

**Ranjeet Singh Bhadauria (Advocate)**

Chamber no 60 New Building

Collectorate Compound

Kaiserbagh Lucknow. 226001

Mob : 9451081985, 7905623327

Email id : ranjeetbhadauria11@gmail.com

Ref... legal/dbd/cer

Date 02.01.2026

To,

Uttar Pradesh Real Estate Regulatory Authority

Raj Niyojan Sansthan, Naveen Bhawan,

Kalakankar house, New Haiderabad

Lucknow, Uttar Pradesh.

Sir,

I have made the search in the office of Sub Registrar, Sarojini Nagar, Dist. Lucknow, for the property of land falling in Khasra No: 502, 507, 533, 498, 504, 505, 501, 526, 529, 503, 508, 509, 532 Ka, 532 Kha & 510. situated at village Makhdoompur Kaithi Teh Sarojini Nagar, Dist. Lucknow as mentioned below:

**KHASRA NO WISE LAND OWNERSHIP DETAILS:**

S NO.	KHASRA NO.	AREA IN SQ. MT	VILLAGE	OWNER
1	502	3165	MAKHDOOMPUR KAITHI	DHANUSHKOTI BUILDER & DEVELOPERS
2	507	3790	MAKHDOOMPUR KAITHI	DHANUSHKOTI BUILDER & DEVELOPERS & BHARAT BHUSHAN SINGH
3	533	1784	MAKHDOOMPUR KAITHI	DHANUSHKOTI BUILDER & DEVELOPERS
4	498	2125	MAKHDOOMPUR KAITHI	DHANUSHKOTI BUILDER & DEVELOPERS
5	504	1640	MAKHDOOMPUR KAITHI	DHANUSHKOTI BUILDER & DEVELOPERS & BHARAT BHUSHAN SINGH
6	505	890	MAKHDOOMPUR KAITHI	DHANUSHKOTI BUILDER & DEVELOPERS & BHARAT BHUSHAN SINGH
7	501	5700	MAKHDOOMPUR KAITHI	BHARAT BHUSHAN SINGH
8	526	2425	MAKHDOOMPUR KAITHI	BHARAT BHUSHAN SINGH
9	529	4600	MAKHDOOMPUR KAITHI	SMT RITA SINGH
10	503	1700	MAKHDOOMPUR KAITHI	DHANUSHKOTI BUILDER & DEVELOPERS
11	508	2280	MAKHDOOMPUR KAITHI	DHANUSHKOTI BUILDER & DEVELOPERS
12	509	2872	MAKHDOOMPUR KAITHI	DHANUSHKOTI BUILDER & DEVELOPERS
13	532 KA	13280	MAKHDOOMPUR KAITHI	DHANUSHKOTI BUILDER & DEVELOPERS , BHARAT BHUSHAN SINGH & SMT RITA SINGH
14	532 KHA	2530	MAKHDOOMPUR KAITHI	SMT RITA SINGH
15	510	3160	MAKHDOOMPUR KAITHI	DHANUSHKOTI BUILDER & DEVELOPERS

