

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

Shailendrasrivastava1970@gmail.com

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/NON-ENCUMBRANCE CERTIFICATE

| | | |
|---|---|--|
| Name and Detail of the Owner of Property | : | Samridhi Infraventures (Partnership Firm) comprising of: 1. N.G.K. Infraventures Pvt. Ltd. 2. Sarabjit Kaur 3. Gauravdeep Singh |
| (Individual/Sole Proprietorship/Partnership/Pvt./ Public Limited Company.) | | Partnership Firm |
| Represented by | : | Authorised Signatory: Mr. Gauravdeep Singh |
| Address of Property | : | Khasra No 1277 Ka, 1260, 1264Ka, 1578, 1276, 1263Ka & 1263Kha situated in Village-Purseni, Pargana & Tehsil Mohanlalganj, Lucknow. |
| Name & Address of the Advocate | : | Shailendra Kumar Srivastava 1/770, Ruchi Khand-2, Sharda Nagar, Lucknow. |
| Contact No: - | | 9415026041 |
| As desired, I am hereby submitting my title investigation report regarding the property detailed below in the name of Samridhi Infraventures (Partnership Firm) comprising of: 1. N.G.K. Infraventures Pvt. Ltd. 2. Sarabjit Kaur 3. Gauravdeep Singh | | |

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| 1. Description/List of the documents verified / scrutinized; | | | | |
|---|---|-----------------------------|---|----------------|
| SL. NO. | PARTICULARS OF DOCUMENTS | DATE OF REGISTRATION | NAME OF THE PARTIES | REMARKS |
| 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 | 26/07/2019 | Ist Party- Maiku, Nandlal, Ramanand, Sobha, Pappu, Munna and Balbir. IInd Party- N.G.K Infraventures Pvt. Ltd | |
| e) | Sale Deed | 07/01/2025 | Ist party- Gauravdeep Singh. IInd Party- Jayanti Agriland Pvt. Ltd. | |
| f) | Khatauni | Fasli-1427-1432 | Sarabjit Kaur, Gauravdeep Singh & N.G.K Infraventures Pvt. Ltd. | |
| g) | Khatauni | Fasli-1427-1432 | N.G.K Infraventures Pvt. Ltd. | |
| h) | 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. | | | |

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| 3. Full Description/Details of the property: | | | |
|--|-------------|-----------------------|--|
| S.No | Khasra No | Total Area (Hectares) | Area Submitted with LDA on which map has been sanctioned (in Hectares) |
| 1 | 1277 Ka | 0.021 | 0.021 |
| 2 | 1271 | 0.278 | 0 |
| 3 | 1260 | 0.228 | .16424 |
| 4 | 1264 Ka min | 13.0402 | 9.406 |
| 5 | 1578 min | .379 | .2843 |
| 6 | 1276 | .1260 | .1260 |
| 7 | 1263 Ka | .013 | .013 |
| 8 | 1263 Kha | .177 | .1115 |
| | Total | 14.2622 | 10.115 |
| Boundaries: | | | |
| | EAST | : | Land Narendra Yadav and others |
| | WEST | : | Government Land |
| | NORTH | : | Land Pragyesh Mishra and others |
| | SOUTH | : | Land V.S Rana and others |
| 4. <u>Description of the chain of title from the mother deed to the latest title deed</u> | | | |
| [CHAIN TO BE TRADED FOR A PERIOD OF 12/24 YEARS]:- | | | |
| 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. | | | |

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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 Vandana Aggarwal, Sanjiv Rastogi s/o Satya Narayan Rastogi & Sanjay Chaddha s/o J.C. Chaddha in Khatauni 1406 Fasali at Khata No.-160 since by way of conveyance deed.

Further Mrs Vandana Aggarwal, Sanjiv Rastogi s/o Satya Narayan Rastogi & 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 & 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.

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 23rd 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.

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 12th October, 2017 recorded at Bahi Sankhya 1, jild Sankhya 8493, Page No 15-50, Serial No 13477.

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 03rd June,2019 recorded at Bahi sankhya 1, Jild Sankhya 10441, Page nos 139-154, serial no 10900.

Further N.G.K Infraventures Pvt. Ltd. purchased .253 Hectare or 1 bigha of land situated in Khasra No 1290 situated at village Purseni, Tehsil Mohanlalganj, District Lucknow from Maiku, Nandlal & Ramanand Sons of Late Puttilal & Smt Shobha W/o Late Puttilal and Pappu s/o Lala and Munna s/o Chota & Balbir s/o Ghasite recorded at Bahi Sankhya 1, jild sankhya 10644, Page Nos 165-182, Serial No 15054 on 26th July 2019.

Further .253 Hectare or 1 bigha of land situated in Khasra No 1290 situated at village Purseni, Tehsil Mohanlalganj, District Lucknow was exchanged with .063 hectare of Khasra No 1258, 0.013 hectare of Khasra No 1263ka and .177 hectare of Khasra no 1263 kha. Vide final order Dated 16/06/2022 in case number 04172/2021 registered under Uttar Pradesh Revenue Code 2006, Section 101.

