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SPECIAL REPORT OF TITLE

Reg : Lotus Tower at Village Shahpur Gorakhpur admeasuring 2173.2 Sq. Mtr. Belonging to Superlative Marketing Private Limited, Registered Office at 9/12 Lal Bazar Street, Markential Building Block 'A' Third Floor Kolkata (West Bangal).

A. Particulars

1.	Name of Title Holder	Smt Gulabi Masih Wife of Averence Masih and Saxpiyar Masih Son of Averence Masih Resident at 431, Medical College Road, Near Shahpur Thana Basarapatpur Gorakhpur Uttar Prades-273003
	Name of the Builder	Superlative Marketing Private Limited, Registered Office at 9/12 Lal Bazar Street, Markential Building Block 'A' Third Floor Kolkata (West Bangal)
	Details of Property	Arazi No. 677, 678 Total Area 2173.2 Sq. Mtr. situated at Basarapatpur, Tehsil Sadar, Gorakhpur

B. Investigations of Title

I have thoroughly gone through the certified copy and original Builders Agreement registered on 02.03.2017 and khatauni of the said property got verified and found genuine and valid.

The contents of the registered sale deed dated 02.03.2017 reveal that in the Fasli year 1421-1426 Smt Gulabi Masih Wife of Averence Masih and Saxpiyar Masih Son of Averence Masih Resident at 431, Medical College Road, Near Shahpur Thana Basarapatpur Gorakhpur Uttar Prades-273003 where the owner of said property. The above mentioned owners of the said property has Builders agreement plot area 2173.2 Sq. Mtr. for the said land Superlative Marketing Private Limited, Registered Office at 9/12 Lal Bazar Street, Markential Building Block 'A' Third Floor Kolkata (West Bangal) by the execution of registered builders agreement dated 02.03.2017 Book No. 1, Zild No. 12812, Pages 1-50 & Serial No. 1082 in the office of the Sub-Registrar First, Sadar, District Gorakhpur.

Company has been changed from Superlative Marketing Private Limited to Aishhpra Developers Pvt Ltd with effect from certificate on dated 27-04-2022.

There is no prior mortgage/charges/encumbrance on the aforesaid property. Thus the said property is free from all sorts and encumbrances.

Whether title deed (S) given to the counsel are original or copy of the documents. (As Above)

20.2.2023