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Court : Chamber No.A-115, First Floor, Lucknow
Bar Association Building, Civil Court, Lucknow.

Dated : 30.08.2024

The Director
Gandharva Infratech Pvt Ltd
Lucknow

SUBJECT:-NON-ENCUMBRANCE REPORT AND LEGAL OPINION ON THE GROUP HOUSING PLOT NO 12/GH-3, MEASURING 8425.50 SQUARE METER SITUATED AT VRINDAVAN YOJNA NO-3 SECTOR-12 LUCKNOW. OWNED BY GANDHARVA INFRATECH PVT LTD.

Dear Sir,

As desired by you, the records of Sub-Registrar, Lucknow have been verified for investigation of the title in respect of property specified herein. On the basis of the documents provided to me, my report is given as under:-

1-Description and Area of the property proposed, Specific number(s) and address of property along with boundaries and measurements.

Property No.	Area	Location	Boundaries as per Sale deed
GROUP HOUSING PLOT NO 12/GH-3	Measuring 8425.50 Sqmt.	VRINDAVAN YOJNA NO-3, SECTOR-12, Lucknow	North-East:- Community Centre South-East:-18.00 Mtr Wide Road South-West:- 24.00 Mtr Wide Road North-West:- Plot No 12/GH-2

2-Nature of Property (whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non Agricultural, the reference & date of conversion order from the competent authority should also be mentioned.

Ans. The said property is a Group Housing Plot

3-Name of the Mortgagor/Owner and status in the Account i.e., borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the mortgagor is Partner/Director/Trustee who is mortgaging the property on behalf of Partnership/Company/Trust, whether he/she has the authority Copy of the Resolution/Memorandum & Articles of Association /Trust Deed etc, whether examined and verified.

Ans:- As per the documents GANDHARVA INFRATECH PVT LTD, is owner of the Said Property



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4- Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.

Ans:- No minor, lunatic or un-discharged insolvent is involved in said Matter, GANDHARVA INFRATECH PVT LTD, have capacity to enter into contract with any person/company.

5- Whether the property is Freehold or Leasehold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.

Ans-The said property is Free hold, belongs to govt body, Urban Land Ceiling Act is N/A

6- Source of Property i.e., Self-acquired or Ancestral. If Ancestral then mode of succession and whether original Will/ Probate is available.

Ans. The said property is a self-acquired property and the same is not ancestral property Which has been obtained by GANDHARVA INFRATECH PVT LTD, by way of registered sale deed dated 24.06.2023

7- Whether the Mortgagor is Co-Owner/Joint Owner and /or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.

Ans. As per Sale deed, GANDHARVA INFRATECH PVT LTD, is Owner of said property.

8-Whether the Owner is in exclusive possession of the property or it is leased/rented out to third party.

Ans. Yes, As per Sale deed.

9-Whether the Property is mutated in municipal/revenue records and Mortgagor's name is reflecting and if not, the reason thereof.

Ans. Not Applicable because the said property is a group housing plot

10-Whether any restriction for sold the said property under central/ State/ Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgaged.

Ans. No

11-Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.

Ans. The undersigned has verified the title of said property.

12-Whether the advocate has personally visited the Sub Registrar/ Revenue/ Municipal office and examined the records.

Ans. Yes.

13-Whether the Search is being made for the period of -30- years. If no, reason thereof.



Ans. No, Since the captioned property is belongs to UPAVP which is statutory body executed the Hire Purchase Agreement dated 04.07.2012 respect of captioned property as such there is no need the search prior dated 04.07.2012 and at the time of inspection (04.07.2012 To .08.2024) I could Not find any registered encumbrance against the captioned property.

14-Details of documents examined/scrutinized (This should be in chronological order with serial numbers, type/ nature of document, date of execution, parties, date of registration details including the details of revenue/ society records etc).

Ans. The undersigned has inspected the following documents:-

- 1-Copy of Allotment letter dated 02.07.2010 issued by UPAVP in favour of AMAZING CONSTRUCTION PVT LTD,
- 2-Copy of Hire Purchase Agreement dated 04.07.2012 executed by UPAVP in favour of AMAZING CONSTRUCTION PVT LTD,
- 3-Copy of Possession letter dated 31.07.2012 issued by UPAVP in favour of AMAZING CONSTRUCTION PVT LTD,
- 4-Copy of Correction deed Dated 26.09.2012 executed by UPAVP in favour of AMAZING CONSTRUCTION PVT LTD,
- 5-Copy of Sale deed dated 06.05.2017 executed by UPAVP in favour of AMAZING CONSTRUCTION PVT LTD,
- 6-Copy of NOC from Fire Department and State level Environment impact assessment Authority Uttar Pradesh and Airport Authority of india
- 7-Copy of agreement to sale deed dated 17.03.2023 executed by AMAZING CONSTRUCTION PVT LTD in favour of GANDHARVA INFRATECH PVT LTD
- 8-Copy of Correction deed Dated 25.03.2023 executed by UPAVP in favour of AMAZING CONSTRUCTION PVT LTD,
- 9-Copy of Sale deed dated 24.06.2023 executed by AMAZING CONSTRUCTION PVT LTD in favour of GANDHARVA INFRATECH PVT LTD

15-Tracing of chain of title in favour of the owner starting from the earliest document available. The nature of document/Deed conveying the title should be mentioned with description of parties along with the type of right it creates.

