Description of Property	
	3.1 NATURE OF IMMOVEABLE PROPERTY	Based on the documents examined and records inspected, the title in respect of the subject property is Freehold and the ownership of the present title holder appears to be absolute in nature. No conditions, limitations, reversionsary interests, or restrictions affect the



		transfer, sale, mortgage, or creation of security interest over the said property are reflected in the title deeds, registration records, or revenue records examined by us. Further, no restriction on use, development, or alienation of the said property has been observed from the documents and records examined, except those imposed under applicable laws, rules, regulations, and statutory approvals, if any.
3.2	PROPERTY ADDRESS	All that Freehold Non-Agricultural land admeasuring 0.0134 Hectare Hectare, comprised in Khasra no. 1633Dakshin situated at Village Shahpur Bambeta, Pargana Dasna, Tehsil and District Ghaziabad, UP, owned by M/S ROSEMONT RESIDENCIES PVT. LIMITED. , having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI.
3.5	Name/s of the Owner/s	M/S ROSEMONT RESIDENCIES PVT. LIMITED. , having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI
4.	Nature of ownership	THROUGH SALE DEED

5. NEGATIVE CONFIRMATION (REGISTRATION RECORDS)

Based on the search conducted in the registration records of the concerned Sub-Registrar and the Search / Encumbrance Certificate examined for the relevant period, no adverse entries, including any registered mortgage, charge, lien, attachment, lease, sale agreement, court order, or other encumbrance, affecting the subject property were found recorded in the registration records as on the date of search.



6. INVESTIGATION OF DOCUMENTS:

The following documents were examined for the purpose of this Title Search:

1. Photocopy of Khatauni of Khasra no. 1633Dakshin situated at Village Shahpur Bambeta, Pargana Dasna, Tehsil and District Ghaziabad, U.P.

2. Sale Deed executed by:

M/S UTILITY ESTATE PVT LTD REG OFFICE AT 11, NEW RAJDHANI ENCLAVE, VIKAS MARG DELHI-92 in favour of M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI. duly registered as Document No. 1562, Book No. 1, Volume No. 22850, total pages 175 TO 202, dated 09/02/2026, in the office of Sub-Registrar-III, Ghaziabad.

4. Search Certificate dated 10/03/2026, issued by Sub-Registrar-I, Ghaziabad U.P.

7. CONCLUSION

On the basis of the documents examined, searches conducted in the office of the Sub-Registrar and revenue authorities, and investigation carried out, it is concluded that M/S ROSEMONT RESIDENCIES PVT. LIMITED. has derived its title through a clear, continuous, and unbroken chain of registered documents, and presently holds good, clear, valid, subsisting, and marketable title over the Freehold Non-Agricultural land admeasuring admeasuring 0.0134 Hectare, comprised in Khasra no. 1633Dakshin situated at Village Shahpur Bambeta, Pargana Dasna, Tehsil and District Ghaziabad, U.P.

As per the Search Certificate, registration records, and revenue records examined, no registered mortgage, charge, lien, attachment, lease, acquisition proceedings, or other encumbrance was found recorded against the said property as on the date of search.

The mutation entries stand completed, and the land use stands lawfully converted from Agricultural to Non-Agricultural by the competent authority. Subject to verification of original documents, identity of parties, and compliance with statutory approvals, the said property is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.



This Title Search Report is based solely on the documents, records, and information made available for inspection before us, including certified copies / photocopies of revenue records, registered instruments, and certificates issued by the concerned authorities.

8. JURISDICTION & COMPETENT AUTHORITY

It is confirmed that the subject property is situated within the territorial jurisdiction of the concerned Tehsil and District authorities, and that the same falls under the jurisdiction of the competent Sub-Registrar having authority over the area in which the property is located.

It is further confirmed that the title deeds and other instruments forming part of the chain of title have been duly registered with the competent registering authority, in accordance with the provisions of the Registration Act, 1908, and were executed and presented for registration before the Sub-Registrar having lawful jurisdiction over the subject property.

9. LITIGATION LIMITATION

It is clarified that the search conducted is limited to registration and revenue records and does not include a search of court records, tribunal records, or other judicial forums. Accordingly, this Report / Certificate does not cover any pending, threatened, or undisclosed litigation, disputes, claims, injunctions, or orders which may not be reflected in the registration or revenue records examined.