## REGISTRY WISE LAND DETAILS:

S No	Land Seller	Land Purchaser	Khasra No	Land Area Purchased	Reg No	Reg Date	Bahi No	Zild No	Page No
1	Smt Malti	Dhanushkoti Builder & Developers	509	0.2872	10010	26-05-25	1	1237	335-356
2	Twenty Four Carat Constructions Pvt Ltd	Dhanushkoti Builder & Developers	502,507,533 & 498 Part	0.7704	3867	06-02-23	1	10243	397-412
3	Nakshatra Infracom	Dhanushkoti Builder & Developers	510	0.316	10265	31/5/2025	1	14271	1-16
4	Dwarika & Others	Dhanushkoti Builder & Developers	Part of 503 & 508	0.13266	8164	05-01-25	1	14169	395-416
5	Jugul Kishore & NDBG Sage City LLP	Dhanushkoti Builder & Developers	504,505 & 507	0.3160	3868	02-06-23	1	10244	1-16
6	Rajesh Bahadur Singh	Dhanushkoti Builder & Developers	532 KA	0.253	2246	23-01-23	1	10166	399-414
7	Himanshu Maurya & Others	Bharat Bhushan Singh	501 & 532 KA	0.506	9954	23-03-23	1	10535	317-336
8	Rajesh Bahadur Singh	Bharat Bhushan Singh	532 KA	0.506	2248	23-01-23	1	10167	27-44
9	Topstars Dealers Pvt Ltd	Bharat Bhushan Singh	532 KA ,501,504,505 & 507 Part	0.633	22019	07-09-23	1	13347	221-240
10	Smt Rinki Kumari	Bharat Bhushan Singh	526	0.2425	38078	11-04-23	1	10787	15-28
11	Bhagwan Baksha	Smt Rita Singh	529	0.46	15372	09-06-21	1	6511	111-128
12	Twenty Four Carat Constructions Pvt Ltd	Smt Rita Singh	532 KA	0.253	30902	11-10-21	1	7228	259-276
13	Twenty Four Carat Constructions Pvt Ltd	Smt Rita Singh	532 KHA	0.253	31073	12-10-21	1	7236	213-230
14	Shivpal & Ramasrey	Dhanushkoti Builder & Developers	Part of 503 & 508	0.26534	19632	08-10-25	1	1714	175-194

After perusing the index register in the office of Sub Registrar Sarojini Nagar, Distt. Lucknow and Sub Registrar first, Distt. Lucknow as per non encumbrance certificate nos. 22025367005612 dated. 26.12.2025, 22025367005631 dated 27.12.2025, 22025367005620 dated. 27.12.2025, 22025367005630 dated. 27.12.2025, 22025367005621 dated. 27.12.2025, 22025367005622 dated. 27.12.2025, 22025367005624 dated. 27.12.2025, 22025367005625 dated. 27.12.2025, 22025367005614 dated. 26.12.2025, 22025367005613 dated. 26.12.2025, 22025367005612 dated. 26.12.2025 issued by Sub Registrar Sarojini Nagar, Distt. Lucknow, it is revealed that there is no any record for the aforesaid property about charge, even and encumbrance in any manner what so ever and it is free from all encumbrance it means no record of encumbrance is registered in the office of sub Registrar Sarojini Nagar, Distt Lucknow, for the aforesaid property during the said period and no proof of creation of any other third party right, title or interest in the said property during this period is found.

The ownership of the aforesaid properties are still in the ownership of their respective owner and have their respective right in their aforesaid property.

The above Land Owners **M/S DHANUSHKOTI BUILDER & DEVELOPERS, MR. BHARAT BHUSHAN SINGH & SMT. RITA SINGH** entered into Registered Consortium Agreement at sub registrar-II Sadar Lucknow Vide Bahi no 4, Jild No. 672 Page no 253-264 Serial no. 72 Dated **11-02-2025** for the above said Project & **Mr Arvind Bajpai** is entitled as the lead member for the Consortium Agreement.

## TITLE STATUS

Based solely on the records supplied and ownership chains reviewed:

**The title appears clear, continuous, and traceable for all listed khasra numbers.**

---

## ENCUMBRANCE STATUS

Based on the available internal dataset you provided:

**No registered encumbrance/mortgage is reflected in the transaction chain provided.**

---

## FINAL LEGAL OPINION

Based on the available ownership records, mutation chains, and transfer history:

**The land parcels described herein appear to have a valid and marketable title in favour of the final owners mentioned, subject to physical verification, certified revenue records, and Registrar Office NEC.**

  
Adv Ranjeet Singh Bhadauria

COP No. R1/006256

Reg No. UP05071/208

**BAR COUNCIL OF UTTAR PRADESH**

19, MAHARSHI DAYANAND MARG, PRAYAGRAJ-1

COP No.: **006256**



**Name**  
**Ranjeet Singh Bhadauria**  
**Advocate**

**Father/Husband Name**  
**Goverdhan Singh Bhadauria**

**Address**  
**12-a Amarpali Vihar Radha Kunj Rai Bareilly Road,  
Lucknow**

**Enrollment No.**  
**UP05071/08**

**Enrollment Dt.**  
**11/02/2008**



*P. R. Maurya*  
**(Panchu Ram Maurya)**  
**Chairman**