

ARUN KHANNA

Advocate

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REPORT OF TITLE

Reg : Undivided share of Commercial Freehold Developed Land (FSI) having area of 11,306.37 sq. meters of Tower-2 in International Business Bay-1, situated at Sushant Golf City, Sultanpur Road, Lucknow

A. PARTICULARS

1.	Name of the Title Holders	(1) M/S Rosebud Realcon LLP (PAN-AAXFR9304B), which is a LLP firm, having its registered office at 702, 7th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow (Owner of property). (2) M/s JAS Infratech LLP (PAN-AASFJ5877C), which is a LLP firm, having its registered office at Flat No. 501, 5th Floor, Geetakunj Apartment, C-817, 818, Sector-C, Mahanagar, Lucknow (Builder)
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	Details of Property	Undivided share of Commercial Freehold Developed Land (FSI) having area of 11,306.37 sq. meters of Tower-2 in International Business Bay-1, situated at Sushant Golf City, Sultanpur Road, Lucknow.
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B. INVESTIGATIONS :

1.	Details of Title Deeds	<ul style="list-style-type: none">• M/S Rosebud Realcon LLP (PAN-AAXFR9304B), which is a LLP firm, having its registered office at 702, 7th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow through its Partner Mr. Naresh Jain son of Late Atma Ram Jain resident of B-199, Indira Nagar, Lucknow are the absolute owner of the said
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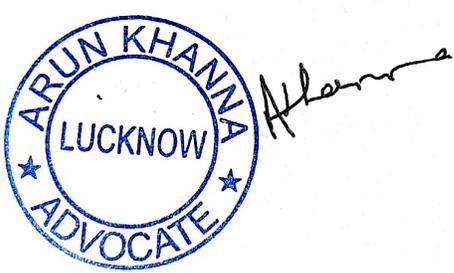
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		<p>property vide registered Sale Deed dated 14-10-2019 registered in Book No. I Volume 2959 Pages 39/70 at No. 27157 on 14-10-2019 in the office of Sub-Registrar, Sarojini Nagar, Lucknow.</p> <ul style="list-style-type: none">• The title of the firm are complete, clear and indisputable regarding the land and things adjusting on the plot belong to the above title holder.• Later on M/S Rosebud Realcon LLP and M/s JAS Infratech LLP have entered into a registered Builder Agreement dated 23-02-2023 in respect to the said Undivided share of Commercial Freehold Developed Land (FSI) having area of 11,306.37 sq. meters of Tower-2 in International Business Bay-1, situated at Sushant Golf City, Sultanpur Road, Lucknow duly registered in
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		<p>Book No. I Volume 10382 Pages 189/260 at No. 6771 on 27-02-2023 in the office of Sub Registrar, Sarojini Nagar, Lucknow.</p> <ul style="list-style-type: none">• There is no prior mortgage/ charges/ encumbrance on the aforesaid property. Thus the said property is free from all sorts and encumbrances.
2.	Whether title deed (S) given to the counsel are original or copy of the documents	As above
3.	Whether documents given raise any doubt or suspicion?	No
4.	Whether the particulars of registration as given in the title deed(s) shown to the counsel tally with the particulars as stated in the Registration record?	Yes



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5.	Whether there is any restrictions regarding the property?	No
6.	Whether any defect in the title of the person?	No
7.	Whether property in question is free from encumbrance?	Inspections conducted by the Counsel on behalf of Tenure Holder and aforesaid Plot since 14-10-2019 up till date in the office of Sub Registrar, Lucknow which do not disclose any encumbrance.

Lucknow

Dated : 15-07-2023



(ARUN KHANNA)

ADVOCATE