

			Indus Valley promoters Ltd.		109	Royal Infrastate	14810	20.10.15	
			Royal Infrastate		109	Indus Valley promoters Ltd.	21174	29.10.22	
468M	541.9		Mod Ali & GoHar Ali		541.9	Indus Valley promoters Ltd.	2257	22.03.03	541.90
469	374.58		Smt.Monia		374.58	Indus Valley promoters Ltd.	2256	22.03.03	374.58
TOTAL LAYOUT AREA									22,865.88

ARPIT SHARMA

(ADVOCATE)

OFF: Adhiwakta Bhawan-I, Victoria Garden Jail Chungi, Victoria Park,
Meerut. Mobile: 9897864876.

Dated : 05.07.2024

TITLE REPORT

Project – Sheel Kunj Avenue”

situated at Village Mukkarabpur Palehra, Tehsil Sardhana, Distt. Meerut

I have examined all the documents/sale deeds/Khataunies & Non-Encumbrances Certificates of the lands area approx. 228965.58 Sq.mts part of Khasra No. 448M, 449, 450, 451, 451/1, 455, 470M 470/3, 471M, 472M, 487M, Plot No..35-A, 35B& 36A of Khas No.468M, Plot No..29 & 30 Khas No.469M situated at Village Mukkarabpur Palehra, Tehsil Sardhana, Distt. Meerut (U.P.), more describes in details in Annexure-I in respect of the title and ownership of project Sheel Kunj Avenue at Roorkee Road, Meerut.

I have found that the title & ownership of the said lands are as under:

S.N.	Name of Owner	Area (Sq. mts)
1	M/s Indus Valley Promoters Limited	22865.88
	Total Land	22865.88

That M/s Indus Valley Promoters Ltd. is the owner of the above said Land and to apply for RERA registration.

In my opinion that the said land is clear, marketable, free from all kinds of encumbrances, third party claims and lien and company have full rights to sell the same, in favour of proposed buyers/allotees of Sheel Kunj Avenue projects.

ANNEXURE -I

PROJECT: "SHEEL KUNJ AVENUE" AT VILLAGE MUKKARABPUR PALEHRA, TEHSIL - SARDHANA, DISTT. MEERUT (U.P.)

- [A] That Khasra No.448M with total area 469 sq.mts, No.449 with total area 3410 Sq.mts, No.450 with total area 2530 Sq.mts, No.451 with total area 1140 sq.mts, No.451/1 with total area 1833 Sq.mts, No.455 with total area 1091.25 Sq.mts, No.470m with total area 2530 Sq.mts, No.470/3 with total area 2530 Sq.mts, No.471M with total area 5829.66 Sq.mts, 472M with total area 3221 Sq.mts, No.487M with total area 581M, Plot No.35A,B & 36A part of Khas No.468 with total area 541.90 Sq.mts, P.N.29 & 30 part of Khasra No.469M with total area 374.58 Sq.mts, total no. of Khasra are 13 and total area 26081.40 Sq. mts situated at Village Mukkrabpur Palehra, Tehsil Sardhana, Distt Meerut and belongs to M/s Indus Valley Promoters Ltd & company submitted a layout plan for sanction with Meerut Development Authority, Meerut on the land area 22865.65 parts of the above said khasra's.

The details of Khasra's are as follows:

S. No.	Khasra No's	Owners Area (Sq.mts)	Already Used in Existing Projects	Balance Land (Sq.mts)	Used in Layout Sheel Kunj Avenue (Sq.mts)	Vacant Land Sq.mts	Purchased By Sale Deed No's
1	448M	469.00	-	469.00	469	-	21174
2	449	3410.00	-	3410.00	3410	-	21174
3	450	2530.00	-	2530.00	2530	-	21107
4	451	1140.00	-	1140.00	1140	-	21174
5	451/1	1833.00	-	1833.00	1833	-	21174
6	455	1091.30	-	1091.25	1091.25	-	5899
7	470M	2530.00	-	2530.00	2242.28	287.72	6709
8	470/3	2530.00	963.06	1566.94	1566.95	-	8644
9	471M	5829.70	1754.70	4075.00	4075.00	-	17840
10	472M	3221.00	-	3221.00	-	-	21007
11	487M	581.00	-	581.00	370.93	210.07	2415/21007
12	PN 35 A, B & 36 A	541.90	-	541.90	541.90	-	2256
13	PN 29 & 30	374.58	-	374.58	374.58	-	2256
Total		26081.00	2717.70	23363.70	22865.88	497.29	

PROJECT: SHEEL KUNJ AVENUE AT VILLAGE MUKKARBPUR PALEHRA,
TEHSIL – SARDHANA, DISTT. MEERUT (U.P.)

