

DANISH RASHEED
ADVOCATE

Address : Flat No. 103 1ST Floor Abbasi Complex, 198/12 SN Srivastava Road, Pandit Nagar, Opposite Registry Office, Kaiserbagh, Lucknow-226001

Lucknow
Dated: 26-04-2025

REPORT OF TITLE

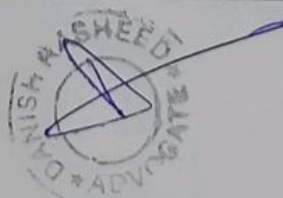
Reg : Freehold Plot No. 148A situate at Industrial Area Yojna, Aishbagh, Lucknow admeasuring 32,035 square feet i.e. 2976.15 sq. meters belonging to M/s The Industrial Gases Limited

A. PARTICULARS

1.	Name of the Title Holder	M/s The Industrial Gases Limited , a company incorporated under the Companies Act 1956 and 2013 (amended) having its registered office at 15, Ganesh Chandrda Avenue, Kolkata-700013 through its Managing Director Sri Tejendra Garg
2.	Details of Property	Freehold Plot No. 148A situate at Industrial Area Yojna, Aishbagh, Lucknow admeasuring 32,035 square feet i.e. 2976.15 sq. meters

B. INVESTIGATIONS :

1.	Details of Title Deeds	<ul style="list-style-type: none">• M/s The Industrial Gases Limited, a company incorporated under the Companies Act 1956 and 2013 (amended) having its registered office at 15, Ganesh Chandrda Avenue, Kolkata-700013 through its Managing Director Sri Tejendra Garg is the absolute owner of the aforesaid property.• That M/s The Industrial Appliance Limited have obtained leasehold rights in Plot No. 148A measuring 32035 sq. feet i.e. 2976.15 sq. meters situate at Industrial
----	------------------------	--



DANISH RASHEED
ADVOCATE

Address : Flat No. 103 1st Floor Abbasi
Complex, 198/12 SN Srivastava Road, Pandit
Nagar, Opposite Registry Office, Kaiserbagh,
Lucknow-226001

	<p>Area Yojna, Talkatora Road, Aishbagh, Lucknow from Nagar Mahapalika, Lucknow vide registered Lease Deed dated 06-10-1970 registered in Book No. I Volume 2012 Page 179 Addl. File Book No. I Volume 2047 Pages 181/184 at No. 4445 on 17-10-1970 in the office of Sub Registrar, Lucknow for a period of 30 years.</p> <ul style="list-style-type: none">• That later on M/s The Industrial Appliance Limited (original lease holder) amalgamate to M/s The Industrial Electrode & Gases Limited vide its Orders dated 09-08-1976 in Writ Petition No. 59/1976 passed by Hon'ble High Court, Kolkata• That later on M/s The Industrial Electrode & Gases Limited amalgamate to M/s The Industrial Gases Limited vide its Orders dated 29-06-1981 in Writ Petition No. 158/1981 passed by Hon'ble High Court, Kolkata• That later on M/s The Industrial Gases Limited got its name mutated in the records of Lucknow Development Authority, Lucknow and got renewed the said Lease Deed from Lucknow Development Authority, Lucknow for a period of 30 years vide its Lease Renewal Deed dated 20-03-2008 registered in Book No. I Volume 9917 Page 2350 at No. 0201 on 20-03-2008 in the office of Sub Registrar, Lucknow.
--	--



DANISH RASHEED
ADVOCATE

Address : Flat No. 103 1st Floor Abbasi Complex, 198/12 SN Srivastava Road, Pandit Nagar, Opposite Registry Office, Kaiserbagh, Lucknow-226001

	<ul style="list-style-type: none">• That later on M/s The Industrial Gases Limited got converted the said Leasehold Plot into Freehold Plot from Lucknow Development Authority, Lucknow vide registered Freehold Deed dated 30-11-2019 registered in Book No. I Volume 14052 Pages 93/114 at No. 9249 on 30-11-2019 in the office of Sub Registrar-V, Lucknow• The title of the Company is complete, clear and indisputable regarding the land and things adjusting on the plot belong to the above title holder.• There is no prior mortgage/charges/encumbrance on the aforesaid property. Thus the said property is free from all sorts and encumbrances.• The above titles are genuine. Further it is pertaining to mention that M/s The Industrial Gases Limited, a company incorporated under the Companies Act 1956 and 2013 (amended) having its registered office at 15, Ganesh Chandrda Avenue, Kolkata-700013 through its Managing Director Sri Tejendra Garg have obtain the possession on aforesaid plot through a registered Freehold Deed dated 30-11-2019 registered in Book No. I Volume 14052 Pages 93/114 at No.9240 on 30-11-2019 registered in the office of Sub Registrar-V, Lucknow and M/s The Industrial Gases Limited, became absolute owner and possession holder of the aforesaid Plot.
--	---



DANISH RASHEED
ADVOCATE

Address : Flat No. 103 1st Floor Abbasi
Complex, 198/12 SN Srivastava Road, Pandit
Nagar, Opposite Registry Office, Kaiserbagh,
Lucknow-226001

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
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?	As per Non Encumbrance Certificate No. 22025231000636 dated 26-04-2025 issued by Sub Registrar-V, Lucknow, this is to certify that based on the perusal of the information and documents made available by M/s The Industrial Gases Limited , the project land is free from all other encumbrances.



(Danish Rasheed)
Advocate
Registration No. 7113/2012

कार्यालय उपनिबंधक सदर पंचम लखनऊ जनपद लखनऊ

आवेदन संख्या :2202523100672

प्रमाण संख्या :22025231000636

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- दि इण्डस्ट्रियल गैसेज लिमिटेड पुत्र- लागू नहीं तहसील लखनऊ जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है

ग्राम/मोहल्ला - ऐशबाग मोहल्ला , वार्ड/परगना- मालवीय नगर , औद्योगिक- दि इण्डस्ट्रियल गैसेज लिमिटेड द्वारा सम्पत्ति मैनेजिंग डायरेक्टर श्री तेजेन्द्र गर्ग, पता-१५, गणेश चन्द्र एवेन्यू, कोलकाता-७०००१३, भूखण्ड का संख्या-148ए, इण्डस्ट्रियल एरिया योजना, ऐशबाग, लखनऊ जिसका रकबा-2976.15 वर्ग मीटर व चौहद्दी-पूरब-प्ले विवरण : ग्राउण्ड एवं रोड, पश्चिम-10 फिट लेन, उत्तर-ठाकुरद्वारा, दक्षिण-भूखण्ड संख्या-148 का अंश भाग, है। , भूखण्ड संख्या-148ए

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 25/04/2013 से दिनांक 25/04/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :26-04-2025

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँडे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **विन्दा प्रसाद यादव।**

मिलान करने वाले निबन्धन लिपिक: **प्रीती कुमार।**

PRABHA
T SINGH

Digitally signed by
PRABHAT SINGH
Date: 2025.04.26
13:28:54 +05'30'

उपनिबन्धक सदर पंचम
लखनऊ

प्रिंट करें