

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: 21/04/2026

TITLE VERIFICATION AND SEARCH REPORT

Having been engaged by M/S COSMOS REIT PVT. LIMITED. for preparing the Title Verification and Search Report of the property owned by M/S COSMOS REIT PVT. LIMITED, having its registered office at BF-33, PLOT NO. GH-03, ADITYA CITY CENTER MALL, VAIBHAV KHAND, INDIRAPURAM, GHAZIABAD UP-201014, 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 COSMOS REIT PVT. LIMITED, having its registered office at BF-33, PLOT NO. GH-03, ADITYA CITY CENTER MALL, VAIBHAV KHAND, INDIRAPURAM, GHAZIABAD UP-201014
2.	DETAILS OF PROPERTY TO BE MORTGAGED: AS PER THE TITLE DEED	GROUP HOUSING PLOT NO. 7B/GH-01, (CORNER) SIDDHARTH VIHAR YOJNA GHAZIABAD UP ADMEASURING 22,582 SQUARE METERS
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 in 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 of



		<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	GROUP HOUSING PLOT NO. 7B/GH-01, (CORNER) SIDDHARTH VIHAR YOJNA GHAZIABAD UP ADMEASURING 22,582 SQUARE METERS, owned by M/S COSMOS REIT PVT. LIMITED, having its registered office at BF-33, PLOT NO. GH-03, ADITYA CITY CENTER MALL, VAIBHAV KHAND, INDIRAPURAM, GHAZIABAD UP-201014
3.5	Name/s of the Owner/s	M/S COSMOS REIT PVT. LIMITED, having its registered office at BF-33, PLOT NO. GH-03, ADITYA CITY CENTER MALL, VAIBHAV KHAND, INDIRAPURAM, GHAZIABAD UP-201014
4.	Nature of ownership	THROUGH AGREEMENT DATED 20/04/2026 executed by UTTAR PRADESH AWAS EVAM VIKAS PARISHAD

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. AGREEMENT DATED 20/04/2026 executed by UTTAR PRADESH AWAS EVAM VIKAS PARISHAD in favor of **M/S COSMOS REIT PVT. LIMITED**, having its registered office at **BF-33, PLOT NO. GH-03, ADITYA CITY CENTER MALL, VAIBHAV KHAND, INDIRAPURAM, GHAZIABAD UP-201014** duly registered as Document No. 4856, Book No. 1, Volume No. 23072, total pages 263 TO 310, dated 20/04/2026, in the office of Sub-Registrar-I, Ghaziabad UP.
4. Search Certificate dated 21/04/2026 issued by Sub-Registrar-V, 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 COSMOS REIT 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 **GROUP HOUSING PLOT NO. 7B/GH-01, (CORNER) SIDDHARTH VIHAR YOJNA GHAZIABAD UP ADMEASURING 22,582 SQUARE METERS**.

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 Ghaziabad, 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-V GHAZIABAD UP from 21/04/2014 to 21/04/2026 by paying the necessary search fee of Rs. 100/- vide CERTIFICATE NO. 22026140000159 dated 21/04/2026. 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,UP

Dated: 21/04/2026



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PRADEEP GUPTA

ADVOCATE & LEGAL ADVISOR

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

CONTACT: 9810345181,999953289, 9718239239

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Landline: +91 120 4254943

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 **GROUP HOUSING PLOT NO. 7B/GH-01, (CORNER) SIDDHARTH VIHAR YOJNA GHAZIABAD UP ADMEASURING 22,582 SQUARE METERS**, Owned By **M/S COSMOS REIT PVT. LIMITED**, having its registered office at **BF-33, PLOT NO. GH-03, ADITYA CITY CENTER MALL, VAIBHAV KHAND, INDIRAPURAM, GHAZIABAD UP-201014**. (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 agreement dated 20/04/2026, registered in the office of the competent Sub-Registrar-I, 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. Nature of Title

The title of the present owner is 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.

5. Encumbrance Search

A search of the registration records was conducted and the Search Certificate dated 21/04/2026 issued by the office of Sub-Registrar-V, 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.

6. 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.

7. 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.

8. 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.

9. Company Capacity

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.



10. 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 favor 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, hereby state that I am duly eligible and competent to conduct title verification and issue a Search Report and Non-Encumbrance Certificate (NEC).

Place: Ghaziabad

Date: 21/04/2026



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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

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202614000166
आवेदन तिथि : 21/04/2026
आवेदक का नाम : प्रदीप गुप्ता एड
मोबाइल संख्या : 9897451200

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 100
चालान संख्या : NIB260617796
भुगतान तिथि : 21/04/2026
भुगतान पावती संख्या : 202614000001
प्राप्तकर्ता का नाम : ...

(प्राप्तकर्ता का हस्ताक्षर)

(आवेदक का हस्ताक्षर)

कार्यालय उप निबंधक सदर पंचम गाजियाबाद
जनपद गाजियाबाद

आवेदन संख्या :2202614000166

प्रमाण संख्या :22026140000159

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

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

सम्पत्ति का विवरण : ग्राम/मोहल्ला - सिदार्थ विहार योजना , वार्ड/परगना- प्रताप विहार , आवासीय- एम एस कॉसमॉस रिट प्रा लि द्वारा रवि कान्त उपाध्याय , गुप हाउसिंग भूखण्ड सं० 7 बी /जी०एच-01 कॉर्नर क्षे० 22582.00 वर्ग मी० स्थित सिदार्थ विहार योजना गाजियाबाद ,

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 21/04/2014 से दिनांक 21/04/2026 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :21-04-2026

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

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **प्रभारी विजय सिंह उपनिबंधक पंचम।**
मिलान करने वाले निबन्धन लिपिक : **निखिल कुमार।**

**VIJAY
SINGH**

Digitally signed
by VIJAY SINGH
Date: 2026.04.2
13:06:02 +05'30

उप निबंधक सदर पंचम
गाजियाबाद

प्रिंट करें