[A] That Khasra No.448M with total is 469 sq.mts, originally belongs Smt. Chameli Devi w/o Late Sh. Shyam Singh R/o Village Roshanpur Dorli, Tehsil Sardhana, Distt. Meerut. (From 1360 Fasli).

The said Smt. Chameli Devi sold 260 Sq.mts out of total land area to Sri Pal Singh S/o Sh Rati Ram R/o Village Roshanpur Dorli, Tehsil Sardhana, Distt. by sale deed registered in the office of Sub-Registrar, Sardhana, Meerut at Bahi No.1, Zild No. 2347, Pages 225 to 230 at Serial No. 3468 on Dated 11.06.2021.

Thereafter Sri Pal Singh S/o Sh Rati Ram sold the said land area 260 Sq.mts to **M/s Royal Infrastate**, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, through its partners, Mr.Hari Kishan, Mr. Mustkeem Shafi, Mr. Ravindra Kumar & M/s RMRM Infrastate (P) Ltd, through sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No. 3261, Pages 87-124 at Serial No. 4210 on Dated 23.03.2011.

The said Smt. Chameli Devi sold balance 209 Sq.mts land to Smt Asharfi Devi W/o Sh. Attar Singh R/o Village Jalaipur, Tehsil Mawana, Distt, Meerut, Smt. Mangal W/o Sh. Bhagwat Singh and Mr.Suraj Kumar S/o Sh. Bhagwat Singh R/o Dh-186, Pallavpuram, Meerut, through sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No. 32, Pages 363-382 at Serial No.3232 on Dated 06.05.1991.

Thereafter the said Smt. Asharfi Devi W/o Sh. Attar Singh, Smt. Mangal W/o Sh. Bhagwat Singh and Mr. Suraj Kumar S/o Sh. Bhagwat Singh sold their total share of the said land of Khasra No.448M i.e. 209 Sq.mts to Sh. Dinesh Gupta S/o Sh. Ved Prakash Gupta R/o 29, Greater Appu Enclave, Roorkee Road, Meerut, through sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No. 3291, Pages 143-186 at Serial No.3232 on Dated 06.05.1991

Thereafter the said Sh. Dinesh Gupta S/o Sh. Ved Prakash Gupta R/o 29, Greater Appu Enclave, Roorkee Road sold his total share land i.e. 206 Sq.mts of the said Khasra's to **M/s Royal Infrastate**, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, through its partners, Mr. Hari Kishan, Mr. Mustkeem Shafi, Mr. Ravindra Kumar & M/s RMRM Infrastate (P) Ltd., through sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No. 3323, Pages 289-322 at Serial No.5988 on Dated 24.04.2011.

Thereafter M/s M/s Royal Infrastate, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, sold the total share i.e. 469 Sq.mts of the said Khasra No.448M of land to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut, through sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No. 11148, Pages 281-300 at Serial No.21174 on Dated 29.10.2022.

Now, finally the company Indus Valley Promoters Ltd. have full rights of total land i.e. 469 Sq.mts of Khasra No.448M situated at Village Mukkarbpur, Palehra, Tehsil Sardhana, Distt. Meerut

- [B] That the Khasra No.449 with total area of 3410 sq.mts, and Khasra No.451 with total area 1140 Sq.mts Village Mukkarbpur, Palehra, Tehsil Sardhana, Distt. Meerut, total no. of Khasra are 2 and total area 4550 Sq. mts originally belongs Sh. Sukhbir Singh, Sh. Om Pal Singh, Sh. Hari Singh, and Sh. Phool Singh all S/o Sh. Prabhu & R/o Village Mukkarbpur, Palehra, Tehsil Sardhana, Distt. Meerut. (From 1404 Fasli).

The said Sh. Sukhbir Singh, Sh. Om Pal Singh, Sh. Hari Singh, and Sh. Phool Singh all S/o Sh. Prabhu & R/o Village Mukkarbpur, Palehra, Tehsil Sardhana, Distt. Meerut sold their total share of land i.e. 4550 Sq.mts of the said Khasra's No.449 & 451 to **M/s Royal Infrastate**, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, through its partners, Mr. Hari Kishan, Mr. Mustkeem Shafi, Mr. Ravindra Kumar & M/s RMRM Infrastate (P) Ltd. through sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No. 3615, Pages 01-76 at Serial No.14448 on Dated 01.10.2021.

