

**TO WHOMSOEVER IT MAY CONCERN**

**LEGAL REPORT**

<b>RESULT:</b>	<b>POSITIVE</b>
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Subject: **TITLE SEARCH REPORT CUM OPINION**

Sir,

Please refer to your instructions on the captioned matter.

In this connection, we submit our report as under:

**a) Details of the property:**

A plot of land admeasuring **0.2927 hect.** only being part of Khasra No. 192, total admeasuring 0.8780 hect. only situated at Village- Ghaila, Pargana, Tehsil & Distt. Lucknow.

**b) Name of the owner/s**

**Sri Arif Zamir Farooqui,**  
Son of Sri Z.M. Farooqui,

**c) Nature of the property:**

Free-hold / Non-Agricultural

**d) Details of the documents examined:**

1. **Certified copy** of the Intikhab Khatauni concerned for the fasli year 1426-1431 (proprietary rights since 1414 Fasli, corresponding English Calendar year 2007)
2. **PDF** of the sale-deed dated 09.01.2007 executed by Sri Ratnu, son of Kanhai in favor of Sri Arif Zamir Farooqui, son of Sri Z.M. Farooqui registered in book No. I, Jild No. 6416 on pages 117 to 136 at Sl. No. 1853 dated 22.02.2007 at the office of sub-registrar-II, Lucknow.

**e) Conclusion/observations, if any:**

As per the documents referred to me and as per the facts reported to me, I understand that,

- a) That Sri Ratnu, son of Kanhai was one of the co-owners and co-recorded tenure holders of plot Khasra No. 192, total admeasuring 0.8780 hect. only situated at Village- Ghaila, Pargana, Tehsil & Distt. Lucknow who sold and transferred his 1/3<sup>rd</sup> share in said land admeasuring 0.2927 hect. only to Sri Arif Zamir Farooqui, son of Sri Z.M. Farooqui through a sale-deed dated 09.01.2007

registered in book No. I, Jild No. 6416 on pages 117 to 136 at Sl. No. 1853 dated 22.02.2007 at the office of sub-registrar-II, Lucknow.

- b) That in this way, Sri Arif Zamir Farooqui has become the sole and absolute owner of said land and his name stands mutated in the concerned revenue records for the fasli year 1420-1425 & 1426-1431.
- c) That as per revenue records, said Khasra No. 192, total admeasuring 0.878 hect. stands "Non-Agricultural" under Section-143 of U.P.Z.A. & L.R. Act vide case No. 37/187/08-09 titled as 'Arif Zamir Farooqui & other V/s. State of U.P.'" vide order dated 09.04.2009.

**f) Non-encumbrance report**

I have inspected the relevant Index (permissible records for inspection) in respect of the said property which are badly mismanaged and damaged, as made available for inspection at the time of inspection at the office of sub-registrar, Lucknow, on 09.07.2021 since 01.01.2008 to 09.07.2021 (for 13 years) in search of encumbrance, if any, but no registered encumbrance is noticed whatsoever.

The original receipt dated 09.07.2021 is being enclosed herewith.

**g) OPINION:**

I have perused the copies of the documents forwarded to me. Strictly, on the basis of the documents and information placed before me, I am of the opinion that **Sri Arif Zamir Farooqui** is the sole owner of the subject property and has his clear and marketable title over the same.

As desired, the documents as received are returned herewith.

I opine accordingly,  
Thanking you

**(Tarun Prakash Srivastava)**  
Advocate

**Encls:**

1. Original Search receipt.

Ref: LR / 2021/02

Dated: 09.07.2021

**TO WHOMSOEVER IT MAY CONCERN**

**LEGAL REPORT**

<b>RESULT:</b>	<b>POSITIVE</b>
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Subject: **TITLE SEARCH REPORT CUM OPINION**

Sir,

Please refer to your instructions on the captioned matter.

In this connection, we submit our report as under:

**a) Details of the property:**

Plot **Khasra No. 215**, total admeasuring **0.3560 hect.** only situated at Village-Ghaila, Pargana, Tehsil & Distt. Lucknow.

