



SHASHIKANT MISHRA

(ADVOCATE)

Reg.No.: 1516/92

Report of Investigation of Title in respect of Immovable Property

1	a) Name of the Branch/Business Unit/Office seeking opinion.		UP-RERA, Lucknow (Uttar Pradesh)		
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.		N.A.		
	c) Name of the Project:		Amrawati IT City		
	d)Project Area:		Applied for 100 Acre		
	e)Location of the Project:		Falling under Village- Mastemau and Bakkas, Sultanpur Road, Tehsil- Mohanlalganj, Lucknow(U.P.)		
2	Particulars of the documents scrutinized-serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only Originals or Certified extracts from the registering/land/revenue/other authorities be examined.				
	Sl No.	Date	Name/Nature of the Document	Original/Certified copy/ Cerified Extract/Photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate
	1	14.10.2015	Registered Consortium MOU	Copy	N/A
	2	02.11.2015	Registered Consortium MOU	Copy	N/A
	3	08.10.2009	Registered Sale Deed	Copy	N/A
	4	27.09.2010	Registered Sale Deed	Copy	N/A
	5	07.10.2010	Registered Sale Deed	Copy	N/A
	6	21.10.2009	Registered Sale Deed	Copy	N/A
	7	10.11.2009	Registered Sale Deed	Copy	N/A
	8	25.05.2010	Registered Sale Deed	Copy	N/A
	9	04.08.2010	Registered Sale Deed	Copy	N/A
	10	03.01.2011	Registered Sale Deed	Copy	N/A
	11	02.09.2011	Registered Sale Deed	Copy	N/A
	12	13.09.2011	Registered Sale Deed	Copy	N/A
	13	02.01.2012	Registered Sale Deed	Copy	N/A
	14	04.10.2011	Registered Sale Deed	Copy	N/A
	15	01.08.2012	Registered Sale Deed	Copy	N/A
	16	03.09.2012	Registered Sale Deed	Copy	N/A

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17	03.09.2012	Registered Sale Deed	Copy	N/A
18	12.10.2012	Registered Sale Deed	Copy	N/A
19	12.10.2012	Registered Sale Deed	Copy	N/A
20	18.01.2013	Registered Sale Deed	Copy	N/A
21	21.03.2013	Registered Sale Deed	Copy	N/A
22	23.03.2013	Registered Sale Deed	Copy	N/A
23	21.05.2013	Registered Sale Deed	Copy	N/A
24	21.05.2013	Registered Sale Deed	Copy	N/A
25	21.05.2013	Registered Sale Deed	Copy	N/A
26	29.05.2013	Registered Sale Deed	Copy	N/A
27	21.06.2013	Registered Sale Deed	Copy	N/A
28	20.08.2013	Registered Sale Deed	Copy	N/A
29	31.08.2013	Registered Sale Deed	Copy	N/A
30	03.09.2013	Registered Sale Deed	Copy	N/A
31	10.09.2013	Registered Sale Deed	Copy	N/A
32	10.09.2013	Registered Sale Deed	Copy	N/A
33	24.09.2013	Registered Sale Deed	Copy	N/A
34	04.10.2011	Registered Sale Deed	Copy	N/A
35	05.11.2011	Registered Sale Deed	Copy	N/A
36	07.03.2013	Registered Sale Deed	Copy	N/A
37	17.04.2014	Registered Sale Deed	Copy	N/A
38	05.06.2014	Registered Sale Deed	Copy	N/A
39	05.06.2014	Registered Sale Deed	Copy	N/A
40	05.07.2014	Registered Sale Deed	Copy	N/A
41	17.07.2014	Registered Sale Deed	Copy	N/A
42	20.12.2014	Registered Sale Deed	Copy	N/A
43	24.12.2014	Registered Sale Deed	Copy	N/A
44	30.12.2014	Registered Sale Deed	Copy	N/A
45	25.02.2015	Registered Sale Deed	Copy	N/A
46	16.04.2015	Registered Sale Deed	Copy	N/A
47	10.08.2015	Registered Sale Deed	Copy	N/A
48	22.08.2015	Registered Sale Deed	Copy	N/A
49	22.09.2015	Registered Sale Deed	Copy	N/A
50	08.10.2015	Registered Sale Deed	Copy	N/A
51	24.11.2015	Registered Sale Deed	Copy	N/A
52	19.02.2016	Registered Sale Deed	Copy	N/A
53	25.02.2016	Registered Sale Deed	Copy	N/A