The opinion expressed herein is therefore subject to the absence of any unreported or unrecorded litigation affecting the subject property.



10.	List of encumbrances	Nature of encumbrance : The property is free from encumbrances, Charges and lease or leave and license etc. till date.
11.	View on encumbrance or any lease	NA
12.	Regulatory Issues :	The property is not affected by Land Ceiling Law.
13.	Views on regulatory hurdles	NA
14.	List of further documents called for, examined and perused	NA
15.	Whether the documents examined are duly stamped as per the stamp Act	The documents are duly stamped as per stamp act.
16.	Whether the Registration endorsements are in order	Yes.
17.	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"

We have taken search of the records of SUB-REGISTRAR SADAR-I GHAZIABAD UP from 10/03/2014 to 09/03/2026 by paying the necessary search fee of Rs. 100/- vide CERTIFICATE NO. 22026136000176 dated 10/03/2026. The search fee receipt is enclosed herewith.



DISCLAIMER :

I, Pradeep Gupta, Advocate (**ENROLLMENT NO: 3650/03**), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

This Report does not constitute a guarantee or warranty of title, but is an opinion based on professional examination of the documents produced and records searched. We have not conducted any physical survey, boundary verification, or independent investigation beyond the official records and documents provided.

No responsibility is assumed for:

- Any undisclosed charge, lien, litigation, acquisition, notification, or claim not reflected in the records searched;
- Any forgery, impersonation, misrepresentation, or suppression of facts in the documents relied upon;
- Any future change in law, policy, or government notification affecting the subject property.

This Report is issued exclusively for the purpose of bank / financial due diligence and shall not be used for any other purpose or relied upon by any third party without prior written consent.

Place: GHAZIABAD

Dated: 13/03/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road GZB.

CONTACT: 9810345181, 999953289, 8718239239

Your Trust our Responsibility ...

PRADEEP GUPTA

(Enrollment No.: 3850/03)

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 30239, +91 99999 53289 |
+91 120 4254943

Landline:

TO WHOM SO EVER IT MAY CONCERN

NON-ENCUMBRANCE CERTIFICATION

I/we hereby certify as under:

1. Examination of Records

I/we have carefully examined the originals / certified copies / photocopies (as made available) of the chain of title documents, registration records, revenue records, and other supporting documents in respect of the Freehold Non-Agricultural land A Freehold Non Agricultural land having 0.0134 Hectare pertaining to Khasra no. 1633Dakshin situated at Village Shahpur Bamheta, Pargana Dasna, Tehsil and District Ghaziabad,U.P, owned by M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG,DELHI (hereinafter referred to as the "Property").

2. Chain of Title

Based on the documents examined and searches conducted, the title to the said Property originates from the recorded owner and flows through a clear, continuous, and unbroken chain of duly registered instruments up to the present owner. No gap, inconsistency, or defect in the chain of title has been observed from the records examined by us.

3. Mode of Acquisition

The present owner acquired title to the said Property through a duly stamped and registered Sale Deed dated 08/02/2026, registered in the office of the competent Sub-Registrar, Ghaziabad. The execution, registration particulars, and description of the Property in the said document are found to be consistent with the preceding title deeds.



4. Revenue Records & Mutation

The name of the present owner stands mutated in the revenue records maintained by the competent revenue authority. The relevant Khatauni / revenue entries examined correspond with the title documents and reflect the ownership of the present title holder.

5. Nature of Title

The title of the present owner is Freehold and absolute in nature. No conditional ownership, reversionary interest, trust obligation, or restriction on transfer or mortgage is reflected in the documents and records examined, except such restrictions as may arise under applicable statutory laws.

6. Land Use Conversion

The said Property has been lawfully converted from Agricultural to Non-Agricultural, issued by the competent authority, and no adverse remark regarding land use has been observed from the records examined.

7. Encumbrance Search

A search of the registration records was conducted and the Search Certificate dated 10/03/2026 issued by the office of Sub-Registrar-I, Ghazalbad, was examined. Based on the same, no registered mortgage, charge, lien, lease, attachment, sale agreement, court order, or other encumbrance affecting the said Property was found subsisting as on the date of search.

8. Litigation Limitation

It is clarified that court records and tribunal records have not been independently searched, and this certification is limited to registration and revenue records. Any litigation, dispute, or claim not reflected in such records is outside the scope of this certification.