**b) Name of the owner/s**

**Sri Arif Zamir Farooqui,**  
Son of Sri Z.M. Farooqui,

**c) Nature of the property:**

Free-hold / Non-Agricultural

**d) Details of the documents examined:**

1. **Certified copy** of the Intikhab Khatauni concerned for the fasli year 1426-1431 (proprietary rights since 1415 Fasli, corresponding English Calendar year 2008)
2. **PDF** of the sale-deed dated 14.08.2007 executed by Smt. Sajida, wife of Late Abbas Beg in favor of Sri Arif Zamir Farooqui, son of Sri Z.M. Farooqui registered in book No. I, Jild No. 6837 on pages 235 to 258 at Sl. No. 7646 dated 14.08.2007 at the office of sub-registrar-II, Lucknow.

**e) Conclusion/observations, if any:**

As per the documents referred to me and as per the facts reported to me, I understand that,

- a) That Smt. Sajida, wife of Late Abbas Beg was owner and recorded tenure holders of plot Khasra **No. 215**, total admeasuring **0.3560 hect.** only situated at Village-Ghaila, Pargana, Tehsil & Distt. Lucknow who sold and transferred the same to **Sri Arif Zamir Farooqui**, son of Sri Z.M. Farooqui through a sale-deed dated 14.08.2007 registered in book No. I, Jild No. 6837 on pages 235 to 258 at Sl. No. 7646 dated 14.08.2007 at the office of sub-registrar-II, Lucknow.

- b) That in this way, Sri Arif Zamir Farooqui has become the sole and absolute owner of said land and his name stands mutated in the concerned revenue records for the fasli year 1426-1431.
- c) That as per revenue records, said Khasra **No. 215**, total admeasuring **0.3560 hect.** only stands “**Non-Agricultural**” under Section-143 of U.P.Z.A. & L.R. Act.

**f) Non-encumbrance report**

I have inspected the available manual records i.e. Index-II permissible for inspection which are badly mismanaged and damaged as made available in respect of the said property at the office of sub-registrar, Lucknow and digital data available as on the date, on 09.07.2021 since 01.01.2008 to 09.07.2021 (for 13 years) in search of encumbrance, if any, but no registered encumbrance is noticed whatsoever.

The original receipt dated 09.07.2021 is being enclosed herewith.

**g) OPINION:**

I have perused the copies of the documents forwarded to me. Strictly, on the basis of the documents and information placed before me, I am of the opinion that **Sri Arif Zamir Farooqui** is the sole owner of the subject property and has his clear and marketable title over the same.

As desired, the documents as received are returned herewith.

I opine accordingly,  
Thanking you

**(Tarun Prakash Srivastava)**  
Advocate

**Encls:**

1. Original Search receipt.

Ref: LR / 2021/03

Dated: 09.07.2021

**TO WHOMSOEVER IT MAY CONCERN**

**LEGAL REPORT**

<b>RESULT:</b>	<b>POSITIVE</b>
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Subject: **TITLE SEARCH REPORT CUM OPINION**

Sir,

Please refer to your instructions on the captioned matter.

In this connection, we submit our report as under:

**a) Details of the property:**

A plot of land admeasuring **0.5853 hect.** only being 2/3<sup>rd</sup> part of Khasra No. 192, total admeasuring 0.8780 hect. only situated at Village- Ghaila, Pargana, Tehsil & Distt. Lucknow.

**b) Name of the owner/s**

**Sri Mohammad Zakariya,**  
Son of Z.M. Farooqui

**c) Nature of the property:**

Free-hold / Non-Agricultural

**d) Details of the documents examined:**

1. **Certified copy** of the Intikhab Khatauni concerned for the fasli year 1426-1431 (proprietary rights since 1414 Fasli, corresponding English Calendar year 2007)
2. **PDF** of the sale-deed dated 13.09.2006 executed by (1) Sri Chhedi alias Chhedi Lal and (2) Sri Buddhu alias Buddhu Lal, both sons of Late Kanhai in favor of Sri Mohammad Zakariya, son of Z.M. Farooqui registered in book No. I, Jild No. 6041 on pages 221 to 248 at Sl. No. 8609 dated 13.09.2006 at the office of sub-registrar-II, Lucknow.

**e) Conclusion/observations, if any:**

As per the documents referred to me and as per the facts reported to me, I understand that,

- a) That (1) Sri Chhedi alias Chhedi Lal and (2) Sri Buddhu alias Buddhu Lal, both sons of Late Kanhai were the co-owners and co-recorded tenure holders of plot Khasra No. 192, total admeasuring 0.8780 hect. only situated at Village- Ghaila, Pargana, Tehsil & Distt. Lucknow who sold and transferred their 2/3<sup>rd</sup> share in said land admeasuring 0.5853 hect. only to Sri Mohammad Zakariya, son of

Z.M. Farooqui through a sale-deed dated 13.09.2006 registered in book No. I, Jild No. 6041 on pages 221 to 248 at Sl. No. 8609 dated 13.09.2006 at the office of sub-registrar-II, Lucknow.