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54	25.02.2016	Registered Sale Deed	Copy	N/A
55	09.08.2016	Registered Sale Deed	Copy	N/A
56	20.12.2017	Registered Sale Deed	Copy	N/A
57	24.10.2013	Registered Sale Deed	Copy	N/A
58	29.01.2014	Registered Sale Deed	Copy	N/A
59	01.03.2014	Registered Sale Deed	Copy	N/A
60	12.06.2015	Registered Sale Deed	Copy	N/A
61	19.02.2016	Registered Sale Deed	Copy	N/A
62	08.10.2018	Registered Sale Deed	Copy	N/A
63	27.11.2014	Registered Sale Deed	Copy	N/A
64	23.02.2015	Registered Sale Deed	Copy	N/A
65	02.03.2019	Registered Sale Deed	Copy	N/A
66	05.08.2019	Registered Sale Deed	Copy	N/A
67	17.07.2019	Registered Sale Deed	Copy	N/A
68	12.09.2012	Registered Sale Deed	Copy	N/A
69	26.11.2012	Registered Sale Deed	Copy	N/A
70	22.06.2012	Registered Sale Deed	Copy	N/A
71	22.10.2002	Registered Sale Deed	Copy	N/A
72	22.10.2002	Registered Sale Deed	Copy	N/A
73	08.09.2000	Registered Sale Deed	Copy	N/A
74	13.11.2003	Registered Sale Deed	Copy	N/A
75	02.11.2004	Registered Sale Deed	Copy	N/A
76	20.12.2004	Registered Sale Deed	Copy	N/A
77	27.09.2014	Registered Sale Deed	Copy	N/A
78	22.06.2018	Registered Sale Deed	Copy	N/A
79	24.08.2015	Registered Sale Deed	Copy	N/A
80	22.06.2018	Registered Sale Deed	Copy	N/A
81	17.09.2021	Registered Sale Deed	Copy	N/A
		Village Mastemau Fasli Year : 1424-1429	Copy	N/A
		Village Bakkas Fasli Year : 1423-1428	Copy	N/A
		Khasra Confirmation Letter	Copy	N/A
3	Whether Certified Copy of all title documents are obtained from the relevant Sub-Registrar Office ?			Yes
4	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?			No

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	computer system?	
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not Applicable
	c) Whether the genuineness of the stamp paper is possible to be got verified form any online portal and if so whether such verification was made?	Not Applicable
5	a) Property offered as security, falls within the jurisdiction of which sub-registrar office?	Sub-Registrar Mohaniaiganj, Lucknow
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of Sub-Registrar/District Registrar/Registrar-general. If so please name all such office?	No
	c) Whether search has been made at all the offices named at (b) above?	Not Applicable
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
6	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in the title/interest to the current title holder. And wherever Minor's interest other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.	Various registered Sale Deeds, Amrawati Residency Pvt. Ltd., Amrawati Real Estate Developers Pvt. Ltd., Amrawati Infraprojects Pvt. Ltd., Mentor Buildwell Pvt. Ltd., Mangalam Fuels Pvt. Ltd., ABC Infrahomes Pvt. Ltd., Earthline Infrastructures Pvt. Ltd., Amrawati Infrareal Pvt. Ltd., Amrawati Homes Pvt. Ltd., Amrawati Infraventures Pvt. Ltd., Neha Infrapromoters Pvt. Ltd., Satyendra Kumar S/o Late Jagdish Prasad, Ajay Kumar s/o Late Jagdish Prasad, Dinesh S/o Late Fekuram, Pappu S/o Lala, Shashikant Mishra S/o Late A.N.Mishra, Mrs.Saeeda Ahmad W/o Ishtiaque Ahmad, Afaque Ahmad S/o Ishtiaque Ahmad, Firoz Ahmad S/o Ishtiaque Ahmad and Athar Ahmad S/o Ishtiaque Ahmad, became the owner of the said property i.e., at Gram- Mastemau over Khasra No. 402, 403ka, 516, 517, 518, 519, 520, 521ka, 521kh, 523, 524, 550, 552min., 554, 555, 564, 568min., 569, 577, 580, 590, 595, 598, 602kh, 607, 612, 613, 614, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632kh, 633, 634, 635, 636, 637, 638, 640, 641, 642, 643, 644, 645min., 646, 647, 648, 649, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661k, 662, 666, 667, 669, 670, 671, 672, 673, 674, 675, 676, 677, 679, 680, 682, 683, 684, 685, 686, 687,

