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| <b>Ankur Pathak</b><br><b>Advocate</b><br><b>B-314 Lawyers Chamber</b><br><b>High Court Lucknow</b><br>Reg.No.- UP02194/2014<br>Lucknow Development Authority-<br>Lucknow. | Residence-285/197(CHA) Mill Road<br>Aishbagh Lucknow.<br><br>Mobile No. 8081707579,<br>8957260964<br>Email. -ankurtakkipur@gmail.com |
| Ref:- NEC-   | Date :- 26-12-2025   |

## LEGAL TITLE SEARCH REPORT

To,

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

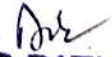
1. Name & Address of the owner                      Lucknow Development Authority-  
Lucknow.

2. Details/description of documents scrutinized:

| Sr.No. | Date of Document   | Type of Document                 | Whether Original/Certified/True Copy/Photostat Copy Examined |
|--------|--|----------------------------------|--|
| 21.    | 1390 Fasli   | Jot Chakbandi Akar<br>Patr 41,45 | Certified Copy   |
| 22.    | 1/2008 Dated<br>21.10.2008,<br>2/2005 Dated<br>23.06.2005,<br>3/2005 Dated<br>03.05.2005 | Acquisition Awards               | Certified Copy   |
| 23.    | 1429-1434  | Khatauni                         | E-copy   |
| 24.    |  | Layout Plan                      | Copy   |

3. Details/description of the property/properties

| Sy.No., Khata No.<br>House No., Site No. | Extent Areas of<br>land/ building | Location Sub<br>Distt/District<br>Village/Municipali<br>ty etc. | Boundary |
|--|-----------------------------------|---|----------|
|--|-----------------------------------|---|----------|

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

|   |   |   |  |
|---|---|---|--|
| Planned Residential Housing Project Situated At Amar Shaheed Path Gomti Nagar Vistar Yojna, Mauja/ Village Maleshemau Tehsil And District Lucknow.<br>Khasra No. 77, 85, 86, 87ka, 89 | Total area of land involved in this project is 17,840 sqmt. Total no. of Khasra plots-5 | Narmada Appartment, Amar Shaheed Path Gomti Nagar Vistar Yojna, Mauja/ Village Maleshemau Tehsil And District Lucknow | East-N/A<br>West-N/A<br>North-N/A<br>South-N/A |
|---|---|---|--|

**4. Brief history of the property and how the owner/mortgagor has derived title:**

That Jot Chakbandi Akar patr 41,45 of Village Maleshemau Tehsil And District Lucknow for Fasli year 1390 shows that land owners are sankramani bhumidhar of land Araji/Khasra No. 77, 85, 86, 87 ka, 89 area 17,840 sqmt. Situated at Mauja Village Maleshemau Tehsil And District Lucknow . Out of which these Khasra Numbers 85,86, and 89 land have been acquired vide Award No. 1/2008 Dated 21.10.2008, Khasra Number 87ka has been acquired vide Award No. 2/2005 Dated 23.06.2005, Khasra Number 77 has been acquired vide Award No. 3/2005 Dated 03.05.2005 possession of which has been transferred by Additional District Magistrate (LA) Nagar Maha Palika-I Lucknow to Lucknow Development Authority, Lucknow.

On the basis of The above Acquisition Awards the name of Lucknow Development Authority, Lucknow have been mutated in revenue records in Title and Caption of Amar Shaheed Path Gomti Nagar Vistar Yojna Lucknow. (Khatauni of 1426- 1431 Fasli enclosed)

On the above land a planned residential housing project is being developed by Lucknow Development Authority, Lucknow for which layout plan no.....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 & marketable title over the property & Valid lease can be executed with regard to above property                                     | : | Yes, party has cleared, perfect marketable & mortgageable title. |
| 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 immediately 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 encumbrance.<br>(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 encumbrances for last 30 years.  |
| 16. | Whether the proposed 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.<br>Vipin Khand Gomti Nagar Lucknow.<br>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 land acquisition department ADM (LA) N.M.P-I 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.

Place- Lucknow

Dated- 24/12/2025

  
**ANKUR PATHAK**  
 Advocate  
 High Court, Lucknow  
 C.O.P. No-184833/2018  
 A.O.R. No-BA3540/2024  
 Reg. No-UP02194/2014