

Ankur Pathak Advocate B-314 Lawyers Chamber High Court Lucknow. Reg. No. UP02194/2014 Lucknow Development Authority Lucknow.	Residence/Chamber-285/197(CHA)Mill Road Aishbagh Lucknow. Mob. 8081707579, 8957260964 Email:- ankurtakkipur@gmail.com
Ref:- NEC - 2/26	Date :- 05/6/2026

LEGAL TITLE SEARCH REPORT

To,

U.P. Real Estate Regulatory Authority,
Lucknow. U.P.

1. Name & Address of the owner Lucknow Development Authority-
Lucknow.
2. Details/description of document scrutinized:

Sr. No.	Date of Document	Type of Document	Whether Original/Certified/True Copy/Photostat Copy Examined
1	1390 Fasli	Jot Chakbandi Akar Patr 41,45	Certified Copy
2	Executed on Defferent dates during 2025-2026	Sale Deeds	Original Copies
3	Current Years	Mutation Orders	E-Copy
4		Layout Plan	Copy

3. Details/description of the property/properties: -

Sr. No. Khata No. House No, Site No.	Extent Areas of land/ building	Location Sub Distt/District Village/ Municipality etc.	Boundary
Planned Residential Housing Project Situated at Village Dona, Teh. Sarojni Nagar Dist. Lucknow. 2902,2907,2908,2911,2912,2934, 2935,2936,2937,2938,2939,2940, 2941,2943,2947,2948,2949,2952, 2956,2957,2958,3053,3054,3055, 3056,3057,3058,3059,3060,3062, 3064,3065,3066,3067,3068,3069, 3072,3074,3077,3079,3271,3272, 3273,3274,3275,3276,3277,3280, 3281,3282 and 3079/3632, of Village Dona.	Total area of land involved in the project is 20.2559 Hec. Total No. of Khasara Plots 51	Kashi Khand, Varun Vihar Yojana, Village Dona, Teh. Sarojni Nagar Distt. Lucknow.	East-N/A East- N/A North- N/A South- N/A

4. Brief history of the property and how the owner/mortgagor has derived title :-

Jot Chakbandi Akar patr 41,45 of Village Dona, Tehsil Sarojni Nagar, Lucknow for Fasli year 1390 and Current Khatauni show that land owners are sankramaniy bhumidhar of above khasara land Araj/Khasra Numbers.

Description of Minjumla Khasara Numbers of village Dona:- Out of total area of Khasara Numbers 3060,3069,3077 and 3079/3632 respectably an area of 0.152Hec.,0.025Hec.,0.013Hec. and 0.046Hec. land belongs to Gram samaj/Government land, Resumption for which in Favour of Lucknow Development Authority, Letter for Resumption to the Government of Uttar Pradesh has been sent wide letter No.:- 2229/AC/pr/2026 Dated 07.04.2026.,

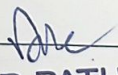
Apart from that Lucknow Development Authority has, by way of Sale deeds, purchased land area 0.785hec. of khasara no. 2902, land area 0.063hec. of khasara no 2907, land area 0.099hec. of khasara no 2908, land area 0.091hec. of khasara no 2911, land area 0.118hec. of khasara no 2912, land area 0.044hec. of khasara no 2934, land area 0.158hec of khasara no 2935, land area 4.161 hec. of khasara no 2936, land area 0.063 hec. of khasara no 2937, land area 2.055 hec. of khasara no 2938, land area 0.004 hec. of khasara no 2939, land area 0.11 hec. of khasara no 2940, land area 0.005 hec. of khasara no 2941, land area 0.007 hec. of khasara no 2943, land area of khasara no 0.356 hec. of khasara no 2947, land area 0.113 hec. of khasara no 2948, land area 0.16 hec. of khasara no 2949, land area 0.103 hec. of khasara no 2952, land area 0.082 hec. of khasara no 2956, land area 0.0196 hec. of khasara no 2957, land area 0.124 hec. of khasara no 2958, land area 0.211 hec. of khasara no 3053, land area 0.316 hec. of khasara no 3054, land area 0.285 hec. of khasara no 3055, land area 0.304 hec., of khasara no 3056, land area 0.152 hec. of khasara no 3057, land area 0.242 hec. of khasara no 3058, land area 0.304 hec. of khasara no 3059, land area 0.152 hec. of khasara no 3060, land area 0.033 hec. of khasara no 3062, land area 0.127 hec. of khasara no 3064, land area 1.01 hec. of khasara no 3065, land area 0.022 hec. of khasara no 3066, land area 0.025hec. of khasara no 3067, land area 1.861 hec. of khasara no 3068, land area 0.372 hec. of khasara no 3069, land area 0.647 hec. of khasara no 3072, land area 0.478 hec. of khasara no 3074, land area 0.002 hec. of khasara no 3077, land area 0.606 hec. of khasara no 3079, land area 3.895 hec. of khasara no 3271, land area 0.004 hec. of khasara no 3272, land area 0.004 hec. of khasara no 3273, land area 0.038 hec. of khasara no 3274, land area 0.0003 hec. of khasara no 3275, land area 0.006 hec. of khasara no 3276, land area 0.006 hec. of khasara no 3277, land area 0.133 hec. of khasara no 3280, land area 0.01 hec. of khasara no 3281, land area 0.008 hec. of khasara no 3282 and land area 0.046 of khasara no. 3079/3632 Village Dona.