- b) That in this way, Sri Mohammad Zakariya has become the sole and absolute owner of said land and his name stands mutated in the concerned revenue records for the fasli year 1420-1425 & 1426-1431.
- c) That as per revenue records, said Khasra No. 192, total admeasuring 0.878 hect. stands "Non-Agricultural" under Section-143 of U.P.Z.A. & L.R. Act vide case No. 37/187/08-09 titled as 'Arif Zamir Farooqui & other V/s. State of U.P.'" vide order dated 09.04.2009.

**f) Non-encumbrance report**

I have inspected the relevant Index (permissible records for inspection) in respect of the said property which are badly mismanaged and damaged, as made available for inspection at the time of inspection at the office of sub-registrar, Lucknow, on 09.07.2021 since 01.01.2008 to 09.07.2021 (for 13 years) in search of encumbrance, if any, but no registered encumbrance is noticed whatsoever.

The original receipt dated 09.07.2021 is being enclosed herewith.

**g) OPINION:**

I have perused the copies of the documents forwarded to me. Strictly, on the basis of the documents and information placed before me, I am of the opinion that **Sri Mohammad Zakariya** is the sole owner of the subject property and has his clear and marketable title over the same.

As desired, the documents as received are returned herewith.

I opine accordingly,  
Thanking you

**(Tarun Prakash Srivastava)**  
Advocate

**Encls:**

1. Original Search receipt.

Ref: LR / 2021/04

Dated: 09.07.2021

**TO WHOMSOEVER IT MAY CONCERN**

**LEGAL REPORT**

<b>RESULT:</b>	<b>POSITIVE</b>
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Subject: **TITLE SEARCH REPORT CUM OPINION**

Sir,

Please refer to your instructions on the captioned matter.

In this connection, we submit our report as under:

**a) Details of the property:**

Plot Khasra No. 212, total admeasuring 0.2410 hect. only situated at Village- Ghaila, Pargana, Tehsil & Distt. Lucknow.

**b) Name of the owner/s**

**Sri Mohammad Zakariya,**  
Son of Z.M. Farooqui

**c) Nature of the property:**

Free-hold / Non-Agricultural

**d) Details of the documents examined:**

1. **Certified copy** of the Intikhab Khatauni concerned for the fasli year 1426-1431 (proprietary rights since 1414 Fasli, corresponding English Calendar year 2007)
2. **PDF** of the sale-deed dated 11.01.2007 executed by Sri Shiv Sagar, son of Kali Charan in favor of Sri Mohammad Zakariya, son of Z.M. Farooqui registered in book No. I, Jild No. 6313 on pages 315 to 342 at Sl. No. 320 dated 11.01.2007 at the office of sub-registrar-II, Lucknow.

**e) Conclusion/observations, if any:**

As per the documents referred to me and as per the facts reported to me, I understand that,

- a) That Sri Shiv Sagar, son of Kali Charan was the owner and recorded tenure holder of plot Khasra No. 212, total admeasuring 0.2410 hect. only situated at Village- Ghaila, Pargana, Tehsil & Distt. Lucknow who sold and transferred the same to Sri Mohammad Zakariya, son of Z.M. Farooqui through a sale-deed dated 11.01.2007 registered in book No. I, Jild No. 6313 on pages 315 to 342 at Sl. No. 320 dated 11.01.2007 at the office of sub-registrar-II, Lucknow.

- b) That in this way, Sri Mohammad Zakariya has become the sole and absolute owner of said land and his name stands mutated in the concerned revenue records for the fasli year 1426-1431.
- c) That as per revenue records, said Khasra No. 212, total admeasuring 0.2410 hect. only stands "Non-Agricultural" under Section-143 of U.P.Z.A. & L.R. Act.

**f) Non-encumbrance report**

I have inspected the available manual records i.e. Index-II permissible for inspection which are badly mismanaged and damaged as made available in respect of the said property at the office of sub-registrar, Lucknow and digital data available as on the date, on 09.07.2021 since 01.01.2008 to 09.07.2021 (for 13 years) in search of encumbrance, if any, but no registered encumbrance is noticed whatsoever.