Thereafter **M/s M/s Royal Infrastate**, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, sold the total land 4550 Sq.mt of Khasra's No.449 & 451 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide two sale deeds, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No. 11148, Pages 281-300 at Serial No.21174 on Dated 29.10.2022. and at Bahi No.1, Zild No. 11143, Pages 275-296 at Serial No.21007 on Dated 22.10.2022.

Now, finally the company Indus Valley Promoters Ltd. have full rights of total land i.e. 4550 Sq.mts of Khasra Nos.449 & 451 situated at Village Mukkarbpur, Palehra, Tehsil Sardhana, Distt. Meerut

- [C] That the Khasra No.450 with total area 2530 sq.mts, originally belongs Mr. Ajit Joel, Mr. Ashok Joel both S/o Late Mr. A.R. Joel R/o Ashiyana, Modi Puram, Meerut and Smt. Shakuntla Pond D/o Late Mr. A.R. Joel (From 1370 Fasli).

Mr. Ajit Joel, Mr. Ashok Joel both S/o Late Mr. A.R. Joel R/o Ashiyana, Modi Puram, Meerut sold their 2/3 Share i.e.1686.67 Sq.mts out of the total land of the said Khasras No.450 to **M/s Royal Infrastate**, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, through its partners, Mr. Hari Kishan, Mr. Mustkeem Shafi, Mr. Ravindra Kumar & M/s RMRM Infrastate (P) Ltd., registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No. 5109, Pages 151-192 at Serial No.8070 on Dated 22.05.2013.

Mrs. Shakuntla Pond D/o Late Sh. A.R. Joel sold her 1/3 share i.e. 843.34 Sq.mts out of the total area of the said Khasra's to **M/s Royal Infrastate**, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, through its partners, Mr.Hari Kishan, Mr. Mustkeern Shafi, Mr. Ravindra Kumar & M/s RMRM Infrastate (P) Ltd., through sale deed registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No. 10895, Pages 275-288 at Serial No.12058 on Dated 01.07.2022.

Thereafter M/s M/s Royal Infrastate, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, sold the land of the said Khasra No.450 i.e. 2530 Sq.mts to **M/s Indus Valley Promoters Ltd.**, registered in the office of Sub-Registrar, Sardhana, Meerut at Bahi No.1, Zild No. 11143, Pages 275-296 at Serial No.21007 on Dated 22.10.2022.

Now, finally the company Indus Valley Promoters Ltd. have full rights of total land i.e. 2530 Sq.mts of Khasra Nos.440 situated at Village Mukkarbpur, Palehra, Tehsil Sardhana, Distt. Meerut

- [D] That Khasra No.451/1 with total area 2280 Sq. mts, originally belongs Mr.Ramphal, Sh. Balbir and Sh. Vijay Pall all S/o Late Sh.Hansha and R/o Village Mukkarbpur, Palehra, Tehsil Sardhana, Distt. Meerut (From 1404 Fasli).

Mr. Ramphal and Sh.Vijay Pal both sold their 2/3 share of the said Khasra's 451/1 land i.e. 1520 Sq.mts to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deed, registered in the office of Sub-Registrar, Sardhana, Meerut at Bahi No.1, Zild No. 1120 Pages 369-398 at Serial No.8643 on Dated 04.09.2006.

Thereafter Mr. Balbir Singh S/p Late Sh. Hansha sold his 1/3 share of land i.e. 760 Sq.mts of the said Khasra No.451/1 to M/s M/s Royal Infrastate, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, vide sale deed, registered in the office of Sub-Registrar, Sardhana, Meerut at Bahi No.1, Zild No. 3463, Pages 319-358 at Serial No.10171 on Dated 08.07.2011.

Thereafter **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut sold 1073 Sq.mts land of the said Khasra No.451/1 to M/s M/s Royal Infrastate, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, through sale deed, registered in the office of Sub-Registrar, Sardhana, Meerut at Bahi No.1, Zild No.6709, Pages 339-402 at Serial No.14810 on Dated 20.10.2015.