Ans:-(i) That initially The Uttar Pradesh avas avam vikas parishad, statutory body has acquired land through U.P. Government for feeding the growing the demand of Public for Residential/Commercial Plots/Group Housing plots etc. Accordingly, The Uttar Pradesh avas avam vikas parishad had developed the VRINDAVAN YOJNA NO-3, Raibareli Road Scheme Lucknow Thereafter The Uttar Pradesh avas avam vikas



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parishad, had allotted the GROUP HOUSING PLOT NO 12/GH-3 SITUATED AT VRINDAVAN YOJNA NO-3, SECTOR-12, LUCKNOW To AMAZING CONSTRUCTION PVT LTD, Vide Allotment Letter No 19876 dated 02.07.2010

(ii)AND WHEREAS The Uttar Pradesh avas avam vikas parishad, executed a hire purchase agreement regarding said property in favour of AMAZING CONSTRUCTION PVT LTD, for a period of 01.06.2011 to 31.05.2017, vide hire purchase Agreement Dated 04.07.2012 which is registered in book no 1 zild no 1442 page no 245/266 at serial no 12519 in the office of Sub registrar-I Lucknow

(iii)AND WHEREAS The Uttar Pradesh avas avam vikas parishad, delivered the physical possession of said property to AMAZING CONSTRUCTION PVT LTD, vide possession letter no 1088 dated 31.07.2012

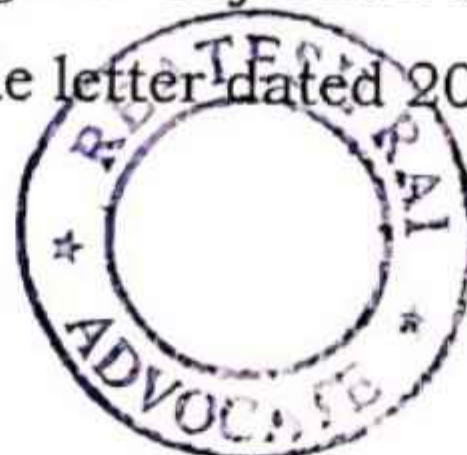
(iv)AND WHEREAS The Uttar Pradesh avas avam vikas parishad, executed a sale deed after taken free hold charges regarding said property in favour of AMAZING CONSTRUCTION PVT LTD, vide Sale deed Dated 06.05.2017 which is registered in book no 1 zild no 22265 page no 297/310 at serial no 6141 in the office of Sub registrar-I Lucknow

(v)AND WHEREAS The Uttar Pradesh avas avam vikas parishad, executed a correction deed regarding some correction in Boundary which is mention in previous deed, regarding said property in favour of AMAZING CONSTRUCTION PVT LTD, vide Correction deed Dated 26.09.2012 which is registered in book no 1 zild no 14769 page no 113/120 at serial no 17614 in the office of Sub registrar-I Lucknow

(vi)AND WHEREAS the Fire Department Lucknow issued a letter regarding No Objection for the Construction of the Multi storied Building over said plot up to 11 floor, vide letter dated 22.05.2013

(vii)AND WHEREAS the Airport Authority of India, issued noc for Hight clearance for the Construction of the Multi storied Building over said plot, vide letter dated 13.01.2014

(viii)AND WHEREAS the State level Environment impact assessment Authority Uttar Pradesh, issued a letter regarding No Objection for the Construction of the Multi storied Building over said plot, vide letter dated 20.06.2015



(ix)AND WHEREAS AMAZING CONSTRUCTION PVT LTD, executed a agreement to sale for sold the said property to GANDHARVA INFRATECH PVT LTD, vide agreement to sale deed dated 17.03.2023 which is registered in book no 1 zild no 22265 page no 297/310 at serial no 8999 in the office of Sub registrar-Sarojani Nagar, Lucknow

(x)AND WHEREAS The Uttar Pradesh avas avam vikas parishad, executed a correction deed regarding some correction in previous sale deed, regarding said property in favour of AMAZING CONSTRUCTION PVT LTD, vide Correction deed Dated 25.03.2023 which is registered in book no 1 zild no 10557 page no 329/340 at serial no 10400 in the office of Sub registrar-Sarojani Nagar Lucknow

(xi)AND WHEREAS AMAZING CONSTRUCTION PVT LTD, Sold the said property in continuation of agreement to sale deed dated 17.03.2023, in favour of GANDHARVA INFRATECH PVT LTD, vide sale deed dated 24.06.2023 which is registered in book no 1 zild no 11125 page no 319/342 at serial no 22303 in the office of Sub registrar-Sarojani Nagar, Lucknow

(xii)AND WHEREAS As per sale deed, GANDHARVA INFRATECH PVT LTD, hold genuine title upon said property with transferable rights

16-Whether there is any doubt/ suspicion about the genuineness of the original documents. If yes, then specify.

