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*Title Search Report of Property*

at

**Village Hasanpur Khewli, Tehsil Sarojini Nagar, District Lucknow**

**in the State of Uttar Pradesh.**

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## INTRODUCTION

This title search has been undertaken in respect of the following land parcels falling under Towers 21 and 22 of Plot GH 1B which are acquired by Pardos Lucknow Developers Private Limited ("**the Client**") and are situated in Village Hasanpur Khewli (hereinafter referred to as "**the Property**") in Lucknow.

S. No.	Khasra No.	Area (in Ha)
1.	307	0.615
2.	323	0.266

### (A) *General Scope of Work*

The scope of the investigation involved the search of the title over the Property by inspecting the records for the last 30 years and to determine how the Property was acquired by the owners, devolution of title, encumbrances.

### (B) *Methodology*

Based upon the aforementioned scope of work, we have perused various documents and conducted searches at various offices as stated in this Report.

### (C) *Scope Limitation*

The scope of our review is limited by the following general parameters:

1. We have assumed that the documents perused by us are copy(ies) of the original version(s). We have not verified the original documents and we suggest that the original documents be verified prior to the consummation of the transactions.
2. We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.
3. To the extent possible, we have relied upon documents and records maintained at various offices as stated in the Report.
4. We have not conducted any search or independent enquiry.
5. While conducting the search exercise, we have assumed the genuineness of all signatures, authenticity of all the documents and statements or copies of documents submitted to us as the original and conformity of copies or extract submitted to us with that of original documents.
6. We further express no independent opinion in respect of any charge, lien, and encumbrance already created on the Property but not registered with any authorities.
7. We clarify that for the due diligence we have not made any enquiries on pending litigations in the local courts.
8. We clarify that no physical survey of the Property has been undertaken by us. We were given the understanding that Towers 21 and 22 fall below the Property and we have not undertaken any independent enquiry of the same.
9. The report is limited to the issues that may arise under the laws of India as on the date of this report.

10. While reasonable care has been taken on preparation of the report Amicus, its partners, associates and employees shall not be accountable or liable except for gross negligence. The liability of Amicus (including the liability, if any, of its partners, associates and employees shall be limited to the extent of fees paid for this report.

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### **OBSERVATIONS**

**Khasra No. 307 (0.615) and 323 (0.266) of Village Hasanpur Khewli Paragana Bijnaur, Tehsil Sarojini Nagar, District Lucknow, Uttar Pradesh**

As per the khatauni of fasli year 1401-1406, Khasra no. 307 (2-8-13) and Khasra No. 323 (1-1-0) fall in khata no. 99 and are owned by Premshankar son of Gomti Prasad and Alok Kumar and Krishna Kumar sons of Munna alias Bhairon Prasad.

We understand that Premshankar son of Gomti Prasad and Alok Kumar and Krishna Kumar sons of Munna alias Bhairon Prasad sold their respective shares in Khasra no. 307 (0.615 hectares) and Khasra No. 323 (0.266 hectares) to Sheetla Prasad and Mata Prasad sons of Chhotelal.

Subsequently, Sheetla Prasad and Mata Prasad sons of Chhotelal sold their respective shares in Khasra no. 307 (0.615 hectares) and Khasra No. 323 (0.266 hectares) to Ansal Properties and Infrastructure Limited vide Sale Deed dated 21.8.2007 duly registered as Doc No. 7574 in Book No. 1 Volume No. 8524 on pages 199 to 244 in the office of Sub-Registrar, I, Lucknow on 21.8.2007.

The aforesaid Khasra appears in the name of Ansal Properties and Infrastructure Limited in Khatauni for fasli year 1419-1424 and 1425-1430.

### **CONCLUSION**

Entire Khasra Nos. 307 and 323 are owned by Ansal Properties and Infrastructure Limited and as per Sale Deed dated 26.11.2019 duly registered as Doc No. 31688 in the office of Sub-Registrar, Sarojini Nagar land falling under Khasra 307 and 323 to the extent of 6854.87 square meters has been sold by Ansal Properties and Infrastructure Limited to Pardos Lucknow Developers Private Limited.

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### **ACQUISITION BY PARDOS LUCKNOW DEVELOPERS PRIVATE LIMITED**

We have seen a copy of the Sale Deed dated 26.11.2019 duly registered as Doc No. 31688 in the office of Sub-Registrar, Sarojini Nagar executed by Ansal Properties and Infrastructure Limited in favour of Pardos Lucknow Developers Private Limited (CIN: U45208DL2018PTC337507) for sale of an area admeasuring 6854.87 square meters which, we understand, falls over the revenue khasra nos. 397 and 323 of Village Hasanpur Khewli, Tehsil Sarojini Nagar, District Lucknow.

Basis that we are able to ascertain that Pardos Lucknow Developers Private Limited is the owner of an area admeasuring 6854.87 square meters.

### **ENCUMBRANCE CHECK**

We have relied upon Bhar Mukta Praman Patra from the office of Sub-Registrar, Sarojini Nagar, vide certificate no. 22022367005350 and 22022367005351 all dated November 21, 2022, the copies of which are enclosed along with. As per the Bhar Mukta Praman Patra, there are no encumbrances on the any of the aforesaid land parcels either by Ansal Properties and Infrastructure Limited or by Pardos Lucknow Developers Private Limited.

Yours faithfully  
For Amicus, Advocates and Solicitors



**Madhav Rastogi**  
**D/2298/2005**  
**Advocate**

**New Delhi**  
**November 22, 2022**