



SHASHIKANT MISHRA

(Advocate)

Reg.No.1516/92

ADVOCATE

Ref.No.:- SM/0421/25

Date:- 21.05.2025

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.			3107242 / यू0पी0-रेरा / परि0पंजी0 / 2024-25	
	c) Name of the Project:			Amrawati Sports City	
	d)Project Area:			Applied for 61885.16 Sqmtr.	
	e)Location of the Project:			Falling under Village- Narharpur, Tehsil- Bakshi Ka Talab, 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/ Certified Extract/Photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate
	1	06.04.2024	Registered Sale Deed	Copy	N/A
	2	06.04.2024	Registered Sale Deed	Copy	N/A
	3		Village Narharpur Fasli Year : 1430-1435	Copy	N/A
	4	16.04.2025	Consortium Agreement	Copy	N/A
	5		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
		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 Bakshi Ka Talab, 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	

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	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.	(i) Goldfinch Realty became the owner of the land comprising under Khasra No.426 area admeasuring 2.8194 Hect. (28194 Sq.Mtr.), situated at Pargana & Tehsil- Bakshi Ka Talab and Dist- Lucknow through a registered sale deed vide Book No. 1, Zild No.16550 on pages 93 to 122 as Serial No.8421 in the office of Sub-Registrar, Bakshi Ka Talab, Lucknow and (ii) Oakside Infracon LLP became the owner of the land comprising under Khasra No.432 area admeasuring 1.4123 Hect. (14123 Sq.Mtr.) and Khasra No.427 area admeasuring 3.0000 Hect., (30000 Sq.Mtr.) situated at Pargana & Tehsil- Bakshi Ka Talab and Dist- Lucknow through a registered sale deed vide Book No. 1, Zild No.16550 on pages 67 to 92 as Serial No.8420 in the office of Sub-Registrar, Bakshi Ka Talab, Lucknow Total:- 7.2317 Hect., (72317 Sq.Mtr.) thereafter they got the Layout Plan Map approved from Lucknow Development Authority, Lucknow and is entitled to Develop & Construct the said property under the name and style of " Amrawati Sports City ".
7	<p>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.</p> <p>b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.</p> <p>c) Whether the partition made is valid in law and the mortgagor has acquired a mortgage-able title thereon.</p> <p>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.</p> <p>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?</p>	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 in 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
	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, Costal 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/markings which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/markings.	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

	(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
	(e) Please comment on the genuineness of POA?	No
	(h) The unequivocal opinion on the enforceability and validity of the POA?	No
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.	2011-2025
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
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 61885.16 Sq.Mtr. for its project called " Amrawati Sports 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 Revenue Records. I also confirm to verify and verify the records of the concerned Sub-Registrar Office(s), Revenue Records.

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2. Following security of Revenue Records and relative certified copiousness of Titles 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.

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-Bakshi Ka Talab, Lucknow, on 01.01.2015 to 24.04.2025 in search of encumbrance, if any, but No registered Encumbrance is noticed whatsoever.

The Original Inspection Receipt No.2025234020297 Dated 21/05/2025 is enclosed herewith.

4. That I have Legal experience of more than 10 years.

5. I certify that "Amrawati Sports City" 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
 SHASHIKANT MISHRA
ADVOCATE
Mobile No. 7388888609

Shashikant Mishra
(Advocate)

कार्यालय उपनिबन्धक बक्शी का तालाब बक्शी का तालाब
जनपद लखनऊ

आवेदन संख्या : 22025234000228

प्रमाण संख्या : 22025234000229

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- मलिक राम वर्मा पुत्र- सुकई वर्मा तहसील बक्शी का तालाब जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - नरहर पुर, वार्ड/परगना- लखनऊ, कृषि- मेसर्स महावाजा रियल्टी एंड डेवलपमेंट प्र० लि० द्वारा अधिकृत हस्ताक्षरी मलिक राम वर्मा पुत्र सुकई वर्मा नि० विशाल खंड गोमतीनगर लखनऊ , भूमि गाटा सं० 426 रकबा 4.8380 हे० स्थित ग्राम नरहरपुर तहसील बी० के० टी लखनऊ , 426

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 19/01/2013 से दिनांक 19/01/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

क्रम सं०	सम्पत्ति का विवरण	लेखपत्र के पंजीकरण की तिथि	लेखपत्र का प्रकार/ लेखपत्र का मूल्यांकन	पक्षकारों के नाम	लेखपत्र का क्रमांक/वर्ष
1	गाटा सं० ४२६	18/03/2024	विक्रय पत्र/0	विक्रेता -महावाजा रियल्टी एंड डेवलपर्स प्रा० लि० /क्रेता-वाल्सन हाइट्स एलएलपी के द्वारा प्रखर सिंह	7085/2024

दिनांक : 22-01-2025

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँदे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक : अपर्णा वर्मा ।

मिलान करने वाले निबन्धन लिपिक : मो० आबाद रब्बानी ।

ANOOP KUMAR VERMA PRABHARI
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Date: 2025.01.22 18:02:33 +05'30'

उपनिबन्धक बक्शी का तालाब
लखनऊ

प्रिंट करें

कार्यालय उपनिबन्धक बक्शी का तालाब बक्शी का तालाब
जनपद लखनऊ

आवेदन संख्या : 2202523400229

प्रमाण संख्या : 22025234000230

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- मलिक राम वर्मा पुत्र- सुकई वर्मा तहसील बक्शी का तालाब जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - नरहर पुर, वार्ड/परगना- लखनऊ, कृषि- मेसर्स मगन डेवलपमेंट एंड रियल्टी प्रा० लि० द्वारा मलिक राम वर्मा पुत्र सुकई वर्मा, भूमि गाटा सं० 4.8050 हे० स्थित ग्राम नरहरपुर तहसील बी० के० टी लखनऊ, 427

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 19/01/2013 से दिनांक 19/01/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

क्रम सं०	सम्पत्ति का विवरण	लेखपत्र के पंजीकरण की तिथि	लेखपत्र का प्रकार/ लेखपत्र का मूल्यांकन	पक्षकारों के नाम	लेखपत्र का क्रमांक/वर्ष
1	गाटा सं० ४३२ व ४२७	19/03/2024	विक्रय पत्र/0	विक्रेता-महेश डेवलपर्स एंड फाइनेंस प्रा० लि० /क्रेता-बसील गार्डेन्स एल एल पी के द्वारा प्रखर सिंह	7209/2024

दिनांक : 22-01-2025

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँदे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: अपर्णा वर्मा।

मिलान करने वाले निबन्धन लिपिक: मो० आबाद रब्बानी।

ANOO

KUMAR VERMA

PRABHARI

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ANOO KUMAR VERMA

PRABHARI

Date: 2025.01.22

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लखनऊ

प्रिंट करें