



Anil Kumar Singh
(Advocate)

Date : 03/11/2022

Ref. No. 32

DETAILED TITLE INVESTIGATION REPORT CUM ENCUMBRANCE CERTIFICATE

In favour of:

Mr. Iftikhar Ahmed,
A-1201 Nirala Eden Park, Ahinsa Khand-II,
Indirapuram, Beside DPS Indrapuram,
Ghaziabad, UP

Details/Description of the Property

Plot No. CP-4/32-A, Sector-4, Gomti Nagar Extension, Ward Rafi Ahmed Kidwai Nagar, Lucknow U.P.
area measuring 2185.86 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. 2022238026024 on dated 21/05/2022 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-A, 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-A, Sector-4, Gomti Nagar Extension Lucknow, Uttar Pradesh, as such the allotment letter in respect of the said plot of land through Dispatch No. 1257/vya.sale/22 dated 07.01.2022 was issued in favour of the purchaser, bearing the estimated area 2185.86 sq. meter, commencing from 06.03.2022 to 06.03.2027.
4. The Lessor has executed an 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 143 to 166, on Sl. No.9908 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-A, Sector-4, Gomti Nagar Extension Lucknow, Uttar Pradesh, total area measuring 2185.86 Sq. mtr., in favour of **Mr. Iftikhar Ahmed** 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. Iftikhar Ahmed has taken over the possession of the Plot No. CP-4/32-A, 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. 53/C.T.P/2022.
6. That Mr. Iftikhar Ahmed 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. Iftikhar Ahmed is acquired the free hold right of the said immovable property at Plot No. CP-4/32-A, 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 than21..... 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

Signature of the Advocate

