

# BAR COUNCIL OF UTTAR PRADESH

19, MAHARSHI DAYANAND MARG, ALLAHABAD-2

C.O.P. No.: **005997**

Name

**Shailendra Kumar**

Advocate

Father Name

**Late Om Prakash Srivastava**

Address

**H.No.: 1/770, Ruchi Khand 2, Sharda Nagar,**

**Lucknow**

Enrollment No.

**UP02157/93**

Enrollment Dt.

**21/04/1993**



(Raghvendra Singh)

Advocate General of U.P.

Chairman



Email ID

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Telephone/Mobile No

**9415026041**

Normal Place of Practice

**Lucknow**

Date of Expiry of I-Card

**31/12/2022**

Place where Advocate is entitled to vote in elections of State Bar Council

**Lucknow**

Place / name of Bar Association (if any) where Advocate is entitled to vote  
in election of Bar Association

**Lucknow Bar Association, Lucknow**

Date of Issue of I-Card

**01/01/2018**

**M031512**

**TITLE INVESTIGATION REPORT**

<b>Name and Detail of the Owner of Property</b>	:	<b>Samridhi Infraventures (Partnership Firm) comprising of:</b> 1. N.G.K. Infraventures Pvt. Ltd. 2. Sarabjit Kaur 3. Gauravdeep Singh		
<b>(Individual/Sole Proprietorship/Partnership/Pvt./ Public Limited Company.)</b>		<b>Partnership Firm</b>		
<b>Represented by</b>	:	<b>Authorised Signatory: Mr. Gauravdeep Singh</b>		
<b>Address of Property</b>	:	<b>Khasra No 1264Ka &amp; 1578 situated in Village-Purseni, Pargana &amp; Tehsil Mohanlalganj, Lucknow.</b>		
<b>Name &amp; Address of the Advocate</b>	:	<b>Shailendra Kumar Srivastava</b> <b>1/770, Ruchi Khand-2, Sharda Nagar, Lucknow.</b>		
<b>Contact No: -</b>		<b>9415026041</b>		
As desired, I am hereby submitting my title investigation report regarding the property detailed below in the name of <b>Samridhi Infraventures (Partnership Firm) comprising of:</b> 1. N.G.K. Infraventures Pvt. Ltd. 2. Sarabjit Kaur 3. Gauravdeep Singh				
1.	<b><u>Description/List of the documents verified / scrutinized;</u></b>			
<b><u>SL. NO.</u></b>	<b><u>PARTICULARS OF DOCUMENTS</u></b>	<b><u>DATE OF REGISTRATION</u></b>	<b><u>NAME OF THE PARTIES</u></b>	<b><u>REMARKS</u></b>

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a)	Sale Deed	23/02/2007	Ist Party-Smt. Jinu Singh IInd Party- Gauravdeep Singh & Sarabjit Kaur	
b)	Sale Deed	12/10/2017	Ist Party- Mayank Kumar Singh IInd Party- N.G.K Infraventures Pvt. Ltd.	
c)	Sale Deed	03/06/2019	Ist Party- Ramendra Kumar Singh IInd Party-N.G.K Infraventures Pvt. Ltd.	
d)	Sale Deed	07/01/2025	Ist party- Gauravdeep Singh. IInd Party- Jayanti Agriland Pvt. Ltd.	
e)	Khatauni	Fasli-1427-1432	Sarabjit Kaur, Gauravdeep Singh & N.G.K Infraventures Pvt. Ltd.	
f)	Khatauni	Fasli-1427-1432	N.G.K Infraventures Pvt. Ltd.	
g)	Kurra	26/10/2024.	Sarabjit Kaur, Gauravdeep Singh & N.G.K Infraventures Pvt. Ltd.	
2.	I have verified the above-referred documents relating to the title from the record available in the office of Sub-Registrar of Assurance for last 12/24 years for the below mentioned property;			
3.	<b>Full Description/Details of the property:</b>			
	S.No	Khasra No	Total Area (Hectares)	Area Submitted with LDA on which map has been sanctioned (in Hectares)
	1	1264 Ka min	13.0402	0.219
	2	1578 min	0.379	0.024
		Total	13.4192	0.243
	Boundaries:			
	EAST	:	Land Narendra Yadav and others	
	WEST	:	Government Land	


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		NORTH	:	Land Pragyesh Mishra and others
		SOUTH	:	Land V.S Rana and others
4.	<b><u>Description of the chain of title from the mother deed to the latest title deed</u></b> [CHAIN TO BE TRADED FOR A PERIOD OF 12/24 YEARS]:- The land bearing Khasra Nos. 1264Ka Min and 1578 Min, admeasuring 0.96 Bigha, is being developed pursuant to Permit No. EWS Housing/18253/LDA/BP/25-26/4305/07022026 dated 11.02.2026, issued by the Lucknow Development Authority, and constitutes part of the larger project "Aumora." Land Khasra Nos.-1271, 1277 Ka, 1260, 1264 ka Min, 1578 Min & 1276 area 29 Bigha 10 Biswa (7.459 Hectare) situated at village Purseni, Tehsil Mohanlalganj, District Lucknow was originally recorded in the name of Mrs Jinu Singh w/o of Mahendra Bux Singh in Khatauni 1406 Fasali at Khata No.-160 since by way of Inheritance.			

