

ARUN KHANNA

Advocate

Court Chamber: 1st Floor Abbasi
Universal Complex, Opposite Registry
Office, Kaiserbagh, Lucknow.

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Lucknow

Dated: 29-03-2022

TO WHOM IT MAY CONCERN

I, **Arun Khanna, Advocate** do hereby certify that my

Enrolment Number of Bar Council of U.P. is 5334 of 1986 and C.O.P.

No. 033786.




(Arun Khanna)
Advocate

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Lucknow

Dated: 16-03-2022

SPECIAL REPORT OF TITLE

Reg : Plot No. GH-01 Sector-1, Pocket-2 in Pintail Park City at Village Mastemau, Pargana and Tehsil Mohanlalganj, District Lucknow admeasuring 6461.069 sq. meters belonging to M/s Aakansha Infratech

A. PARTICULARS

1.	Name of the Title Holder	M/s Aakansha Infratech, a partnership firm duly constituted and validly existing under the provisions of the Indian Partnership Act, 1932 having its registered office at 83, Nehru Nagar, Agra – 282002, (U.P.) (PAN – ABOFA7191B)
2.	Details of Property	Plot No. GH-01 Sector-1, Pocket-2 in Pintail Park City at Village Mastemau, Pargana and Tehsil Mohanlalganj, District Lucknow admeasuring 6461.069 sq. meters.

B. INVESTIGATIONS :

1.	Details of Title Deeds	M/s Aakansha Infratech, a partnership firm duly constituted and validly existing under the provisions of the Indian Partnership Act, 1932 having its registered office at 83, Nehru Nagar, Agra – 282002, (U.P.) (PAN – ABOFA7191B) through its Partner Mr. Shivam Goyal S/o Mr. Satish Kumar Goyal are the absolute owner of the aforesaid property. The title of the
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		partnership firm are 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 Aakansha Infratech, a partnership firm duly constituted and validly existing under the provisions of the Indian Partnership Act, 1932 having its registered office at 83, Nehru Nagar, Agra – 282002, (U.P.) (PAN – ABOFA7191B) through its Partner Mr. Shivam Goyal S/o Mr. Satish Kumar Goyal have obtain the possession on aforesaid plot through a registered sale deed / conveyance deed dated 12-04-2021 registered as Document No. 10138 on 15-04-2021 in the office of Sub Registrar, Mohanlalganj, Lucknow and M/s Aakansha Infratech became absolute owner and possession holder since April 2021 on the aforesaid Plot.
2.	Whether title deed (S) given to the counsel are original or copy of the documents	As above



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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?	Inspections conducted by the Counsel on behalf of Tenure Holder and aforesaid Plot since 15-04-2021 up till date in the office of Sub Registrar, Mohanlalganj, Lucknow which do not disclose any encumbrance.

Yours Faithfully,




(Arun Khanna)
Advocate