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. | <u>Describe the Nature of Rights in Property:</u> (Whether absolute ownership / Leasehold rights / Occupancy / possessory rights Government owned / acquired or any other tenure to be mentioned in details) |
| | absolute ownership |
| | 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. |
| 7. | <u>If the property is a Government leasehold: -</u> |
| | 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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| | |
|----|---|
| 8. | <p><u>Non -Encumbrance:</u></p> <p><u>Whether the owner has taken any loan/ given an guarantee or mortgage the said property: -</u></p> |
| | <p>The said land has been approved for a residential plotted project after the submission of partial development charges. Lucknow Development Authority has executed a mortgage deed with the promoters/ land owners in respect of following heads:</p> <ol style="list-style-type: none">1. Internal Development2. External Development charges3. Construction of E.W.S & L.I.G housing <p>The said mortgage deed is recorded in the Office of Sub-Registrar, Mohanlalganj at Bahi Sankhya 1, Jild Sankhya 19064, Page Nos 203-214, Serial No 36029 on 18th October, 2025. The following units have been pledged mortgage by the owners/promoters in lieu of the above heads.</p> |

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| TOTAL SALEABLE AREA = 53069.59 SQ. MT. | | | |
|--|-----------|-------------|-------------------------|
| AREA MORTGAGED AGAINST INTERNAL DEVELOPMENT | | | |
| PLOT NO. | PLOT AREA | NO. OF PLOT | TOTAL AREA (IN SQ. MT.) |
| GROUP HOUSING | 10614.00 | 1 | 10614 |
| MORTGAGE DETAIL | | 1 | 10614 |
| AREA MORTGAGED AGAINST DEVELOPMENT CHARGES | | | |
| PLOT NO. | PLOT AREA | NO. OF PLOT | TOTAL AREA (IN SQ. MT.) |
| D-01 & D-26 | 147.72 | 2 | 295.44 |
| D-02 TO D-25 | 116.35 | 24 | 2676.05 |
| D-27 TO D-37 | 93.02 | 11 | 1023.22 |
| D-38 | 94.22 | 1 | 94.22 |
| D-39, D-46, D-47, D-54 | 152.72 | 4 | 610.88 |
| D-40 TO D-45 | 116.35 | 6 | 698.1 |
| D-48 TO D-53 | 116.35 | 6 | 698.1 |
| D-229 | 130.24 | 1 | 130.24 |
| MORTGAGE PLOT DETAILS | | 55 | 6226.25 |
| AREA MORTGAGED AGAINST CONSTRUCTION OF EWS & LIG HOUSING | | | |
| PLOT NO. | PLOT AREA | NO. OF PLOT | TOTAL AREA (IN SQ. MT.) |
| D-228 | 182.62 | 1 | 182.62 |
| D-227 TO D-224 | 107.03 | 4 | 428.12 |
| D-223 | 132.44 | 1 | 132.44 |
| D-230 TO D-235 | 87.81 | 6 | 526.86 |
| D-236 | 108.39 | 1 | 108.39 |
| D-237 | 135.75 | 1 | 135.75 |
| D-238 | 105.79 | 1 | 105.79 |
| D-239 | 100.67 | 1 | 100.67 |
| D-240 | 96.09 | 1 | 96.09 |
| D-241 | 94.61 | 1 | 94.61 |
| D-242 | 94.47 | 1 | 94.47 |
| D-243 | 95.04 | 1 | 95.04 |
| D-244 | 95.61 | 1 | 95.61 |
| D-245 | 96.35 | 1 | 96.35 |
| D-246 | 120.19 | 1 | 120.19 |
| D-55, D-102, D-103, D-151 | 143.11 | 4 | 572.44 |
| D-56 TO D-60 | 116.35 | 5 | 581.75 |
| D-97 TO D-101 | 116.35 | 5 | 581.75 |
| D-104 TO D-108 | 116.35 | 5 | 581.75 |
| D-146 TO D-150 | 116.35 | 5 | 581.75 |
| MORTGAGE PLOT DETAILS | | 47 | 5312.44 |

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| | |
|----|--|
| 9 | Whether the occupancy right is heritable and assignable |
| | |
| | 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 |
| 10 | The period covered under the Encumbrance certificate and the encumbrances if any reflected therein 24 |
| 11 | Name of the person who has applied for the encumbrance certificate: Samridhi Infraventures. |
| 12 | Whether searches have been conducted physically at the offices of the Authorities: - |
| | i) Sub-Registrar's Office Municipal / Collector / Taluk or such other revenue office Sub Registrar Office, Mohanlalganj, Lucknow. |
| | 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) Whether permission for conversion of lands use from Agricultural/ residential to commercial is obtained (Please mention the reference of the proceedings) |
| 14 | Whether local revenue extracts, mutation extracts are available? Please furnish the details (details can be attached in separate sheet). Yes |

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| | |
|--------|---|
| 15 | Compliance |
| 16 | Specify the nature of usage of the property: (Whether Agricultural/Commercial/Office/Residential/Hotel etc.) Residential |
| 17 | Advocates final comments / views in detail to be mentioned: - That M/s Samridhi Infraventures 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 |
| Date: | 29.11.2025 |
| Place: | Lucknow |
| | Shailendra Kumar Srivastava Advocate Reg. No.- UP-2157/93 1/770, Ruchi Khand-2, Sharda Nagar, Lucknow (Signature of the advocate) |