

Ankur Pathak Advocate B-314 Lawyers Chamber High Court Lucknow. Reg. No. UP02194/2014 Lucknow Development Authority Lucknow.	Residence/Chamber-285/197(CHA)Mill Road Aishbagh Lucknow. Mob. 8081707579, 8957260964 Email:- ankurtakkipur@gmail.com
Ref :- NEC - 3/26	Date :- 06-6-2026

LEGAL TITLE SEARCH REPORT

To,

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

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

Sr. No.	Date of Document	Type of Document	Whether Original/Certified/True Copy/Photostat Copy Examined
1	1390 Fasli	Jot Chakbandi Akar Patr 41,45	Certified Copy
2	Executed on Deafferent dates during 2025-2026	Sale Deeds	Original Copies
3	Current Years	Mutation Orders	E-Copy
4		Layout Plan	Copy

- Details/description of the property/properties: -

Sr. No. Khata No. House No, Site No.	Extent Areas of land/ building	Location Sub Distt/District Village/ Municipality etc.	Boundary
Planned Residential Housing Project Situated at Village Gahalwara and Dona, Teh. Sarojni Nagar Dist. Lucknow. 530,533,534,589,590,593, 594,595,597,598,600,601 602,603,605,606,607,613, ,615 of Village Gahalwara. and 2958,2959,2960,2961,2963,2970, 2971,2972,2973,2974,2975,2976, 2977,2978,2979,2980,2981,2982, 2985,2986,2993,2994,2995,3036, 3041,3042,3044,3045,3046,3047, 3048,3049,3050,3052,3053, 3055 of Village Dona.	Total area of land involved in the project is 44.8214 Hec. Total No. of Khasara Plots 55	Kalilesh Khand, Varun Vihar Yojana, Village Gahalwara and Dona, Teh. Sarojni Nagar Distt. Lucknow.	East-N/A East- N/A North- N/A South- N/A

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

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

Jot Chakbandi Akar patr 41,45 of Village Gahalwara and Dona, Tehsil Sarojni Nagar, Lucknow for Fasli year 1390 and Current Khatauni show that land owners are sankramaniy bhumidhar of above khasara land Araj/Khasra Numbers.

Description of Minjumla Khasara Numbers of village Gahalwara :- Out of total area of Khasara Numbers 530, 534, 594, 595, 597, 601, 602, 606 and 615 respectably an area of 1.265Hec. 1.075Hec. 1.184Hec. 1.024 Hec., 0.785Hec., 0.456Hec., 5.818Hec., 0.107Hec. and 0.235Hec. land belongs to Gram samaj/Government land, Resumption for which in Favour of Lucknow Development Authority, LDA has sent letter for Resumption to the Government of Uttar Pradesh wide letter No.:- 2113/AC/pra/2026 Dated 17.03.2026, Out of total area of Khasara no. 3046 of Village Dona an area of 0.038Hec belongs to Gram samaj/Government land, Resumption for which in Favour of Lucknow Development Authority, LDA has sent letter for Resumption to the Government of Uttar Pradesh wide letter No.:- 2229/AC/pra/2026 Dated 07.04.2026.

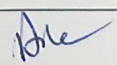
Apart from that Lucknow Development Authority has by way of Sale deeds, purchased land area 2.642hec of Khasara no. 530, land area 0.002Hec of Khasara no 533, land area 1.697Hec of Khasara no. 534, land area 0.164Hec. of Khasara No. 589, land area 0.053Hec of Khasara No. 590, land area 0.054Hec of Khasara No. 593, land area 1.684Hec of Khasara No. 594, land area 2.9Hec of Khasara No. 595, land area 3Hec of Khasara No. 597, land area 0.005Hec of Khasara no. 598, land area 0.021Hec of Khasara No. 600, land area 2.421Hec Khasara No. 601, land area 5.48Hec. of Khasara No. 602, land area 0.164 Hec of Khasara No. 603, land area 0.328 Hec of Khasara No. 605 land area 0.107Hec of Khasara No. 606 land area 0.2274 Hec of Khasara No. 607, land area 0.0339 Hec of Khasara no 613, land area 0.235Hec of Khasara No. 615 Village Gahalwara, land area 0.04 Hec of Khasara no. 2958 land area 0.119 Hec of Khasara no. 2959, land area 0.039 Hec of khasara No. 2960, land area 0.39Hec. of Khasara no. 2961, land area 0.098Hec. of Khasara No. 2963, Land Area 0.069 Hec of Khasara No. 2970, land area 0.301 of Khasara No. 2971, Land area 0.316 of Khasara No.2972, land area 0.122 Hec of khasara no. 2973, land area 0.147 Hec of 2974, land area 0.177hec. khasara no. 2975, land area 0.356 Hec of khasara no 2976, land area 0.266 Hec of Khasara No. 2977, land area 0.063 Hec of 2978, land area 0.132 Hec of khasara no. 2979, land area 0.016 Hec of khasra no. 2980, land area 0.109 Hec of Khasra no. 2981, land area 0.035 Hec of khasara no. 2982, land area 0.008, Khasara no. 2985, land area 0.135 Hec of khasara no. 2986, land area 0.127Hec. Khasra no. 2993, land area 0.328 Hec of khasara no. 2994, land area 0.171 Hec of khasra no. 2995, land area 0.141 Hec of khasra no. 3036, land area 3.184Hec of khasra no. 3041, land area 0.758 Hec of khasara no.3042, land area 0.218 Hec of khasra no 3044, land area 1.777 Hec. of khasara no. 3045, land area 0.036Hec. of Khasara no. 3046, land area 1.871Hec. of khasra no. 3047, land area 0.044 Hec of khasara no. 3048, land area 0.19 Hec. of kahsara no. 3049, land area 0.012 Hec of khasra no. 3050, land area 0.125 Hec of khsara no. 3052, land area 0.138 Hec of khasara no. 3053 and land area 0.853 Hec of khasara no. 3055 Village Dona.

Thus LDA has become owner of Land area 11.987Hec. of on the basis of Resumption process and land area of 32.8344Hec. on the basis of Sale Deeds.

On the basis of the Above Sale Deeds the name of Lucknow Development Authority have been mutated in revenue records. (Khatauni of 1427-1432 Fasli enclosed)

On the above land a planned residential housing project is being developed by Lucknow Development Authority, Lucknow for which layout plan no.....for 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, partry has clear, 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 and the immediately previous title deeds available in originals.	:	Original latest title deed is available
11.	Whether building tax/land revenue has been paid up to 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 form encumbrance. (b) Please give detailed account of creatin of charge or redemptions for a minimum period of 13 years and also state the subsisting charge, if any, mentioned in the encumbrance certificate for the last 13 year.	:	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.

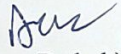

ANKUR PATHAK
 Advocate
 High Court, Lucknow
 C.O.P. No-164633/2018
 A.O.R. No-BA3540/2024
 Reg. No-UP02194/2014

17.	Whether the property is freehold or lease hold or self-occupied or tenanted? it tenanted whether the property can be taken as mortgagee and what precaution to be taken?	:	Property is Free hold
18.	Please state the name 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 of revenue Department Tehsil Sarojini Nagar 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 :- 06.06.2026


(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