

Ankur Pathak, Advocate /Acquisition consultant Reg.No.-Up02194/14 Lawyers chamber B314 Highcourt Lucknow. Lucknow	Mobile No. 8081707579 285/197 CHA, Mill ropad karehta Aishbagh lucknow Lucknow. Lucknow- U.P Email.-ankurtakkipur@gmail.com
Ref:- Nec/lda/lr/398/2025	Date :- 14-08-2025

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:

Sr.No.	Date of Document	Type of Document	Whether Original/Certified/True Copy/Photostat Copy Examined
1.	19.06.2025	Khatauni Fasli Year 1432	Certified/True 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
Village Para, Tehsil- Sadar, Lucknow. Gata no. 2131स	2.528Hect.	Village Para, Tehsil- Sadar, Lucknow	East-N/A West-N/A North-N/A South-N/A
Village Para, Tehsil- Sadar, Lucknow. Gata no. 2205स	1.195 Hect.	Village Para, Tehsil- Sadar, Lucknow	East-N/A West-N/A North-N/A South-N/A
Village Para, Tehsil- Sadar, Lucknow. Gata no. 2746स	7.584	Village Para, Tehsil- Sadar, Lucknow	East-N/A West-N/A North-N/A South-N/A
Village Para, Tehsil- Sadar, Lucknow. Gata no. 2855स	2.276	Village Para, Tehsil- Sadar, Lucknow	East-N/A West-N/A North-N/A South-N/A
Village Para, Tehsil- Sadar, Lucknow. Gata no. 2599स	2.048	Village Para, Tehsil- Sadar, Lucknow	East-N/A West-N/A North-N/A South-N/A

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

Lucknow Development Authority Lucknow has derived title of Land of khasara number of Village dev pur para Tehsil- Sadar, Lucknow.Gata no.2131 sa, 2205 sa, 2746 sa, 2855 sa, 2599 sa. Tehsil- Sadar, from the GO letter number 796/ka/T/2000 dated 07-08-2000 Lucknow nagar nigan.

By way of the aforesaid letter has handed over the Land of Khasra numbers of aforesaid Villages to Lucknow Development Authority Lucknow for monitization to implement and operate the **Prasoon nagar Aawaseey yojna Project in Lucknow.**

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.....

Handwritten signature
Aver


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 & maketable title over the property & Valid lease can be executed with regard to above property	:	Yes, partry has cleared, perfect marketable & migratable title.
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 creatin of charge or redemptions 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 hod 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. Pincode- 226010
19	Encumbrance Certificate for last 30 years	:	I have enquired the book index No.2 in the office of Sub Registrar, Lucknow.....

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.

Place. Lucknow.

Dated. 14 August 2025


 (Ankur Pathak)
 Adv.

उत्तर प्रदेश
BAR COUNCIL OF UTTAR PRADESH
उत्तर प्रदेश विधि परिषद



Certificate of Practice
[issued under B. C. I. Certificate and place
of Practice (Verification) Rule, 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**


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


(Dinesh Pathak)
Member, B.C.I.


(Shrinath Tripathi)
Member


(Praveen Kumar Singh)
Member

Special Committee Constituted U/S 8-A of The Advocates Act.
1961 w.e.f. 04.08.2017