9. Possession

The documents examined indicate that possession of the Property follows the title. No adverse possession, third-party occupation, or tenancy is reflected in the records examined by us.

10. Government Dues & Acquisition

From the records examined, no indication of government acquisition, land ceiling proceedings, or statutory prohibition on transfer has been observed. However, verification of payment of municipal dues, land revenue, and other statutory dues is recommended at the time of disbursement.



11. Company Capacity (Where Applicable)

The present owner, being a company, appears to be legally competent to hold and deal with immovable property. Creation of mortgage shall, however, be subject to necessary corporate authorizations, including board resolution and compliance with applicable provisions of law.

12. Mortgage / Security Creation

Subject to verification of original documents, compliance with statutory approvals, and fulfillment of bank sanction conditions, the said Property has good, clear, valid, subsisting, marketable, and enforceable title, and is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.

I, Pradeep Gupta, Advocate (ENROLLMENT NO: 3650/03), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

PLACE & DATE

Place: Ghaziabad

Date: 10/03/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

**GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar
behind Navrang Cinema, GT Road GZB.**

CONTACT: 9810345181, 999953289, 9718239239

PRADEEP GUPTA

(Enrollment No.: 3850/03)

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Nawrang
Cinema, GT Road, Ghaziabad, U.P.

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Landline: +91 120 4254943

Date: 10/03/2026

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/S ROSEMONT RESIDENCIES PVT. LIMITED, for preparing the Title Verification and Search Report of the property owned by M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI, is a company incorporated under the provisions of the Companies Act, 2013. I do hereby submit my report as under :-

1.	NAME OF THE TITLE HOLDER	M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI
2.	DETAILS OF PROPERTY TO BE MORTGAGED: AS PER THE TITLE DEED	A Freehold Non Agricultural land having 0.6638 Hectare pertaining to Khata no. 1599,1631,1632 situated at Village Shahpur Bamheta, Pargana Dasna, Tehsil and District Ghaziabad, UP
3.	Full Description of Property	
	3.1 NATURE OF IMMOVEABLE PROPERTY	Based on the documents examined and records inspected, the title in respect of the subject property is Freehold and the ownership of the present title holder appears to be absolute in nature. No conditions, limitations, reversionary interests, or restrictions affecting the transfer, sale, mortgage, or creation



		<p>security interest over the said property are reflected in the title deeds, registration records, or revenue records examined by us.</p> <p>Further, no restriction on use, development, or alienation of the said property has been observed from the documents and records examined, except those imposed under applicable laws, rules, regulations, and statutory approvals, if any.</p>
3.2	PROPERTY ADDRESS	All that Freehold Non-Agricultural land admeasuring 0.6638 Hectare, comprised in Khasra no. 1599,1631,1632 situated at Village Shahpur Bamheta, Pargana Dasra, Tehsil and District Ghaziabad,UP. owned by M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG,DELHI.
3.5	Name/s of the Owner/s	M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG,DELHI
4.	Nature of ownership	THROUGH SALE DEED

5. NEGATIVE CONFIRMATION (REGISTRATION RECORDS)

Based on the search conducted in the registration records of the concerned Sub-Registrar and the Search / Encumbrance Certificate examined for the relevant period, no adverse entries, including any registered mortgage, charge, lien, attachment, lease, sale agreement, court order, or other encumbrance, affecting the subject property were found recorded in the registration records as on the date of search.



6. INVESTIGATION OF DOCUMENTS:

The following documents were examined for the purpose of this Title Search:

1. Photocopy of Khatauni of Khata no. 1599,1631,1632 situated at Village Shahpur Bamheta, Pargana Dasna, Tehsil and District Ghaziabad,UP.

2. Sale Deed executed by:

M/S SAGACIOUS CONBUILD PVT LTD REG OFFICE AT 15, NEW RAJDHANI ENCLAVE DELHI-92 in favour of M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG,DELHI, duly registered as Document No. 1572, Book No. 1, Volume No. 20578, total pages 285 TO 312, dated 09/02/2026, in the office of Sub-Registrar-III, Ghaziabad.

4. Search Certificate dated 10/03/2026, issued by Sub-Registrar-I, Ghaziabad UP.

7. CONCLUSION

On the basis of the documents examined, searches conducted in the office of the Sub-Registrar and revenue authorities, and investigation carried out, it is concluded that Value Infracon India Pvt. Ltd. has derived its title through a clear, continuous, and unbroken chain of registered documents, and presently holds good, clear, valid, subsisting, and marketable title over the Freehold Non-Agricultural land admeasuring admeasuring 0.6638 Hectare, comprised in Khata no. 1599,1631,1632 situated at Village Shahpur Bamheta, Pargana Dasna, Tehsil and District Ghaziabad,UP.

