

<p style="text-align: center;"><b>Ankur Pathak</b>  <b>Advocate</b>  <b>B-314 Lawyers Chamber</b>  <b>High Court Lucknow</b>  Reg.No.- UP02194/2014  Lucknow Development Authority-  Lucknow.</p>	<p>Residence-285/197(CHA) Mill Road  Aishbagh Lucknow.  Mobile No. 8081707579,  8957260964  Email. -ankurtakkipur@gmail.com</p>
Ref:- NEC-	Date :- 03-12-2025 C.R.T.

**LEGAL TITLE SEARCH REPORT**

To,

U.P. Real Estate Regulatory Authority,

## Lucknow U.P.

1. Name & Address of the owner Lucknow Development Authority-  
Lucknow.

2. Details/description of documents scrutinized:

2. Details/description of documents scrutinized:			
Sr.No.	Date of Document	Type of Document	Whether Original/Certified/True Copy/Photostat Copy Examined
9.	1390 Fasli	Jot Chakbandi Akar Patr 41,45	Certified Copy
10.	08.03.2015	Acquisition Award	Certified Copy
11.	1429-1434	Khatauni	E-copy
12.		Layout Plan	Copy

**3. Details/description of the property/properties**

3. Details/description of the property/pt-1		Sy.No., Khata No. House No., Site No.	Extent Areas of land/ building	Location Sub Distt/District Village/Municip ality etc.	Boundary
Planned Residential Housing Project Situated At Village Kaliya Khera Tehsil- Sarojni Nagar, Lucknow. Khasra No. 48, 49, 50, 51, 52,53Mi,54Ka,54Kha,56,185,189,190, 191,192,193,194,195, and at Village Pyarepur Tahsil Sarojini Nagar Lucknow Khasa No. 135, 136, 137, 144, 145, 172, 173, 174 ,202, 209, 303,304,305,306,307,308,309,310, 311,312/515,312A,312B,313,314,3	Total area of land involved in this project is 41.74 Hec. or 417400 sqmt. Total no. of Khasra plots is 109.	Abhas Khand Sector-4, Anant Nagar, Jointly on Mauja/ Village Kaliya Khera and Pyarepur Tahsil Sarojini Nagar Lucknow	East-N/A West-N/A North-N/A South-N/A		

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Advocate  
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C.O.P. No-164633/2018  
A.O.R. No-BA3540/2024  
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2B,313,314,315,316Sa,316Sa,317/  
 1S,317/2,319,324,326,328Sa,310,3,  
 31,334S,337,338,339,340,342,343,  
 344,347,348,349,350,351,352,353,  
 354,355,357,358,359,459,460,461S  
 a, 461Sa,462Sa,463Sa,470,475,476,  
 478,479,480S,481,482,483,484,485  
 ,486,487,488,489,490,491,493,496,  
 497,498,500,501,502,503,504,505,  
 506,507Sa,507Sa,508,511Sa

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

That Jot Chakbandi Akar patr 41,45 of Village Kaliya Kheda Tehsil Sarojni Nagar-Lucknow for Fasli year 1390 shows that land owners are sankramani bhumidhar of land Araji/Khasra Nos. of Village Kaliya Khera -Tehsil Sarojni Nagar-Lucknow KhasraNo. 48, 49, 50, 51, 52, 53Mi, 54Ka ,54Kha, 56, 185, 189, 190, 191, 192, 193, 194,195 of village Kaliya Kheda aforsaid, further above records of Village Pyarepur Tahsil Sarojini Nagar Lucknow shows that land owners are sankramani bhumidhar of land Araji/ Khasa No. 135, 136, 137, 144, 145, 172, 173, 174, 202, 209, 303 ,304, 305, 306, 307, 308, 309, 310, 311,3 12/515, 312A,312B,313,314,315,316Sa,316Sa,317/1S,317/2,319,324,326,328Sa,310,331,334S,3, 37,338,339,340,342,343,344,347,348,349,350,351,352,353,354,355,357,358,359,459,46 0,461Sa,461Sa,462Sa,463Sa,470,475,476,478,479,480S,481,482,483,484,485,486,487,4 of 88,489,490,491,493,496,497,498,500,501,502,503,504,505,506,507Sa,507Sa,508,511 of Village Pyarepur, total area 41.74 Hec. Or 417400 sqmt. Situated at Mauja Villages Kaliya Kheda and Pyarepur -Tehsil Sarojni Nagar- Lucknow. Above land have been acquired vide Award No. 1/2015 Dated 8.09.2015 possesion of which has been transfered by Additional District Magistrate (LA) Nagar Mahapalika-II Lucknow to Lucknow Development Authority, Lucknow.

On the basis of The above Acquisition Award the name of Lucknow Development Authority, Lucknow have been mutated in revenue records. (Khatauni of 1426- 1431 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 titile over the property & Valid lease can be executed with regard to above property	:	Yes, partry has cleared, perfect marketable & mortgageable titile.

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 immediately previous title deeds available in originals.	: Original latest title deed is available
11.	Whether building tax/land revenue has been paid upto 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 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 Lucknow development Authority Lucknow.
17.	Whether the property is freehold or lease hold or self-occupied or tenanted? if tenanted whether the property can be taken as mortgagee 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	: 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 in land acquisition department ADM (LA) N.M.P-II Lucknow.

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

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.

Palce Lucknow

Dated- 03/12/2025



(Ankur Pathak)  
Advocate

B-314 Lawyer Chamber  
High Court Lucknow  
Reg.No.- UP02194/2014  
Lucknow

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*Certificate of Practice  
[Issued under B.C.I.C. Certificate and place  
of Practice (Verification) Rules, 2015]*



C.O.P.No. 164633 of 2018

*This is to certify that  
ANKUR PATHAK*

D/S/O DAN BAHADUR PATHAK

R/O H.No.: 285/197(CHA) KAREHTA NEAR GOVT PRESS MILL ROAD  
AISHBAGH, LUCKNOW

P/S

*Dated 13/03/2014 is an advocate enrolled in the Bar Council of Uttar Pradesh. His  
enrolment number is UP02194/14 dated 13/03/2014 and his normal place of  
practice is LUCKNOW*

*He is entitled to cast his vote for the election of Bar Council of Uttar Pradesh at  
LUCKNOW (Place) and in the elections of Bar Association of*

*(name & place of Bar Association, if applicable).*

*This certificate of practice is valid for a period of 5 years from the date of its issuance.*

Date: 01/01/2018

(Raghvendra Singh)  
Advocate General of U.P.  
Chairman

(Dinesh Pathak)   
Shrinath Advani  
High Court, Lucknow  
Member, B.C.I.C.O.P. No-164633/2018  
A.O.R. No-BA3540/202

(Praveen Kumar Singh)  
Member