

Date:29.05.2025

From the desk of,  
Adv. Z.H NAEEM  
Chamber At: 254 DISTRICT COURT  
COMPOUND MORADABAD  
Mobile No: 8791918878,

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**CERTIFICATE OF ENCUMBERANCE AND TITLE OF LAND FORMING PART OF PROJECT "GULMOHAR PARK" CONSISTING KHASARA NO - 507, 508, 506, 509, 1436, 1440, 1430, 1437, 1432, 1421, 1400, 1441, 1425, 1420, 1439, 1445, 1447, 1448, 1413, 1402,1449,1450, 1435,1424,1426,1423,1429 Village Pakbara and Mangupura Tehsil Moradabad U.P.**

Promoter: Nischay Housing Private Limited

Project: Gulmohar Park

Address: 1004, Mercantile house, 10th Floor, Connaught Place, Delhi 110001, India

1. I Advocate Z.H NAEEM aged about 72 years Chamber No. 254 district court compound Moradabad, Mobile No. 8791918878 and having experience of 47 years with Registration No.1494/1976, have examined the title Deed and other related documents to the schedule properties (As per Annexure A) to be used by the Promoter for development of Project.
2. I confirm that I have made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) office(s), Revenue Records, (Wherever applicable). Do not find anything adverse which would prevent the Title Holders from Development and Transfer the Subjected Land in any manner whatsoever.
3. On the basis of scrutiny of Land Records/Revenue Records and relative Title Deeds obtained from the concerned registrar office and encumbrance certificate (EC) obtained by me through junior and documents provided by Promoter; I hereby certify that title deeds as per Annexure "A" has not been mortgaged with any Banks, financial institution, Government Authority, Semi Government Authority or any other persons.

  
Z.H. Naeem Adv.  
Reg. No. 1494/76

4. Promoter Nischay Housing Private Limited with Co-Promoter VALUE REALCON PRIVATE LIMITED, KANGRA HILLS INFRA PRIVATE LIMITED, LOTUSHEIGHT DEVELOPERS PRIVATE LIMITED, STUNNING REALTORS PRIVATE LIMITED, PRAYSH BUILDTECH PRIVATE LIMITED and APURVAKRITI INFRASTRUCTURE PRIVATE LIMITED Khasra No. 507, 508, 506, 509, 1436, 1440, 1430, 1437, 1432, 1421, 1400, 1441, 1425, 1420, 1439, 1445, 1447, 1448, 1413, 1402, 1449, 1450, 1435, 1424, 1426, 1423, 1429 admeasuring 217437.57 Sq. Mtr. (Land Area) Address Village Pakbara and Mangupura, Tehsil Moradabad U.P. for

- 1) Khasra 507 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.7018, Page 109 to 136, Serial No.2989 dated 21-04-2011
- 2) Khasra 508 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.7018, Page 137 to 164, Serial No.2990 dated 21-04-2011
- 3) Khasra 506 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.7018, Page 165 to 192, Serial No.2991 dated 21-04-2011
- 4) Khasra 509 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.7018, Page 193 to 220, Serial No.2992 dated 21-04-2011
- 5) Khasra 1436 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.7071, Page 1 to 30, Serial No.3914 dated 24-05-2011
- 6) Khasra 1440 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.7071, Page 195 to 220, Serial No.3923 dated 24-05-2011
- 7) Khasra 1430 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.7071, Page 269 to 296, Serial No.3925 dated 24-05-2011
- 8) Khasra 1437 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.7071, Page 297 to 330, Serial No.3926 dated 24-05-2011
- 9) Khasra 1432 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.7071, Page 331 to 368, Serial No.3927 dated 24-05-2011
- 10) Khasra 1421 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.5185, Page 315 to 336, Serial No.4349 dated 19-09-2006



- 11) Khasra 1400 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.13279, Page 119 to 136, Serial No.4788 dated 17-05-2021
- 12) Khasra 1400 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.13279, Page 103 to 118, Serial No.4787 dated 17-05-2021
- 13) Khasra 1441,1449,1450ka,1450kha which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.9904, Page 134 to 372, Serial No.7094 dated 30-07-2015
- 14) Khasra 1425,1429,1435 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.9904, Page 373 to 484, Serial No.7095 dated 30-07-2015
- 15) Khasra 1420,1423, which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.9905, Page 1 to 124, Serial No.7096 dated 30-07-2015
- 16) Khasra,1426,1424 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.9905, Page 124 to 292, Serial No.7097 dated 30-07-2024
- 17) Khasra 1439 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.9712, Page 1 to 46, Serial No.3497 dated 30-04-2015
- 18) Khasra 1439 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.10587, Page 187 to 244, Serial No.7192 dated 25-07-2016
- 19) Khasra 1445 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.7617, Page 209 to 248, Serial No.3502 dated 21-04-2012
- 20) Khasra 1447 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.7617, Page 249 to 288, Serial No.3503 dated 21-04-2012
- 21) Khasra 1448 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.7617, Page 289 to 316, Serial No.3504 dated 21-04-2012
- 22) Khasra 1413 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.7650, Page 163 to 216, Serial No.4135 dated 14-05-2012



23) Khasra 1402 which is registered with Sub-Registrar Moradabad, Vide Bahi No.1, Zild No.13379, Page 27 to 46, Serial No.7460 dated 02-08-2021.

5. I hereby certify that land has not been mortgaged with any Banks, Financial Institutions, Government Authority, Semi Government Authority or any other persons.
6. I certify that Nischay Housing Private Limited has an absolute, clear and Marketable title area 217437.57 SQM of Khasara No. 507, 508, 506, 509, 1436, 1440, 1430, 1437, 1432, 1421, 1400, 1441, 1425, 1420, 1439, 1445, 1447, 1448, 1413, 1402, 1449, 1450, 1435, 1424, 1426, 1423, 1429 Address Village Pakbara and Mangupura Tehsil Moradabad U.P.

Place: Moradabad

Date: 29.05.2025



Z.H NAEEM

**Advocate**

**Z.H. Naeem Adv.**  
Reg. No. 1494/76