

R. D. AWASTHI
Advocate

Residence :
95-B, Pratap Nagar, Krishna Nagar
Kanpur Road, Lucknow
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To,
Real Estate Regulatory Authority
Raj Niyojan Sansthan, Naveen Bhawan,
Kalakankar House,
Old Hyderabad, Lucknow

I have made the search in the office of Sub-Registrar-Mohanlalganj, District- Lucknow, for the property of the land falling in Sapphire Square which is falling in the land bearing Khasra Nos as mentioned below situated at Village-Kasimpur Biruha, Tehsil- Mohanlalganj, District-Lucknow.

Khasra No.	Area as per Sale Deed in Hectare	Village & Tehsil
797/0.1390 Hec.	0.1390 Hec.	Kasimpur Biruha , Mohanlalganj, Lucknow

After perusing the index registrar in the office of Sub-Registrar- Mohanlalganj, District- Lucknow, it revealed that there is no any record for the aforesaid property about charge, lien and encumbered in any manner what so ever and it is free from any encumbrance. The ownership of the aforesaid properties are still in the ownership of their respective owners and have their respective right in their aforesaid property.

I have more than 10 years of experience in the real estate sector.

Thanking you

R. D. Awasthi
(R. D. Awasthi) 04/02/2026

Advocate

Regn. No.- 4733/1990

R.D. Awasthi

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Ref. No. /2026

Date: 04.02.2026

To,

Technical Adviser,

UP Real Estate,

Regulatory Authority,

Lucknow.

Subject: Non encumbrance report and legal opinion for permission of creating an equitable mortgage upon the Land Area 0.1390 hec. Total area of Gata No. 797/0.1390 hec. Situated at Village-Kaasimpur Biruha, Sultanpur Road, Tehsil- Mohanlalganj, District- Lucknow who is referred to as the proposed mortgager.

Dear Sir,

As desired by you, the records present, available and readable in the office of sub- Registrar Mohanlalganj, Lucknow have been verified for investigation of the title in respect of property specified herein, On the basis of the documents provided to me, my report is given as under:-

1. Description and area of the property.

Specifice Numbers & Address of Propety:

The Property proposed to be mortgage is the land measuring 0.1390 hec., Total area of Gata No. 797/0.1390 Hec. Situated at Village-Kaasimpur Biruha, Sultanpur Road, Tehsil- Mohanlalganj, District- Lucknow is an agriculture property, bounded as under-

East : Aabbadi of Gram Kaasimpur Biruha
West : Khasra no. 801
North : Khasra no. 798
South : Khasra no. 810



2. **Nature of property (whether agricultural, Non agricultural, Commercial, Residential or Industrial, if Non agricultural, the reference and date of conversion order from the competent authority should also be mentioned).**

Ans. The said property is Residential.

3. **The Owner is Partner/Director/Trusty who is Developing the Property on behalf of Partnership/Company/ Trust, Whether he /She as the Authority. Copy of the resolution/ memorandum an Article of Association /Partnership deed etc. whether examined and verified:**

Ans. As per the documents-

M/S Sapphire Developers through its partner Mrs. Areeba Khan wife of Ahmad Kamaal Khan having its office at GF 1, Saffire Homes, 2 Fawn Brake Avenue, Sarojani Naidu Marg, Lucknow Who is referred to as the present owner and is referred to as the proposed mortgager.

4. **Whether minor lunatic or un-discharged insolvent is involved. Confirm that the Mortgage has sufficient capacity to contract. Precautionary steps to be taken.**

Ans. No any Minor lunatic or un-discharged insolvent is involve.

5. **Whether the property is freehold or Leasehold. If Leasehold then period of lease and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.**

Ans. Free hold property. Urban Land Ceiling Act has been Repealed in the State of U.P., hence not applicable.