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688, 689, 863, 931, 934, 935, 936, 937, 938, 943k, 943ga, 943gha, 944, 945, 950, 951, 952, 953, 954, 955, 957, 958, 959, 961, 962, 969, 970, 972, 973, 974, 975, 977, and Gram- Bakkas over Khasra No. 333, 334, 335 having area **24.6499 Hectares** (As per the Sale Deeds and Khatauni provided to us), situated at Pargana & Tehsil- Mohanlalganj and Dist- Lucknow And whereas M/s Amrawati Real Estate Developers Pvt. Ltd., & others entered into a registered Consortium MOU dated 14.06.2016, M/s Amrawati Residency Pvt. Ltd. which is duly registered in the office of Sub-Registrar-III, Lucknow vide Book No. 4, Zild No.475 on pages 393/428 as Serial No.474. And similarly Shri Shashikant Mishra S/o A.N.Mishra, Smt. Saeeda Ahmad W/o Istiyaque Ahmad, & others also executed registered Consortium MOU dated 09.10.2019 with M/s Amrawati Residency Pvt. Ltd. which is duly registered in the office of Sub-Registrar-III, Lucknow vide Book No. 4, Zild No.557 on pages 245/268 as Serial No.634. And as such M/s Amrawati Residency Pvt. Ltd. became the developer of the said property i.e., Residential/commercial Plots/Villa Project at Gram- Mastemau over Khasra No. 402, 403ka, 516, 517, 518, 519, 520, 521ka, 521kh, 523, 524, 550, 552min., 554, 555, 564, 568min., 569, 577, 580, 590, 595, 598, 602kh, 607, 612, 613, 614, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632kh, 633, 634, 635, 636, 637, 638, 640, 641, 642, 643, 644, 645min., 646, 647, 648, 649, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661k, 662, 666, 667, 669, 670, 671, 672, 673, 674, 675, 676, 677, 679, 680, 682, 683, 684, 685, 686, 687, 688, 689, 863, 931, 934, 935, 936, 937, 938, 943k, 943ga, 943gha, 944, 945, 950, 951, 952, 953, 954, 955, 957, 958, 959, 961, 962, 969, 970, 972, 973, 974, 975, 977, and Gram- Bakkas over Khasra No. 333, 334, 335 having area **24.6499 Hectares** (As per the Sale Deeds and Khatauni

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		provided to us), situated at Pargana & Tehsil- Mohanlalganj and Dist- Lucknow and thereafter they got the Layout Map approved from Lucknow Development Authority, Lucknow and is entitled to Develop & Construct the said property under the name and style of "AMRAWATI IT CITY".
7	a) In case of partition/family settlement deeds, whether the original deed is available for deposit, If not the modality/procedure to be followed to create a valid and enforceable mortgage. b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. c) Whether the partition made is valid in law and the mortgagor has acquired a mortgage-able title thereon. d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with. e) Whether any of the documents in question are executed in counterparts or in more than one set? If so additional precautions to be taken for avoiding multiple mortgages?	No
8	whether the title documents include any testamentary documents/wills? a) in case of wills, whether the will is registered will or unregistered will?	No
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	(c) Whether the property is mutated on the basis of Will?	Not Applicable
	(d) Whether the original will is available?	Not Applicable
	(e) Whether the original death certificate of the testator is available?	Not Applicable
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc, which are relevant to rely on the will availability of Mother /Original title deeds are to be explained)	Not Applicable
9	a. Whether the property is subject to any wakf rights?	No
	b. Whether the property belongs to church/temple or religious/other institutions having any restriction in creation of charges on such properties?	No
	c. Precautions, Permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
10	12 a. Where the property is a JUF joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	No

