

D.B. Pathak Panel Lawyer/Acquisition consultant Reg.No.-UP01720/86 Lucknow Development Authority- Lucknow.	Mobile No.6386063529,9336573490 Flat No. 210 Surat Residency Virandavan Coloney Lucknow. Lucknow- Email. -dbpathak614@gmail.com
Ref:- NEC- 716/25	Date :- 26/03/2025

LEGAL TITLE SEARCH REPORT

To,

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

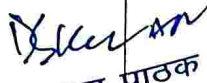
1. Name & Address of the owner Lucknow Development Authority-
Vipin Khand Gomti Nagar, Lucknow.

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.	08.03.2015	Acquisition Award	Certified Copy
3.	1429-1434	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 Situating At Village KaliyaKheda-Tehsil Sarojni Nagar- Lucknow. 274, 276, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 373, 374, 375, 376, 377, 385, 386, 313, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 278, 279, 280, 346, 347, 348, 349, 350, 351, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 378, 383, 384, 382, 381, 391, 392, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 165, 166, 167, 171, 172, 173, 174, 224, 225, 221, 222, 223, 228,	Total area of land involved in this project is 491672 sqmt. Total no. of plots.....	Aadrash Khand Mauja Village Kaliya Kheda-Tehsil Sarojni Nagar- Lucknow.	East-N/A West-N/A North-N/A South-N/A


दान बहादुर पाठक
 एडवोकेट
 (पूर्व अपर निदेशक अभियोजन)
 अर्जन सलाहकार सो.वि.प्र.०, लखनऊ

159, 157, 156, 155, 154, 147, 149, 420, 421, 422, 423, 424, 425, 426, 121, 429, 431, 432, 430, 433, 434, 4036, 438, 467, 468, 470, 469, 471, 472, 473, 474, 475, 476, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 518, 522, 521, 520, 519, 654, 656, 657, 658, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 681, 682, 688, 691, 692, 693, 684, 685, 686, 687, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771		
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4. Bried history of the property and how the owner/mortgagor has derived title:

That Jot Chak Bandi akar patr 41,45 Village KaliyaKheda-Tehsil Sarojni Nagar- Lucknow. Lucknow for 1390 Fasli shows that land owners sankramani bhumidhar of land araji no 274, 276, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 373, 374, 375, 376, 377, 385, 386, 313, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 278, 279, 280, 346, 347, 348, 349, 350, 351, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 378, 383, 384, 382, 381, 391, 392, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 165, 166, 167, 171, 172, 173, 174, 224, 225, 221, 222, 223, 228, 159, 157, 156, 155, 154, 147, 149, 420, 421, 422, 423, 424, 425, 426, 121, 429, 431, 432, 430, 433, 434, 4036, 438, 467, 468, 470, 469, 471, 472, 473, 474, 475, 476, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 518, 522, 521, 520, 519, 654, 656, 657, 658, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 681, 682, 688, 691, 692, 693, 684, 685, 686, 687, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771 , area 40.17 Hec.

There after the acquisition of above land arazi 274, 276, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 373, 374, 375, 376, 377, 385, 386, 313, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 278, 279, 280, 346, 347, 348, 349, 350, 351, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 378, 383, 384, 382, 381, 391, 392, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 165, 166, 167, 171, 172, 173, 174, 224, 225, 221, 222, 223, 228, 159, 157, 156, 155, 154, 147, 149, 420, 421, 422, 423, 424, 425, 426, 121, 429, 431, 432, 430, 433, 434, 4036, 438, 467, 468, 470, 469, 471, 472, 473, 474, 475, 476, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 518, 522, 521, 520, 519, 654, 656, 657, 658, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 681, 682, 688, 691, 692, 693, 684, 685, 686, 687, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771 , area 40.17 Hec.

403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 165, 166, 167, 171, 172, 173, 174, 224, 225, 221, 222, 223, 228, 159, 157, 156, 155, 154, 147, 149, 420, 421, 422, 423, 424, 425, 426, 121, 429, 431, 432, 430, 433, 434, 4036, 438, 467, 468, 470, 469, 471, 472, 473, 474, 475, 476, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 518, 522, 521, 520, 519, 654, 656, 657, 658, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 681, 682, 688, 691, 692, 693, 684, 685, 686, 687, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, area 40.17 Hec. area 491672 Hec. Situated at mauja KaliyaKheda-Tehsil Sarojni Nagar- Lucknow through acquisition to Lucknow development Authority Lucknow.