Thereafter M/s M/s Royal Infrastate, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, sold the total land of the said Khasra No.451/1 i.e. 1833 Sq.mts to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deed, registered in the office of Sub-Registrar, Sardhana, Meerut at Bahi No.1, Zild No. 11148, Pages 281-300 at Serial No.21174 on Dated 29.10.2022.

Now, finally the company Indus Valley Promoters Ltd. have full rights of total land i.e. 1520 Sq.mts of Khasra Nos.451/1 situated at Village Mukkarbpur, Palehra, Tehsil Sardhana, Distt. Meerut

- [E] That Khasra No.455 with total land area 8730 Sq. mts, originally belongs Smt. Nirmala Nath Pathak, Sh. Rameshwar Pathak, Smt. Nirmala Pathak, Mr. Amit Pathak, Km. Upma Pathak, Sh. Pankaj, Dr. Pathak Charitable Trust, Sh.Rajeev Tyagi, Smt. Sarita Tyagi, Sh. Anil Tyagi, Lalit Tyagi, Sh. Ajit Joel, Vinod Joel, Smt. Shakuntla Pond and Smt. Savita Goel W/o Sh. Narendra Kumar Goel are the recorded land owners (from Fasli 1373) of the said land.

Smt. Savit Goel W/o Sh. Narendra Kumar Goel sold her share i.e. **1091.25 Sq.mts** of the said Khasra No.455 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.1032, Pages 329-356 at Serial No.5899 on Dated 07.06.2006.

Now, finally the company Indus Valley Promoters Ltd. have full rights of total land i.e.1091.25 Sq.mts of Khasra Nos.455 situated at Village Mukkarabpur, Palehra, Tehsil Sardhana, Distt. Meerut

- [F] That Khasra No.470 total land area 2530 Sq. mts, originally belongs Sh. Jagdish & Satya Prakash both S/o Sh. Kiran & R/o Village Mukkarabpur, Palehra, Tehsil Sardhana, Distt. Meerut are the recorded land owners (from Fasli 1404) of the said land.

The said Jagdish & Satya Prakash sold their total share i.e. 2530 Sq.mts land of said Khasras No.470 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.3348, Pages 13-18 at Serial No.6709 on Dated 12.05.2011.

Now, finally the company Indus Valley Promoters Ltd. have full rights of total land i.e.2530 Sq.mts of Khasra Nos.470 situated at Village Mukkarabpur, Palehra, Tehsil Sardhana, Distt. Meerut

- [G] That Khasra No.470/3 total land area 2530 Sq. mts, originally belongs Sh. Om Pal & Sh. Raj Pal both S/o Sh. Sujan & R/o Village Mukkarabpur, Palehra, Tehsil Sardhana, Distt. Meerut are the recorded land owners (from Fasli 1404) of the said land.

The said Om Pal & Raj Pal sold their total share i.e. 2530 Sq.mts land of said Khasras No.470/3 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.1120, Pages 399-422 at Serial No.8644 on Dated 12.05.2011.

Now, finally the company Indus Valley Promoters Ltd. have full rights of total land i.e.2530 Sq.mts of Khasra Nos.470/3 situated at Village Mukkarabpur, Palehra, Tehsil Sardhana, Distt. Meerut

- [H] That Khasra No.471 total land area 6450 Sq. mts, originally belongs Sh. Ajit Joel , Sh. Ashok Joel both S/o Late Sh. A.R.Joel & Smt. Shakuntla Joel D/o Late Sh.A.R.Joel R/o Ashiyana, Modipuram, Roorkee Road, Meerut

The said Sh. Ajit Joel, Sh. Ashok Joel & Smt. Shakuntla Pond sold 5500 Sq.mts land out of the total land of the said Khasras No.471 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.857, Pages 15-46 at Serial No.13591 on Dated 29.12.2005.

After death of Sh.Ashok Joel his wife Mrs. Asha Lata Joel inherited succession got mutated her name in 1/3 i.e. 316.66 Sq.mts share of balance land her husband and after death of Sh. Ajit Joel Smt. Ashla Lata Joel also mutated 1/3 share i.e. 316.66 sq.mts of Sh. Ajit Joel of the said Khasras No.471 and Smt. Asha Joel has 633.33 Sq.mts land of said Khasra No.471 in her name.

Thereafter the said Smt. Ashla Lata Joel sold 329.66 Sq.mts land out of her total share i.e. 633.33 Sq.mts land of said Khasra No.471 to M/s M/s Royal Infrastate, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, through sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.11025, Pages 395-414 at Serial No.16696 on Dated 29.08.2022.