The original receipt dated 09.07.2021 is being enclosed herewith.

**g) OPINION:**

I have perused the copies of the documents forwarded to me. Strictly, on the basis of the documents and information placed before me, I am of the opinion that **Sri Mohammad Zakariya** is the sole owner of the subject property and has his clear and marketable title over the same.

As desired, the documents as received are returned herewith.

I opine accordingly,  
Thanking you

**(Tarun Prakash Srivastava)**  
Advocate

**Encls:**

1. Original Search receipt.



Ref: LR / 2021/05

Dated: 09.07.2021

**TO WHOMSOEVER IT MAY CONCERN**

**LEGAL REPORT**

<b>RESULT:</b>	<b>POSITIVE</b>
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Subject: **TITLE SEARCH REPORT CUM OPINION**

Sir,

Please refer to your instructions on the captioned matter.

In this connection, we submit our report as under:

**a) Details of the property:**

Plot **Khasra No. 182**, admeasuring 0.121 hect., **Khasra No. 213**, admeasuring 0.106 hect. & **Khasra No. 214**, admeasuring 0.101 hect. total admeasuring **0.328 hect.** only situated at Village- Ghaila, Pargana, Tehsil & Distt. Lucknow.

**b) Name of the owner/s**

**M/s. Shalimar KSMB Projects,**  
through its partner Mohd. Karim Farooqui

**c) Nature of the property:**

Free-hold / Non-Agricultural

**d) Details of the documents examined:**

1. **Certified copy** of the Intikhab Khatauni concerned for the fasli year 1426-1431 (proprietary rights since 1402 Fasli) for Khasra No. 182.
2. **Certified copy** of the Intikhab Khatauni concerned for the fasli year 1426-1431 (proprietary rights since 1418 Fasli) for Khasra No. 213.
3. **Certified copy** of the Intikhab Khatauni concerned for the fasli year 1426-1431 (proprietary rights since 1419 Fasli) for Khasra No. 214.
4. **PDF** of the sale-deed dated 30.11.2013 executed by Sri Radhey Shyam, son of Sri Maiku in favor of M/s. Shalimar KSMB Projects, through its partner Sri Mohd. Karim Farooqui registered in book No. I, Jild No. 14672 on pages 213 to 272 at Sl. No. 17728 dated 30.11.2013 at the office of sub-registrar-II, Lucknow.

**e) Conclusion/observations, if any:**

As per the documents referred to me and as per the facts reported to me, I understand that,

- a) That Sri Radhey Shyam, son of Sri Maiku was the owner and recorded tenure holder of plot **Khasra No. 182**, admeasuring 0.121 hect., **Khasra No. 213**, admeasuring 0.106 hect. & **Khasra No. 214**, admeasuring 0.101 hect. total admeasuring 0.328 hect. only situated at Village- Ghaila, Pargana, Tehsil & Distt. Lucknow who sold and transferred the same to **M/s. Shalimar KSMB Projects**, through its partner Sri Mohd. Karim Farooqui through a sale-deed dated 30.11.2013 registered in book No. I, Jild No. 14672 on pages 213 to 272 at Sl. No. 17728 dated 30.11.2013 at the office of sub-registrar-II, Lucknow
- b) That in this way, **M/s. Shalimar KSMB Projects** has become the sole and absolute owner of said land and its name stands mutated in the concerned revenue records for the fasli year 1426-1431.

**f) Non-encumbrance report**

I have inspected the available manual records i.e. Index-II permissible for inspection which are badly mismanaged and damaged as made available in respect of the said property at the office of sub-registrar, Lucknow and digital data available as on the date, on 09.07.2021 since 01.01.2008 to 09.07.2021 (for 13 years) in search of encumbrance, if any, but no registered encumbrance is noticed whatsoever.

The original receipt dated 09.07.2021 is being enclosed herewith.

**g) OPINION:**

I have perused the copies of the documents forwarded to me. Strictly, on the basis of the documents and information placed before me, I am of the opinion that **M/s. Shalimar KSMB Projects** is the sole owner of the subject property and has its clear and marketable title over the same.

As desired, the documents as received are returned herewith.

I opine accordingly,  
Thanking you

**(Tarun Prakash Srivastava)**  
Advocate

**Encls:**

1. Original Search receipt.