On the basis of the acquisition award name of Lucknow development Authority, lucknow mutated in revenue records (Khatauni of 1429-1434 fasli enclosed.)

On the basis of The Award name of Lucknow development Authority have been mutated in revenue records.

On above land a plotted residential housing project is being developed by Lucknow development Authority Lucknow for which layout plan no..... Plotted resi. Development/Plotted housing/...../ Lucknow development Authority/.....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 title over the property & Valid lease can be executed with regard to above property	:	Yes, partry has cleared, perfect marketable & migratable 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.	:	Yes
11.	Whether building tax/land revenue has been paid up to 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 creatin 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.

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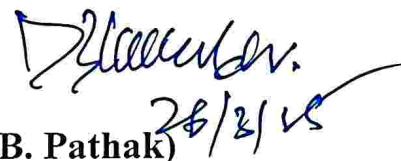
16.	Whether the proposed sale deed can be executed with regard to above property.	:	Yes, Sale deed can be executed by Lucknow development Authority Lucknow.
17.	Whether the property is freehold or lease hold or self-occupied or tenanted? it tenanted whether the property can be taken as mortgagee and 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. Pin code- 226010
19.	Encumbrance Certificate for last 30 years	:	I have searched the book index No.2 in the office Sub Registrar and Law acquisition Department ADMLA, Lucknow.

Final certificate:

I, certify that Lucknow development Authority Lucknow, Vipin Khand Gomti Nagar, Lucknow. Pin. 226010 have valid & clear marketable & mortgageable title in the properties shown above.

Place. Lucknow.

Dated...26/03/25



(D.B. Pathak)

Panel Lawyer/Acquisition consultant
Lucknow Development Authority-
Lucknow.

दान बहादुर पाठक

एडवोकेट

(पूर्व अपर निदेशक अभियोजन)

अर्जन सलाहकार ल०वि०प्र०, लखनऊ

राज्य विधिज्ञ परिषद उत्तर प्रदेश BAR COUNCIL OF UTTAR PRADESH



अधिवक्ता पंजीकरण प्रमाण-पत्र

Advocate Enrolment Certificate

अधिवक्ता अधिलेखन, १९६१ की
Delivered Under Advocates Act, 1961

धारा २२(१) के अन्तर्गत पठन
Of Section 22(1)

क्रमांक - ३५.०१७२०/८६

Enrolment No. - UP01720/86

पंजीकरण तिथि - १८/०५/१९८६

Enrolment Date - 18/05/1986



DUPLICATE

प्रमाणित किया जाता है कि

Certified that

श्रीमती/कुमारी/श्री

Shrimati/Kumari/Shri

पत्नी/पिता श्री

Wife of/Son of/Daughter of/Shri

जनपद लखनऊ

उक्त तिथि से उत्तर प्रदेश बार कौंसिल के अन्तर्गत अधिवक्ता के रूप में पंजीकृत किए गए तथा उनका नाम अधिवक्ता अधिलेखन, १९६१ की धारा १४ के अर्धीन बार कौंसिल द्वारा अनुरक्षित अधिवक्ता पंजिका में अंकित कर लिया गया।

District

LUCKNOW

from that date has been enrolled in Bar Council Of Uttar Pradesh and the name is entered in the roll Under Section 17 of the Advocates Act, 1961 by Bar Council of Uttar Pradesh.

यह द्वितीय प्रमाण-पत्र आज दिनांक 30/12/2020 को बार कौंसिल द्वारा मुद्रांकित तथा हमारे हस्ताक्षर द्वारा प्रदान किया गया।

This duplicate certificate dated on Pradesh delivered under by our seal & signature.

30/12/2020 issued by Bar Council Of Uttar

(Shiv Kishor Gaur)
Member, Secretary

Bar Council of Uttar Pradesh