

<b>Ankur Pathak</b> <b>Advocate</b> <b>B-314 Lawyers Chamber</b> <b>High Court Lucknow</b> <b>Reg.No.- UP02194/2014</b> <b>Lucknow Development Authority-</b> <b>Lucknow.</b>	<b>Residence-285/197(CHA) Mill Road</b> <b>Aishbagh Lucknow.</b>  <b>Mobile No. 8081707579, 8957260964</b> <b>Email. -ankurtakkipur@gmail.com</b>
Ref:- NEC-	Date :- 12-1-2026

### LEGAL TITLE SEARCH REPORT

To,

U.P. Real Estate Regulatory Authority,  
Lucknow U.P.

1. Name & Address of the owner Lucknow Development Authority-  
Lucknow.
2. Details/description of documents scrutinized:

Sr.No.	Date of Document	Type of Document	Whether Original/Certified/True Copy/Photostat Copy Examined
1.	09-10-2025 Fasli	Letter Of ownership by LDA	Certified Copy
2.	09-08-2019	Letter Of Taking Over Possession and Re-entry by LDA	Certified Copy
3.	10-12-2018	Letter Of Taking Over Possession and Re-entry by LDA	Certified Copy
4.		Layout Plan	Copy

3. Details/description of the property/properties

Sy.No., Khata No. No., Site No.	House	Extent Areas of land/ building	Location Sub Distt/District Village/Municipalit y etc.	Boundary
Plot No. 68B, 68C, 68F, 68G, 68J, 68K, and 68/6		Total area of land involved in this project is 1,92,791 sqft. Total no. of Khasra plots-07	Village/ Mohalla Aishbagh Industrial Area Lucknow, Pregna Tehsil and District Lucknow	East-N/A West-N/A North-N/A South-N/A

4. Brief history of the property and how the owner/mortgagor has derived title:  
Improvement Trust Lucknow has been owner of the Land Plots No, Plot No. 68B, 68C, 68F, 68G,

68J, 68K, and 68/6 situated at Village/ Mohalla Aishbagh Industrial Area Lucknow, Pregna Tehsil and District Lucknow. Improvement Trust Lucknow gave the aforesaid land plots on lease to different Oil Companies. By virtue of the provisions contained in Section 59(6) (C) of UP Urban Planning and Development Act 1973, all the movable and immovable Properties of Improvement Trust Lucknow vested in Lucknow Development Authority Lucknow. After the expiry of lease period of aforesaid land plots, Lucknow Development Authority has taken over the physical possession of the aforesaid land plots in the air 2018 and 2019.

Thus by Virtue Of the provisions Contained in Section 59(6) (C) of UP Urban Planning and Development Act 1973, Lucknow Development Authority, Lucknow has derived title and now is the owner of the aforesaid land plots.

On the above land a planned **Residential Group Housing** project is being developed by Lucknow Development Authority, Lucknow for which layout plan no. 3196...planned residential Development/Planned housing project has been approved by Lucknow Development Authority, Lucknow on.....

5.	Search & Investigation	:	for 30 years.
6.	The persons who is the present owner of the properties.	:	Lucknow development Authority Lucknow.
7.	Whether the party has absolute clear & maketable titile over the property & Valid lease can be executed with regard to above property	:	Yes, party has cleared, perfect marketable & mortgageable titile.
8.	What is the nature of the title of the owner i.e. tenancy right, possessory right, minor's right of any other type of right/clarify.	:	Full Ownership Right.
9.	Whether there is any restriction/prohibition under personal law of the owner/mortgagor to hold the property under the title deed through which he has derived the title.	:	N.A
10.	Whether the latest title deed and the imme-diately previous title deeds available in originals.	:	Original latest title deed is available
11.	Whether building tax/land revenue has been paid upto date.	:	N.A
12.	Whether any dues recoverable as land revenue are outstanding.	:	N.A
13.	Whether the land is affected by any revenue and tenancy legislation? if so, how and to what extent and the remedy if any.	:	NO
14.	Whether the permission under the Urban Land (Ceiling and Regulation) Act 1976 is necessary or not.	:	NO

15.	(a) is the property free from encubrance. (b) Please give detailed account of creatin of charge or redemption's for a minimum period of 13 years and also state the subsisting charge, if any, mentioned in the encumbrance certificate for the last 13 years.	:	Yes, property is free from all encrumbrances for last 30 years.
16.	Whether the propsed sale deed can be executed with regard to above property.	:	Yes, Sale deed can be executed by Lucknow development Authority Lucknow.
17.	Whether the property is freehold or lease hod or self-occupied or tenanted? it tenanted whether the property can be taken as mortgagee and what precautions to be taken?	:	Property is Free hold
18.	Please state the names of the persons who should join the execution of sale deed	:	Lucknow development Authority. Vipin Khand Gomti Nagar Lucknow. Pincode- 226010
19.	Encumbrance Certificate for last 30 years	:	I have searched the book index No.2 in the Sub Registrar Office and land records in Trust Section of Lucknow Development Authority, Lucknow.

Final certificate :

I, certify that M/s Lucknow development Authority Lucknow, Vipin Khand Gomti Nagar, Lucknow. Pin. 226010 have valid & clear marketable & mortgageable title in the properties shown above.

**Palce- Lucknow**

Dated- 12/01/2026



(Ankur Pathak)  
Advocate

B-314 Lawyers Chamber  
High Court Lucknow  
Reg.No.- UP02194/2014

Lucknow  
**ANKUR PATHAK**  
Advocate  
High Court, Lucknow  
C.O.P. No-164633/2018  
A.O.R. No-BA3540/2024  
Reg. No-UP02194/2014