

Durgesh Srivastava Advocate REG. NO.- 1779/2006 COP-006493 District Court- Ayodhya	Mobile: 8299569424 Add - 27 Kamla Niketan Vishnupuri Colony Khojanpur city Faizabad, Ayodhya-224001 Email: lawmandurgesh@gmail.com
Ref:- NI:C -2024-25	Dated:- 22.10.2024

LEGAL TITLE SEARCH REPORT

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

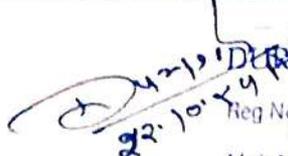
1. **Name & address of the owner** : Ayodhya Development Authority, Civil Lines
 Chaudah Kosi Parikarma Marg Road,
 Near Divya Hospital Faizabad
 Ayodhya – 224001, Uttar Pradesh.

2. Details/description of documents 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	12.09.2023 to 10.07.2024	Sale deed	Certified Copy
3	1426-1431	Khatauni	E-Copy
4		Layout Plan	Copy

3. Details/description of the property/properties

Sy.No., Khata No., House No., Site No.	Extent Areas of land/ building	Location Sub Distt/ District/Village/ Municipality etc.	Boundary
Plotted Residential Housing Project Situated At Mauja Firozpur Uparhar Paragna Magalsi Teshsil Sohawal & Distt. Ayodhya In Arazi no- 39,40,42,43ख, 44,45,46क, 46ख, 46ग, 69, 72मि, 73-98,100-121,116/305,123-147, 153मि,154-156,158-164,166-171, 204,207/306, 208-211, 213, 214,215अ,215क, 216-220, 223, 224, 229-258, 260-279, 282-284	Total area of land involved in this project is <u>2,69,156 sqmt</u> Total no. of plots	Mauja Firozpur Uparhar paragna magalsi Teshsil Sohawal & distt. Ayodhya.	East- N/A West- N/A North- N/A South- N/A


DURGESH SRIVASTAVA
 Advocate
 Reg No-UP1779/06 COP No 006493
 Advocate Code-1439
 Mob No-9452466090, 8299569424

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

That Jot Chakbandi akar patr 41, 45 village- mauja firozpur uparhar paragna magalsi tehsil sohawal & distt. Ayodhya for 1390 Fasli shows that land owners sankramani bhumidhar of land araji no.40,42,43ख,44,45,46क,69,73-90,92,94-98,100,101,103-105,107-110,112-114,116-121,123-128, 130,131,133,134,136-138,140-147,153मि,155,158,160,161,162मि,167-170,208-210,211,213,215अ, 215क,216-218,220,221,224,231,232मि,234-236,238,240,241,244,245,247-251,253-258,270-274, 276-279,282-284 area **59.8323** acre.

Thereafter the land owners sold above land arazi no.40, 42, 43ख, 44, 45, 46क, 69, 73-90, 92,94-98,100,101,103-105,107-110,112-114,116-121,123-128,130,131,133,134,136-138,140-147,153मि, 155,158,160,161,162मि,167-170, 208-210,211, 213,215अ,215क,216-218,220, 221,224,231,232मि, 234-236, 238, 240, 241, 244, 245, 247-251,253-258, 270-274, 276-279,282-284 area **59.8323** acre. Situated at mauja firozpur uparhar paragna magalsi teshsil sohawal & distt. Ayodhya through sale deed to Ayodhya Development Authority Ayodhya. This sale deed is registered in sub-registrar office, Sohawal Distt. Ayodhya.

On the basis of this sale deed name of Ayodhya development authority Ayodhya mutated in revenue records (khatauni of 1426-1431 fasli enclosed).

On the basis of these sale deeds name of Ayodhya development authority have been mutated in revenue records.

On above land a plotted residential housing project is being developed by Ayodhya development authority Ayodhya for which layout plan no..... Plotted resi. Development/plotted housing/...../ADA/.....has been approved by Ayodhya development authority, Ayodhya on.....