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	b. Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
11	a. Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b. Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	c. If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d. Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
12	If the property in Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	No
	In case of agricultural property other relevant records/documents as per local lawn. If any are to be verified to title and right to enforce the mortgage?	Not Applicable
	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Not Applicable
13	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural laws, weaker sections, minorities Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc)	No
14	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
15	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Not Applicable
	If so, Whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	Whether the title documents have any court seal/marking which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	Developers have given affidavit in UP RERA that there is no suit filed/pending in any court of law in respect of the said property is to be obtained.
16	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not Applicable
	(b) Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
17	(a) Whether the POA involved in the chain of title?	No

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(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum Power of Attorney, If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not Applicable
(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/firms/Individual or Proprietary concerns in favour of their Partners/Employees/Authorizes Representatives to sign Flat Allotment Letter, NOCs, Agreements of Sale, Sale Deeds, etc in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA)	Not Applicable
(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified / compared with the original POA.	Not Applicable
(e) In case of Common POA (i.e. POA other than Builder's POA) please clarify the following clauses in respect of POA	Not Applicable
i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	Not Applicable
(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
(g) Please comment on the genuineness of POA?	No
(h) The unequivocal opinion on the enforceability and validity of the POA?	No

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18	If the property is a Flat/Apartment or Residential/ Commercial complex, check and comment on the following. (a) Promoter's /Land owner's title to the land/building. (b) Development Agreement/Power of Attorney. (c) Extent of authority of the Developer/builder. (d) Independent title Verification of the Land and/or building in question, (e) Agreement for sale (duly registered); (f) Payment of proper stamp duty; (g) Requirement of registration of Sale Agreement, Development Agreement, POA, etc; (h) Approval of building plan, permission of appropriate/ local authority, etc; (i) Conveyance in favour of Society/Condominium concerned; (j) Occupancy Certificate/Allotment Letter/Letter Of Possession; (k) Membership details in the Society etc; (l) Share Certificates; (m) No objection Letter from the Society etc; (n) All legal requirements under the local/Municipal laws, regarding flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies Laws etc; (o) Requirements for noting the Bank charges on the records of the Housing Society, if any. (p) If the property in a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any (q) Whether the numbering pattern of the Units/Flats tally in all documents such as approved plan, agreement plan etc.	No
19	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party -claims, Liens etc. and details thereof.	No
20	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	2008-2021
21	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy	Not Applicable
22	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required	Not Applicable
23	Details of RTC extracts/Municipal/Village records?	Not Applicable
24	(a) Whether the Property offered as security is clearly demarcated? (b) Whether the demarcation/partition of the property is legally valid? (c) Whether the property has clear access as per documents?	YES YES YES

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25	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	Not Applicable
26	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/comment on the same.	Not Applicable
27	If the valuation report and/or approved, / sanctioned plans are, made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.	Not Applicable
28	a) Whether the real estate project comes under the Real Estate (Regulation and Development) Act, 2016. b) Whether the project is registered with the Real Estate Regulation Authority? If so, the details of such registration are to be furnished. c) Whether the details of the apartment/plot in question are verified with the list of the number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Yes Builder is seeking UP-RERA Reg. no. for the area of 100 Acres for its project called "Amrawati IT City" Yes

CERTIFICATE OF TITLE: I have checked the certified copies of the documents mentioned in section 2 of this report, and I further certify that

1. I confirm to search in House Records/Revenue Records. I also confirm to verify and verify the records of the concerned Sub-Registrar Office(s), Revenue Records.

2. Following security of House Records/Revenue Records and relative certified copies of Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate(EC) (NA) (i have conducted the search as mentioned in class 2 below. I hereby certify the genuineness on the basis of the certified copies of the Title Deeds. Suspicious/Doubt, if any, has clarified by making necessary enquiries.

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3. there are no prior mortgage/charges/encumbrances whatever, as could be seen by virtue of inspection conducted by me in the legible relevant index (permissible records for inspection) at office of sub-registrar- Lucknow, on 01.01.2011 to 12.11.2021 in search of encumbrance, if any, but No registered Encumbrance is noticed whatsoever.

The Original Inspection Receipt No. 2021232039443 Dated 11.11.2021 and Receipt No. 2021232039444 Dated 11.11.2021 is enclosed herewith.

4. I certify that M/s Amrawati Residency Pvt.Ltd. has an absolute, clear and Marketable title over the property and have derive valid title over said property, I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

There are no legal impediments of said property and all the titles are correct, which I certify.

Thanking you

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Shashikant Mishra

(Advocate)