Thus LDA has become owner of Land area 0.236Hec. of on the basis of Resumption process and land area of 20.0199Hec. on the basis of Sale Deeds.

On the basis of the Above Sale Deeds the name of Lucknow Development Authority have been mutated in revenue records. (Khatauni of 1427-1432 Fasli enclosed)

On the above land a planned residential housing project is being developed by Lucknow Development Authority, Lucknow for which layout plan no.....for planned residential Development/Planned housing project has been approved by Lucknow Development Authority, Lucknow on

5.	Search & Investigation		for 30 years.
6.	The Persons who is the present owner of the properties.	:	Lucknow Development Authority Lucknow.
7.	Whether the party has absolute clear & marketable title over the property & Valid lease can be executed with regard to above property	:	Yes, partry has clear, perfect marketable & mortgageable title.
8.	What is the nature of the title of the owner i.e. tenancy right, possessory right, minor's right of any other type of right/clarify.	:	Full Ownership Right.
9.	Whether there is any restriction/prohibition under personal law of the owner/mortgagor to hold the property under the title deed through which he has derived the title.	:	N.A.
10.	Whether the latest title and the immediately previous title deeds available in originals.	:	Original latest title deed is available
11.	Whether building tax/land revenue has been paid up to date.	:	N.A.
12.	Whether any dues recoverable as land revenue are outstanding.	:	N.A.
13.	Whether the land is affected by any revenue and tenancy legislation? if so, how and to what extent and the remedy if any.	:	No.
14.	Whether the permission under the Urban Land (Ceiling and Regulation) Act 1976 is necessary or not.	:	No.
15.	(a) is the property free form encumbrance. (b) Please give detailed account of creatin of charge or redemptions for a minimum period of 13 years and also state the subsisting charge, if any, mentioned in the encumbrance certificate for the last 13 year.	:	Yes, property is free from all encumbrances for last 30 years
16.	Whether the proposed sale deed can be executed with regard to above property.	:	Yes, Sale deed can be executed by Lucknow Development Authority Lucknow.
17.	Whether the property is freehold or lease hod or self-occupied or tenanted? it tenanted whether the property can be taken as mortgagee and what precaution to be taken?	:	Property is Free hold

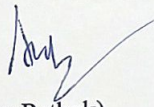

ANKUR PATHAK
 Advocate
 High Court, Lucknow
 C.O.P. No-164633/2018
 A.O.R. No-BA3540/2024
 Reg. No. UP22/2014

18.	Please state the name of the persons who should join the execution of sale deed.	Lucknow Development Authority Vipin Khand Gomti Nagar Lucknow. Pincode 226010
19.	Encumbrance Certificate for last 30 years.	I have searched the book index No. 2 in the Sub Registrar Office and land records of revenue Department Tehsil Sarojini Nagar Lucknow.

Final Certificate:-

I, certify that M/S Lucknow Development Authority Lucknow. Vipin Khand Gomti Nagar, Lucknow. Pin 226010 have valid & clear marketable & mortgageable title in the properties shown above.
Place Lucknow.

Dated :- 05.06.2026


(Ankur Pathak)
Advocate

B-314 Lawyers Chamber
High Court Lucknow.
Reg. No. UP02194/2014
Lucknow.

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