5.	Search & Investigation	:	for 30 years.
6.	The persons who is the present owner of the properties.	:	Ayodhya Development Authority, Ayodhya
7.	Whether the party has absolute clear & maketable title over the property & valid lease can be executed with regard to above property	:	Yes, partry has cleared, perfect marketable & moratagble 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 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.	:	NA
12.	Whether any dues recoverable as land revenue are outstanding.	:	NA
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

DURGESH SRIVASTAVA
Advocate

Reg No:UP177306 COE.No 006493

Ad. No. 1439

Mob. No. 9452466090, 8299569424

(Handwritten signature and date)
22/10/24

15.	(a) is the property free from encumbrance. (b) Please give detailed account of creation 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 Ayodhya Development authority, Ayodhya
17.	Whether the property is freehold or lease hold or self occupied or tenanted? it tenanted whether the property can be taken as mortgagage 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	: Ayodhya Development Authority, Civil Lines, Chaudah Kosi Parikarma Marg Road near Divya Hospital Faizabad Ayodhya – 224001, Uttar Pradesh.
19.	Encumbrance Certificate for last 30 years	: I have searched the book index No. 2 in the office of Sub-registrar (Registration) sohawal, sadar distt. Ayodhya for 30 preceding years from 1994 to 2024 (upto 30.09.2024) and no encumbrance is found on the above property.

Final certificate:

I, certify that **M/s Ayodhya Development Authority, Civil Lines Chaudah Kosi Parikarma marg road, near Divya Hospital, Faizabad, Ayodhya UP Pin- 224001** have valid & clear marketable & mortgageable title in the properties shown above.

Enclosure.

A. Sub Registrar (Tehsil-Sohawal)

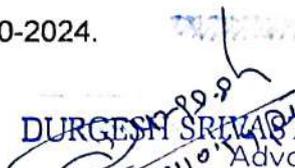
- Receipts No. 220412301311 – 1327, **Dated:- 05-10-2024,**
- Receipts No. 2202412301342 – 1351, **Dated:- 08-10-2024,**
- Receipts No. 2024123009794 – 9818 **Dated:- 09-10-2024.**

B. Sub Registrar (Tehsil-Sadar)

- Receipts No. 2024120023822 – 3851, **Dated:- 08-10-2024.**

Place: **Ayodhya.**

Dated: 22.10.2024


DURGESH SRIVASTAVA
 Advocate
 Reg.No-UP 22/06 COP.No 006493
(Durgesh Srivastava)
 Mob.No-9452486090, 8299569424
 Advocate

बार काँसिल आफ उत्तर प्रदेश



एडवोकेट पंजीकरण प्रमाण-पत्र एडवोकेट्स अधिनियम, १९६१ की धारा २२ (१) के अंतर्गत प्रदत्त क्रमांक उत्तर प्रदेश १७७६ सन् २००६

प्रमाणित किया जाता है कि

श्रीमती/कुमारी/श्री दुर्गेया श्रीवास्तव
पत्नी/आत्मजा/आत्मज श्री राजेन्द्र प्रसाद श्रीवास्तव
जिला फैजाबाद आज की तिथि से उत्तर प्रदेश बार काँसिल के
अन्तर्गत एडवोकेट स्वीकृत किए गए तथा उनका नाम एडवोकेट्स अधिनियम,
१९६१ की धारा १७ के अधीन बार काँसिल द्वारा अनुरक्षित एडवोकेट पंजिका में
अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक ११ मई २००६ को
बार काँसिल द्वारा मुद्रांकित तथा हमारे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद
इस प्रमाण-पत्र के अंगस्वरूप मुद्रांक शुल्क
हेतु रु० ५००/- का मुद्रांक-पत्र एतत्सह संलग्न है

21-11-2013
सचिव

बार काँसिल ऑफ उत्तर प्रदेश

Dr. Sanyal
AH BURGESS SRIVASTAVA
Advocate
Reg. No. UP 1779/06 COR No. 006493
Advocate Code-1439
Mob. No-9452486090. अध्यक्ष/उपाध्यक्ष

बार काँसिल ऑफ उत्तर प्रदेश