	<p>Land Khasra Nos.- 1264 ka Min &amp; 1578 Min area 0.96 Bigha (9.628080 Hectare) situated at village Purseni, Tehsil Mohanlalganj, District Lucknow was originally recorded in the name of Mrs Vandana Aggarwal, Sanjiv Rastogi s/o Satya Narayan Rastogi &amp; Sanjay Chaddha s/o J.C. Chaddha in Khatauni 1406 Fasali at Khata No.-160 since by way of conveyance deed.</p> <p>Further Mrs Vandana Aggarwal, Sanjiv Rastogi s/o Satya Narayan Rastogi &amp; Sanjay Chaddha s/o J.C. Chaddha sold their share of land in Khasra No's 1271, 1277 Ka, 1260, 1264 ka Min, 1578 Min &amp; 1276 area 29 Bigha 10 Biswa (7.459 Hectare) situated at village Purseni, Tehsil Mohanlalganj, District Lucknow to Mr Ramendra Kumar Singh s/o Rameshwar Dayal Singh by the way of conveyance deed recorded on 26-06-1997 Pustak Sankhya 1, Khand 231, Page Nos 209-216, Serial No 740, Pustak Sankhya 1, Khand 230, Page No 193-208, serial No 705 and Pustak Sankhya 1, Khand 231, Page No-201-208, Serial No 739 respectively and further Mr Ramendra Kumar Singh s/o Rameshwar Dayal Singh sold 14 bigha 10 biswa of land to Mr Mayank Kumar Singh vide conveyance deed on 03.11.1998, Pustak Sankhya 1, Khand 309, page no 299-308, Serial Number-1153.</p> <p>Further Sarabjit Kaur d/o Mr Jagjit Singh and Gauravdeep Singh s/o Mr Gurbachan Singh purchased 27 bigha of land from Mrs Jinu Singh on 23<sup>rd</sup> February, 2007 recorded at Pustak sankhya 1, Khand 1273, Page Nos 143-204, Serial No 934/07 and have been recorded in the revenue records ever since.</p> <p>Further N.G.K Infraventures Pvt. Ltd. purchased 3.741 hectare of 14 bigha 10 biswa of land from Mayank Kumar Singh s/o Rameshwar Dayal Singh on 12<sup>th</sup> October, 2017 recorded at Bahi Sankhya 1, jild Sankhya 8493, Page No 15-50, Serial No 13477.</p> <p>Further N.G.K Infraventures Pvt. Ltd. purchased 3.741 Hectare or 14 bigha 10 biswa of land from Ramendra Kumar Singh s/o Rameshwar Dayal Singh on 03<sup>rd</sup> June,2019 recorded at Bahi sankhya 1, Jild Sankhya 10441, Page nos 139-154, serial no 10900.</p>
i)	THAT the property mentioned herein currently belongs to M/s N.G.K Infraventures Pvt Ltd, Sarabjit Kaur & Gauravdeep Singh in Khatauni 1427 to 1432 Fasali.

  
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5.	That links in the title history of last 12/24 years of chain has been verified with great caution. That the possession of the above said Owner is physical, fully ripen, un-interrupted and undisturbed in any manner. Therefore, the same is legal in legal parlance.
6.	<b><u>Describe the Nature of Rights in Property:</u></b>  (Whether absolute ownership / Leasehold rights / Occupancy / possessory rights Government owned / acquired or any other tenure to be mentioned in details)
7.	<b><u>Absolute ownership</u></b>  The land has been purchased by the recorded owners and their name has been duly mutated in the revenue records and further the said land has been approved for a Residential Project by Lucknow Development Authority after deposition of partial Development Charges.
8.	<b><u>If the property is a Government leasehold: -</u></b>
	No
	a) Whether lease deed has been registered as required under the law N/A
	b) Residual period of lease N/A
	c) Name of Government Authority granting the same N/A

  
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	<b>Non –Encumbrance:</b>
9.	<b>Whether the owner has taken any loan/ given an guarantee or mortgage the said property: -</b>
	No
10.	<b>Whether the occupancy right is heritable and assignable</b>
	a) Please state the name of the person who has a primary / absolute title The owners/promoters have absolute title
	b) Whether any claims / suits are pending against said property? No
	c) Whether any Family/other disputes are pending against said property? No
11	The period covered under the Encumbrance certificate and the encumbrances if any reflected therein 12 Years
12	Name of the person who has applied for the encumbrance certificate: <b>Samridhi Infraventures.</b>
13	<b>Whether searches have been conducted physically at the offices of the Authorities: -</b>
	i) Sub-Registrar’s Office Municipal / Collector / Taluk or such other revenue office <b>Sub Registrar Office, Mohanlalganj, Lucknow.</b>
	ii) Civil / High Court – in the LISPENDENS REGISTER
	iii) Local Development Authority
	iv) Village Accountant – in the dispute register in respect of Agricultural property
	b) <b>Whether permission for conversion of lands use from Agricultural/ residential to commercial is obtained</b> (Please mention the reference of the proceedings)

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14	Whether local revenue extracts, mutation extracts are available? Please furnish the details (details can be attached in separate sheet). Yes
15	<b>Compliance</b>
16	Specify the nature of usage of the property: (Whether Agricultural/Commercial/Office/Residential/Hotel etc.)  <b>Residential</b>
17	Advocates final comments / views in detail to be mentioned: -  That <b>M/s Samridhi Infraventures</b> is the lawful owner in possession of the property in question, the title stands clear. That after investigation and perusal of the documents I am of the opinion that the property aforesaid mentioned is free from all encumbrances and charges and it has good marketable title for creation of lease agreement with of the Company/Lessee for running retail commercial operations.  Also that all facts and figures stated above are true and fair and can be relied upon for entering into the lease agreement
<b>Date:</b>	<b>26.03.2026</b>
<b>Place:</b>	<b>Lucknow</b>

(Signature of the advocate)

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