

LEGAL NEXUS

Advocates & Solicitors
Delhi High Court

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TO WHOMSOEVER IT MAY CONCERN

I, the undersigned, a practicing advocate having experience of more than ten (10) years, hereby certify, based on the records and information provided to me, as follows :

1. The Promoter i.e. Gulshan Empire Estate LLP is the owner and in possession of Residential Group Housing Plot bearing No. GH-2B, having total area admeasuring 22,504.5 sq.mtr. situated at Okawood Enclave, Sector-1, Wave City, Tehsil and District Ghaziabad, Uttar Pradesh (herein afterwards referred to as "Said Property") and the same is bounded by :

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

2. That the Said Property forms part of a larger parcel of land which has been duly acquired and is being developed under the Hi-Tech Township Policy of Government of Uttar Pradesh and forms part of land consolidated for the purpose of planned mixed land use development. The Said Property has been assigned a specific Sector/Plot Number in accordance with the layout plan duly approved by the Ghaziabad Development Authority. As on the date of this Report, the Said Property is identifiable by its Sector/Plot Number. Presently there is no demarcation of Said Property in the form of Kharas and Katauni.

This certificate is issued at the request of M/s. Gulshan Empire Estate LLP for submitting it before UP-RERA Authority and for no other purpose(s).

Date: 05.04.2026

Place: Noida



Advocate Signature

Name: TANAY AYDE
Advocate

Enrollment No: D-1841/02
For LEGAL NEXUS