Ans- No

17-The final Certificate of the Advocate confirming that the title of the property is examined by him and the same is/are clear and marketable.

Ans- In view of the above discussions, perusal of records, information and documents provided to me with respect to the status of the **said property**, I certify that said property i.e **THE GROUP HOUSING PLOT NO 12/GH-3 MEASURING 8425.50 SQUARE METER SITUATED AT VRINDAVAN YOJNA NO-3, SECTOR-12 LUCKNOW, OWNED BY- GANDHARVA INFRATECH PVT LTD**, is having valid, clear and marketable title and free from registered encumbrance

18-List of documents.

1-Original Allotment letter dated 02.07.2010 issued by UPAVP in favour of AMAZING CONSTRUCTION PVT LTD,

2-Original Hire Purchase Agreement dated 04.07.2012 executed by UPAVP in favour of AMAZING CONSTRUCTION PVT LTD,



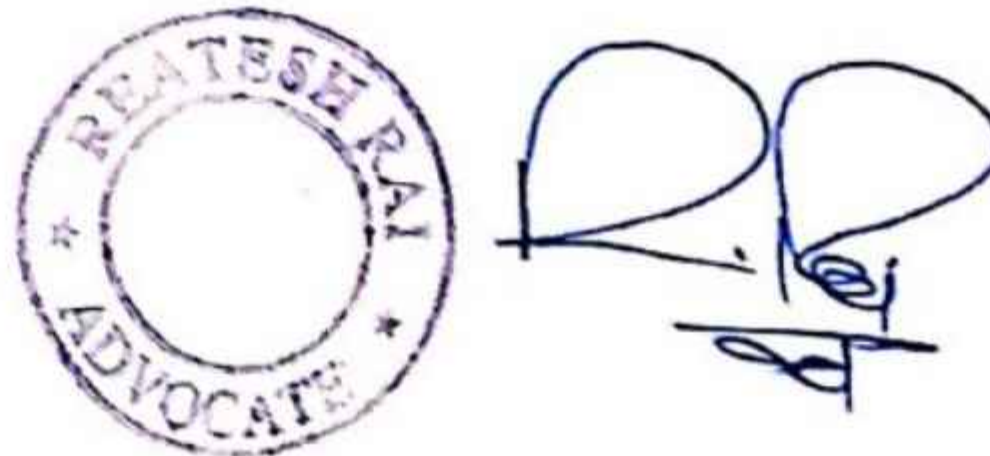
- 3-**Original** Possession letter dated 31.07.2012 issued by UPAVP in favour of AMAZING CONSTRUCTION PVT LTD,
- 4-**Original** Correction deed Dated 26.09.2012 executed by UPAVP in favour of AMAZING CONSTRUCTION PVT LTD,
- 5-**Original** Sale deed dated 06.05.2017 executed by UPAVP in favour of AMAZING CONSTRUCTION PVT LTD,
- 6-**Copy of** NOC from Fire Department and State level Environment impact assessment Authority Uttar Pradesh and Airport Authority of India
- 7-**Original** agreement to sale deed dated 17.03.2023 executed by AMAZING CONSTRUCTION PVT LTD in favour of GANDHARVA INFRATECH PVT LTD
- 8-**Original** Correction deed Dated 25.03.2023 executed by UPAVP in favour of AMAZING CONSTRUCTION PVT LTD,
- 9-**Original** Sale deed dated 24.06.2023 executed by AMAZING CONSTRUCTION PVT LTD in favour of GANDHARVA INFRATECH PVT LTD

19-Whether additional formalities to be completed by the Seller, If yes, state specifically in case of flat(s)/ property(s) in Co-op Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc is required.

Ans. No

20-Comments on enforceability of property under SARFAESI Act, 2002.

Ans. There is no bar on enforceability of said property SARFAESI action on the said property.



बार कौंसिल आफ उत्तर प्रदेश



एडवोकेट पंजीकरण प्रमाण-पत्र

एडवोकेट्स अधिनियम, १९६१ की

धारा २२ (१) के अंतर्गत प्रदत्त

क्रमांक उत्तर प्रदेश ८१८६ सन् २००३

प्रमाणित किया जाता है कि

श्री/कुमारी/श्रीमती मृतेष कुमार राय

आत्मज/आत्मजा/पत्नी

श्री चन्देवर राय

जिला लखनऊ

आज की तिथि से उत्तर प्रदेश बार कौंसिल के अन्तर्गत एडवोकेट स्वीकृत किए गए तथा उनका नाम एडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार कौंसिल द्वारा अनुरक्षित एडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक २४ जुलाई २००३ को बार कौंसिल द्वारा मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

इस प्रमाण-पत्र के अंगवस्त्र मुद्रांक शुल्क

रुपये २००/- का मुद्रांक-पत्र एकापक्ष संलग्न है।

प्रेम नाथ त्यागी

अध्यक्ष

बार कौंसिल आफ उत्तर प्रदेश

प्रेम नाथ त्यागी
(प्रेम नाथ त्यागी)

सचिव

बार कौंसिल आफ उत्तर प्रदेश