As per the Search Certificate, registration records, and revenue records examined, no registered mortgage, charge, lien, attachment, lease, acquisition proceedings, or other encumbrance was found recorded against the said property as on the date of search.

The mutation entries stand completed, and the land use stands lawfully converted from Agricultural to Non-Agricultural by the competent authority. Subject to verification of original documents, identity of parties, and compliance with statutory approvals, the said property is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.

This Title Search Report is based solely on the documents and information made available for inspection before us, including



photocopies of revenue records, registered instruments, and certificates issued by the concerned authorities.

JURISDICTION & COMPETENT AUTHORITY

It is confirmed that the subject property is situated within the territorial jurisdiction of the concerned Tehsil and District authorities, and that the same falls under the jurisdiction of the competent Sub-Registrar having authority over the area in which the property is located.

It is further confirmed that the title deeds and other instruments forming part of the chain of title have been duly registered with the competent registering authority, in accordance with the provisions of the Registration Act, 1908, and were executed and presented for registration before the Sub-Registrar having lawful jurisdiction over the subject property.

9. LITIGATION LIMITATION

It is clarified that the search conducted is limited to registration and revenue records and does not include a search of court records, tribunal records, or other judicial forums. Accordingly, this Report / Certificate does not cover any pending, threatened, or undisclosed litigation, disputes, claims, injunctions, or orders which may not be reflected in the registration or revenue records examined.

The opinion expressed herein is therefore subject to the absence of any unreported or unrecorded litigation affecting the subject property.



10.	List of encumbrances	Nature of encumbrance : The property is free from encumbrances, Charges and lease or leave and license etc. till date.
11.	View on encumbrance or any lease	NA
12.	Regulatory Issues :	The property is not affected by Land Ceiling Law.
13.	Views on regulatory hurdles	NA
14.	List of further documents called for, examined and perused	NA
15.	Whether the documents examined are duly stamped as per the stamp Act	The documents are duly stamped as per stamp act.
16.	Whether the Registration endorsements are in order	Yes.
17.	Certificate of examination	"This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"

We have taken search of the records of SUB-REGISTRAR SADAR-I GHAZIABAD UP from 10/03/2014 to 09/03/2026 by paying the necessary search fee of Rs. 100/- vide CERTIFICATE NO. 22026136000177 dated 10/03/2026. The search fee receipt is enclosed herewith.



DISCLAIMER :

I, Pradeep Gupta, Advocate (ENROLLMENT NO: 365003), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

This Report does not constitute a guarantee or warranty of title, but is an opinion based on professional examination of the documents produced and records searched. We have not conducted any physical survey, boundary verification, or independent investigation beyond the official records and documents provided.

No responsibility is assumed for:

- Any undisclosed charge, lien, litigation, acquisition, notification, or claim not reflected in the records searched;
- Any forgery, impersonation, misrepresentation, or suppression of facts in the documents relied upon;
- Any future change in law, policy, or government notification affecting the subject property.

This Report is issued exclusively for the purpose of bank / financial due diligence and shall not be used for any other purpose or relied upon by any third party without prior written consent.

Place: GHAZIABAD

Dated: 13/03/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road GZB.

CONTACT: 9810345181, 999953289, 9718239239

PRADEEP GUPTA

(Enrollment No.: 3650/03)

ADVOCATE & LEGAL ADVISOR

Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar behind Navrang Cinema, GT Road, Ghaziabad, U.P.

Timing: 10:30 AM to 5:00 PM | Contact: +91 97182 39239, +91 99999 53289 |
+91 120 4254943

Landline:

TO WHOM SO EVER IT MAY CONCERN

NON-ENCUMBRANCE CERTIFICATION

I/we hereby certify as under:

1. Examination of Records

I/we have carefully examined the originals / certified copies / photocopies (as made available) of the chain of title documents, registration records, revenue records, and other supporting documents in respect of the Freehold Non-Agricultural land A Freehold Non Agricultural land having 0.6638 Hectare pertaining to Khata no. 1599,1631,1632 situated at Village Shahpur Bamheta, Pargana Dausa, Tehsil and District Ghaziabad,UP, owned by M/S ROSEMONT RESIDENCIES PVT. LIMITED., having its registered office at 11 NEW RAJDHANI ENCLAVE VIKAS MARG, DELHI. (hereinafter referred to as the "Property").

