

**Anil Kumar Singh**  
(Advocate)



Ref. No. 33

Date : 03/11/2022

**DETAILED TITLE INVESTIGATION REPORT CUM ENCUMBRANCE CERTIFICATE**

**In favour of:**

Mr. Vinay Kumar,  
B2-502, Panchsheel Greens-I,  
GH-01, SECTOR-16B, GREATER NOIDA WEST  
GAUTAM BUDDH NAGAR, UP

**Details/Description of the Property**

Plot No. CP-4/32, Sector-4, Gomti Nagar Extension, Ward Rafi Ahmed Kidwai Nagar, Lucknow U.P. area measuring 2175.62 Sq.mtr.,

**Brief history of the property and how the owner has derived the title**

**As per record of LDA & Sub Registrar Office, Sadar-II, Lucknow**

This is to certified that I have searched the relevant records in the office of Sub-Registrar, Sadar-II, Lucknow, vide receipt no. 2622228026031 on dated 31/05/2022 in respect of the said property.

1. Lucknow Development Authority ("LDA") as Seller in respect of Commercial Land of Lucknow Development Authority in its various Schemes, the tender were invited for disposal of property by way of auction by publishing its notice in national news paper's and also uploaded on the official web-portal of the LDA.
2. The Purchaser submitted its tender, pertaining to Commercial Plot No. CP-4/32, Sector-4, Gomti Nagar Extension Lucknow and the bids purchaser was the highest for disposal of the said plot. As such the auction committee recommended for allotment of the said plot to the purchaser, which was finally approved by the Vice-Chairman accordingly.

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3. The purchaser were successful bidders of the Commercial Plot No. CP-4/32, Sector-4, Gomti Nagar Extension Lucknow, Uttar Pradesh, as such the allotment letter in respect of the said plot of land through Dispatch No. 1258/vya.sale/22 dated 07.01.2022 was issued in favour of the purchaser, bearing the estimated area 2175.62 sq. meter, commencing from 06.03.2022 to 06.03.2027.
4. The Lessor has executed a agreement to sell with possession dated 31.05.2022, which was duly registered with the Sub-Registrar, Sadar-II, Lucknow, Uttar Pradesh, registered in Bahi No.1, Jilad No.26116, on pages 119 to 142, on Sl. No.9907 dated 31/05/2022, respectively (hereinafter referred to as the "Agreement to Sell with Possession") for demise the Said Land/Commercial Plot No. CP-4/32, Sector-4, Gomti Nagar Extension Lucknow, Uttar Pradesh, total area measuring 2175.62 Sq. mtr., in favour of **Mr.Vinay Kumar** on and subject to covenants, terms and conditions, inter-alia, to construct and thereafter transfer the developed Commercial Shops and Facilities in favour of its Allottee(s) by executing the Sale Deed, as freehold.
5. That the Mr.Vinay Kumar has taken over the possession of the Plot No. CP-4/32, Sector-4, Gomti Nagar Extension Lucknow, Uttar Pradesh on dated 31.05.2022 on execution and registration of the agreement to sell vide possession file no. 50/C.T.P/2022.
6. That Mr.Vinay Kumar have/has a legal title of the land on which the development of the Commercial Shops is to be carried out.
7. That the said land is free from all encumbrances till date.

Thus by this manner Mr.Vinay Kumar is acquired the free hold right of the said immovable property at Plot No. CP-4/32, Sector-4, Gomti Nagar Extension Lucknow, Uttar Pradesh. The title of property is complete and the said property is free from all Encumbrance charges and marketable.

Note: - Myself Mr. Anil Kumar Singh (Advocate) have more than 21 years professional experience of working as an advocate.

I hereby certify that the title of the said property is free from all encumbrances, liabilities and charges etc. and the title of the said property is clear and marketable and chain of title is complete.

Dated:- 03/11/2022

Place : Lucknow

