

<b>Ankur Pathak</b> <b>Advocate</b> <b>B-314 Lawyers Chamber</b> <b>High Court Lucknow</b> <b>Reg.No.- UP02194/2014</b> <b>Lucknow Development Authority-</b> <b>Lucknow.</b>	Residence-285/197(CHA) Mill Road Aishbagh Lucknow.  Mobile No. 8081707579, 8957260964 Email. -ankurtakkipur@gmail.com
Ref:- NEC-	Date :- 02-12-2025

LEGAL TITLE SEARCH REPORT

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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:

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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

3. Details/description of the property etc.				
Sy.No., Khata No. House No., Site No.	Extent Areas of land/ building	Location Sub Distt/District Village/Municip ality etc.	Boundary	
Planned Residential Housing Project Situated At Village Pyarepur- Tehsil Sarojni Nagar- Lucknow. Khasra No. 2,2,3,5,6,7Sa,8,9,10,11,12, 13,16,17,18,19,20,21,22,23,24,56,57, 58,59,60,61,63S,66,68,69,70,71,72,74, 75,76,78,79,80,81,185,186,187,188,19 0Smi,190Smi,191,192,193,195,196,19 7,198,199,200,201,202,203,204,205,2 06,262,263,264,265,266,295P	Total area of land involved in this project is 17.45 Hec. 174500 sqmt. Total no. of Khasra plots- 70.	Anoop Khand Sector-2, Anant Nagar, Mauja/ Village Pyarepur Tahsil Sarojini Nagar Lucknow	East-N/A West-N/A North-N/A South-N/A	

**ANIKUR PATHAK**  
Advocate  
High Court, Lucknow  
C.O.P. No-164633/2018  
A.O.R. No-BA3540/2024  
Reg. No-UP02194/2014

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

That Jot Chakbandi Akar patr 41,45 of Village Pyarepur-Tehsil Sarojni Nagar- Lucknow for Fasli year 1390 shows that land owners are sankramani bhumidhar of land Araji/Khasra No.2,2,3,5,6,7Sa,8,9,10,11,12,13,16,17,18,19,20,21,22,23,24,56,57,58,59,60,61,63 S,66,68,69,70,71,72,74,75,76,78,79,80,81,185,186,187,188,190Smi,190Smi,191,192,193,195,19 6,197,198,199,200,201,202,203,204,205,206,262,263,264,265,266,295P area 17.45 Hec. or 174500 sqmt. Situated at Mauja Village Pyarepur -Tehsil Sarojni Nagar- Lucknow. Above land have been acquired vide Award No. 1/2015 Dated 8.09.2015 possesion of which has been transferred by Additional District Magistrate (LA) Nagar Maha Palika-II Lucknow to Lucknow Development Authority, Lucknow.

On the basis of The above Acquisition Award the name of Lucknow Development Authority, Lucknow have been mutated in revenue records Khatauni of 1426- 1431 Fasli enclosed.

On the above land a planned residential housing project is being developed by Lucknow Development Authority, Lucknow for which layout plan no.....planned residential Development/Planned housing project 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 & maketable title over the property & Valid lease can be executed with regard to above property	:	Yes, party has cleared, perfect marketable & mortgageable 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

*AN*  
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ANKUR PATHAK  
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उत्तर प्रदेश विधायिका बार काउंसिल

BAR COUNCIL OF UTTAR PRADESH

ALLAHABAD



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

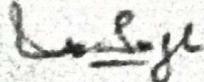
Dated 13/03/2014 is an advocate enrolled in the Bar Council of Uttar Pradesh. His  
enrolment number is UP02194/14 dated 13/03/2014 and his normal place of  
practice is LUCKNOW

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

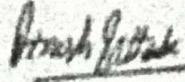
(name & place of Bar Association, if applicable).

This certificate of practice is valid for a period of 5 years from the date of its issuance.

Date: 01/01/2018



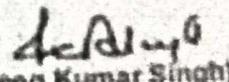
(Raghvendra Singh)  
Advocate General of U.P.  
Chairman



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



(Shrinath Tripathi)  
Advocate  
High Court, Lucknow  
C.O.P. No-164633/2018  
A.O.R. No-BA3540/2024  
Reg. No. 110001  
Special Committee Constituted U.S.C.A. under Advocates Act.  
1561 w.e.f. 04.08.2017



(Deependra  
Kumar Singh)  
Member