2. Chain of Title

Based on the documents examined and searches conducted, the title to the said Property originates from the recorded owner and flows through a clear, continuous, and unbroken chain of duly registered instruments up to the present owner. No gap, inconsistency, or defect in the chain of title has been observed from the records examined by us.

3. Mode of Acquisition

The present owner acquired title to the said Property through a duly stamped and registered Sale Deed dated 09/02/2026, registered in the office of the competent Sub-Registrar, Ghaziabad. The execution, registration particulars, and description of the Property in the said document are found to be consistent with the preceding title deeds.



4. Revenue Records & Mutation

The name of the present owner stands mutated in the revenue records maintained by the competent revenue authority. The relevant Khatauni / revenue entries examined correspond with the title documents and reflect the ownership of the present title holder.

5. Nature of Title

The title of the present owner is Freehold and absolute in nature. No conditional ownership, reversionary interest, trust obligation, or restriction on transfer or mortgage is reflected in the documents and records examined, except such restrictions as may arise under applicable statutory laws.

6. Land Use Conversion

The said Property has been lawfully converted from Agricultural to Non-Agricultural, issued by the competent authority, and no adverse remark regarding land use has been observed from the records examined.

7. Encumbrance Search

A search of the registration records was conducted and the Search Certificate dated 10/03/2026 issued by the office of Sub-Registrar-I, Ghaziabad, was examined. Based on the same, no registered mortgage, charge, lien, lease, attachment, sale agreement, court order, or other encumbrance affecting the said Property was found subsisting as on the date of search.

8. Litigation Limitation

It is clarified that court records and tribunal records have not been independently searched, and this certification is limited to registration and revenue records. Any litigation, dispute, or claim not reflected in such records is outside the scope of this certification.

9. Possession

The documents examined indicate that possession of the Property follows the title. No adverse possession, third-party occupation, or tenancy is reflected in the records examined by us.

10. Government Dues & Acquisition

From the records examined, no indication of government acquisition, land ceiling proceedings, or statutory prohibition on transfer has been observed. However, verification of payment of municipal dues, land revenue, and other statutory dues is recommended at the time of disbursement.



11. Company Capacity (Where Applicable)

The present owner, being a company, appears to be legally competent to hold and deal with immovable property. Creation of mortgage shall, however, be subject to necessary corporate authorizations, including board resolution and compliance with applicable provisions of law.

12. Mortgage / Security Creation

Subject to verification of original documents, compliance with statutory approvals, and fulfillment of bank sanction conditions, the said Property has good, clear, valid, subsisting, marketable, and enforceable title, and is legally fit for creation of mortgage / security interest in favour of a bank or financial institution, in accordance with applicable laws and banking norms.

I, Pradeep Gupta, Advocate (ENROLLMENT NO: 3650/83), having 23 years of professional experience in legal practice in real estate matters, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

PLACE & DATE

Place: Ghaziabad

Date: 10/01/2026



PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

GHAZIABAD OFFICE: Chamber No. 14, Tehsil Compound, First Lane, Main Road, Gandhi Nagar
behind Navrang Cinema, GT Road G2B.

CONTACT: 9810345181, 999953289, 9718239239

उप निबंधक सदर प्रथम गाजियाबाद जनपद गाजियाबाद

संख्या : 2332613600173

प्रकार संख्या : 23326136000173

भार मुक्त प्रमाण-पत्र (रजि० मैनुअल के नियम 32B)

श्री. लख मोहन गुप्ता एडवोकेट पुन- एडवोकेट तहसील गाजियाबाद जिला गाजियाबाद ने निम्नलिखित संपत्ति से सम्बंधित प्रपत्ती द्वारा प्रस्तुत भार मुक्ति प्रमाण पत्र हेतु प्राधान्य पत्र प्रस्तुत किया है।

संपत्ति का प्रामाणिकता - शाहपुर बम्बेटा, बार्टी परगना- डारुलना, आवासीय- मेसर्स रोडमोर्ट रेसिडेन्सीय द्वारा बीर सिंह, मिथला : खाता नंबर 03460 खसरा नंबर 1660 एरिया 0.09175 हेक्टेयर , 1660

