
Title Search Report of Property

of

Plot GH 2 Sector I, Sushant Golf City, Lucknow

in the State of Uttar Pradesh.



Submitted by:

Amicus - Advocates & Solicitors

I-1 | Lower Ground Floor | Jangpura Extension |

New Delhi -110044

INTRODUCTION

This title search has been undertaken in respect of Plot GH 2 Sector I in Sushant Golf City, Lucknow (hereinafter referred to as "**the Property**") which is acquired by Pardos Developers Private Limited ("**the Client**").

(A) *General Scope of Work*

The scope of the investigation involved the search of the title over the Property by inspecting the records 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 conducted searches at various offices as stated in the Report.
5. While conducting the search exercise, we have assumed the genuineness of all signatures, authenticity of all the documents and statements 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.
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.



REPORT

We have seen a copy of the following sale deeds executed by Ansal Properties and Infrastructure Limited in favour of Pardos Developers Private Limited (CIN: U45202DL2018PTC339197) for sale of parts of Plot GH 2 constituting the above said revenue land parcels:

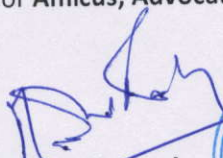
- Sale Deed dated 29.11.2019 registered as document no. 32058 of 2019 in the office of Sub-Registrar, Sarojini Nagar for an area of about 27899.40 square meters; and
- Sale Deed dated 14.01.2020 registered as document no. 918 of 2020 in the office of Sub-Registrar, Sarojini Nagar for an area of about 1730 square meters.

Basis that we are able to ascertain that Pardos Developers Private Limited is the owner of Plot GH 2 situated in Sector I, Sushant Golf City, Lucknow, to the extent as mentioned in the above said sale deeds.

ENCUMBRANCE CHECK

We have relied upon Bhar Mukta Praman Patra from the office of Sub-Registrar, Sarojini Nagar and as per the Bhar Mukta Praman Patra, there are no encumbrances on the said Property either by Ansal Properties and Infrastructure Limited or by Pardos Developers Private Limited.

Yours faithfully
For Amicus, Advocates and Solicitors


Madhav Rastogi
D/2298/2005
Advocate



New Delhi