6. **Source of Property i.e., Self acquired or Ancestral. If Ancestral then mode of succession and whether original will/probate is available.**

Ans. Self Acquired and purchased from (1) Ram Pal alias Ram Pal Singh son of Ram Autar resident of Gosaiganj, Pargana & tehesil Mohanlalganj, Lucknow (2) Smt. Meena Yadav alias Meena Devi wife of Raj Bahadur Yadav daughter of Swami Dayal Yadav resident of Nawab Ali Ka Purwa, Majra Kaasimpur Biruha, pargana & tehesil Mohanlalganj, District Lucknow through registered sale deed dated 21.10.2010 duly registered in the office of Sub Registrar Mohanlalganj, Lucknow at Book no. 1, jild



no. 12299, on pages 395 to 422, at serial no. 6184, dated 23.10.2010
(Certified Copy Enclosed)

7. **Whether the Mortgager is co-owner and/or any partition of the property is made between the member of the family through partition Deed. If yes, whether original registered Partition. Deed is available it is only a family settlement.**

Ans. Not Applicable.

8. **Whether the property is mutated in Municipal/ Revenue Records and Owners Name is reflecting and if not, the reason thereof.**

Ans. Yes, reflecting in revenue record (Khitouni Enclosed).

9. **Whether any restriction for creation of Mortgage is Imposed under Central/State/Local Laws. If yes, the specify whose consent or permission would be required for creation of mortgage.**

Ans. No.

10. **Whether all the Original Title Deeds Including antecedent Title deed and relevant documents are available. Please give detailed list.**

Ans. Following Documents were Persued:

1. Certified Copy of Sale Deed dated 21.10.2010/23.10.2010.
2. Search inspection of Period 12 years report.
3. Copy of Approved Map and Sanctioned letter from LDA.

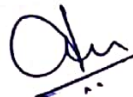
11. **Whether the Advocate has personally visited the records.**

Ans. Yes, Sub Registrar office, Mohanlalganj, Lucknow.

12. **Whether the search is being made for the period of 30years. If no, reason thereof.**

Ans. I have perused the relevant records of the Sub Registrar office, Mohanlalganj, Lucknow for the period of 12 year whose Inspection receipt No. 2026232006899 dated 04.02.2026 & Non-Encumbrances Application No. 2202623200584 dated 02.02.2026 Certificate No.22026232000560 dated 04.02.2026 which is from 02.02.2014 to 02-02-2026 in respect of the aforesaid property is enclosed.

13. **Whether there is any doubt/ Suspicion about the genuineness of the Original Documents. If yes, then specify.**



Ans. I have perused photocopy of title deeds and compared the same with Certified Copy of title deeds and evaluated the same with certified title deeds and established that both are analogous and registered before the Registrar of assurance.

14. Final Certificate/ Opinion.

Ans. The present title holder M/S Sapphire Developers have valid and marketable title over the captioned Property and she is the absolute owner of the said property. The said property is free from all sorts of encumbrances on the basis of the inspection of available, visible and readable records in the office of Sub Registrar, Mohanlalganj, Lucknow.

15. Whether any additional formalities to be completed if yes, state specially in case of flat(s)/ Property (ies) if yes , State Specially in case of Letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

Ans. The said property is free from all sorts of encumbrances, charges, mortgages, liens or litigation, attachment or execution before in any court of law.

16. Comments on Enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016.

Ans. That the Lucknow Development Authority Lucknow has approved its map and the said society/Colony is well approved from LDA as such SARFAESI Act, 2002 and RERA Act, 2016 is fully applicable. The Lucknow Development Authority Lucknow has issued sanctioned letter vide file no. LDA/BP/24-25/1043 dated 01.07.2024 vide permit no. Commercial Building/12459/LDA/BP/24-25/1043/24062024 of the Village- Kasimpur Biruha, Pargana and Tehsil- Mohanlalganj, Sultanpur Road, Lucknow.

Note:- The NEC report has been signed and submitted by me, having experience of more than 10 years in Land & RERA Matters.

Place: Lucknow
Dated: 04.02.2026


(R.D. AWASTHI)
Advocate
04/02/2026