ये प्रमाण प्रस्तुत करता है कि इंडेक्स सं 02 तथा उससे सम्बंधित सूची प्रपत्ती की तलाश दिनांक 10/03/2014 से दिनांक 09/03/2025 तक उक्त संपत्ति के सम्बंध में जी गयी विरामे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 10-03-2025

1. इस प्रमाण-पत्र के समस्त विवरण सर्वेक्षक द्वारा दिए गए संपत्ति के खतरे के अधीन पर डिट है। यदि एम्प्लॉयड तालिका में संपत्ति को सर्वेक्षक द्वारा आवेदन में दिये गए खतरे से किसी तुरन्त रूप से संबंध किया गया हो तो ऐसे तालिका में उक्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. यदि उक्त तालिका सम्बंधित द्वारा कर्तव्यभार सम्बंधी के साथ किया गया है, और विवरण प्रमाणपत्र में सम्बंधित सूचना के लिए उक्त दर्ज नहीं होगा।
3. इस प्रमाणपत्र में उक्त तालिका से सम्बंधित सूचना सम्बंधित नहीं है जो प्रस्तुत हो चुके हैं, परन्तु विवरण आर को तारीख तक सम्बंधित नहीं हुआ है।
4. यह प्रमाणपत्र किसी संपत्ति के खतरे का प्रमाण नहीं है।
5. 'उक्त पत्र' से तालिका कटाव कर्ता से है और 'द्वितीय पत्र' से तालिका सम्बंधी से है।

उपनिबंधक (उ) प्रमाण पत्र बनाने वाले निबंधक विनोद कुमार।
निबंधक बनाने वाले निबंधक विनोद कुमार।

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उप निबंधक सदर प्रथम
गाजियाबाद

तहसील उप निबंधक सदर प्रथम गाजियाबाद जनपद गाजियाबाद

संख्या : 22026/3600196

प्रमाण संख्या : 22026/36000177

भार मुक्त प्रमाण-पत्र
(रजि. मैनुअल के नियम 328)

श्री. तब मोहम गुफ्तार एडवोकेट पु. एडवोकेट तहसील गाजियाबाद जिला गाजियाबाद ने निम्नलिखित सम्पत्ति से सम्बंधित प्रमाण प्रस्तुत कर मुक्ति प्रमाण पत्र हेतु प्रमाण पत्र प्रस्तुत किया है।

सम्पत्ति का नाम - गौदापुर बम्हैटा, गाँव-परगना- डाकघर, आवासीय- वेस्टर्न रोजमोंट द्वारा बंधाय विहारी वर्मा, साता नंबर 82/889 खसरा नंबर 1599 खाता नंबर 82/165 खसरा नंबर 1631 खाता नंबर 12/164 खसरा नंबर 1632 एरिया नंबर 8.66/38 हेक्टेयर, 1599 आदि

ये एतद्वारा प्रमाणित करता है कि इतिहास सं. 62 तथा उसके सम्बंधित सूची प्रमाणों की तालिका दिनांक 10/03/2024 से दिनांक 09/03/2026 तक उक्त सम्पत्ति के सम्बन्ध में कौी गयी जिससे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 09-03-2026

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए सचि के बरतों के आधार पर दिये गए हैं। यदि रजिस्ट्रीकृत दस्तावेज में सचि को अविद्यत हुए अविद्यत से दिए गए बरतों से किसी प्रकार के अंतर मिलेगा तो उसे दस्तावेजों से प्राप्त सुचना की प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. यह प्रमाण-पत्र केवल जानकारी के लिए दिया गया है और किसी प्रकार के प्रमाण प्रदान करने के लिए उक्त प्रमाण-पत्र में दर्ज नहीं किया जायेगा।
3. इस प्रमाण-पत्र में उक्त दस्तावेजों से सम्बंधित सुचना सचि नहीं है जो प्रस्तुत की चुके हैं, परन्तु किन्तु अज्ञात की जाती तब रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी सचि के अंतर का प्रमाण नहीं है।
5. प्रमाण पत्र से उचित बंधन नहीं है और इतिहास पत्र से उचित बंधन नहीं है।

आवेदक/उप निबंधक का नाम - विनीत कुमार।

जिला उप निबंधक विभाग - विनीत कुमार।

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उप निबंधक सदर प्रथम
गाजियाबाद