Thereafter M/s M/s Royal Infrastate, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, sold the total share of the said Khasra's of land i.e. 329.66 Sq.mts to M/s Indus Valley Promoters Ltd., having its head office 2, P.L. Sharma Road, Meerut vide sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.11059, Pages 395-416 at Serial No.17840 on Dated 08.09.2022.

Now, finally the company Indus Valley Promoters Ltd. have rights of total land i.e.5829.66 Sq.mts of Khasra Nos.471 situated at Village Mukkarbpur, Palehra, Tehsil Sardhana, Distt. Meerut

- [i] That Khasra No.472 total area 8940 Sq. mts, originally belongs Sh. Sita Ram & Sh. Chandra Kiran both S/o Sh. Rупpa, Sh. Raj Kumar Yadav S/o Sh. Rajendra Singh Yadav R/o Sarvodya Colony, Meerut, Sh. Hari Singh S/o Sh Kude, Sh. Kunwar Pal, Sh. Satya Pal & Sh. Veer Pal all three S/o Sh. Ajab Singh all the recorded land owners (from Fasli 1360) of the said land.

After death of Sh. Raj Kumar Yadav his legal heirs Smt. Neeta Yadav W/o Sh. Raj Kumar Yadav, Sh. Varun Yadav, Sh. Shalabh Yadav & Sh. Kunal Yadav all three S/o Late Sh. Raj Kumar Yadav sold their 1/6 Share to i.e. 1490 Sq.mts to M/s Indus Valley Promoters Ltd., vide two sale deeds, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.1306, Pages 51-82 at Serial No.4969 on Dated 14.05.2007 and at Bahi No.1, Zild No.1418, Pages 17-42 at Serial No.5900 on Dated 11.06.2007.

After death of Sh. Hari Singh his legal heirs Sh. Sunder Yadav, Sh. Sudesh Pal & Smt. Angoori Dev sold their 1/6 Share to M/s Indus Valley Promoters Ltd., vide sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.1404, Pages 357-377 at Serial No.5463 on Dated 26.09.2015.

Now, the company Indus Valley Promoters Ltd. have rights only 2980 Sq.mts land of Khasra Nos.472 situated at Village Mukkarbpur, Palehra, Tehsil Sardhana, Distt. Meerut

Sh. Kunwar Pal, Sh. Satya Pal & Sh. Veer Pal all three S/o Sh. Ajab Singh sold their 1/6 share i.e. 1490 Sq.mts from the total land of the said khasras to M/s Royal Infrastate, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, through its partners, Mr.Hari Kishan, Mr. Mustkeem Shafi, Mr. Ravindra Kumar & M/s RMRM Infrastate (P) Ltd., vide sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.4010, Pages 103-118 at Serial No.16927 on Dated 21.11.2011.

After death of Sh. Sita Ram his legal heirs Sh. Lokesh Kumar, Sh. Mahesh Kumar & Sh. Umesh Kumar all three S/o Sh. Sita Ram and Sh. Chandra Kiran sold their 1/2 share i.e. 4470 Sq.mts from the total land of the said khasras to M/s Royal Infrastate, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, through its partners, Mr.Hari Kishan, Mr. Mustkeem

Shafi, Mr. Ravindra Kumar & M/s RMRM Infrastate (P) Ltd., vide sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.4694, Pages 63-174 at Serial No.16610 on Dated 05.11.2012.

Now, M/s Royal Infrastate have rights only 5960 Sq.mts land of Khasra Nos.472 situated at Village Mukkarbpur, Palehra, Tehsil Sardhana, Distt. Meerut

Thereafter M/s M/s Royal Infrastate, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, sold 2739 Sq.mts land of the said Khasra No.472 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.6709, Pages 339-402 at Serial No.14810 on Dated 20.10.2015.

Thereafter the said **M/s Royal Infrastate**, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut sold their balance area 3221 Sq. mts land of the said Khasras No.472 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deeds, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.11143, Pages 275-296 at Serial No.21007 on Dated 22.10.2022.

Now, finally the company Indus Valley Promoters Ltd. have full rights of total land i.e. 8940 Sq.mts of Khasra Nos.472 situated at Village Mukkarbpur, Palehra, Tehsil Sardhana, Distt. Meerut

[J] That Khasra No.487 total land area 14160 Sq. mts, originally belongs Sh. Virendra Singh S/o Sh. Man Singh, Sh. Harphool Singh S/o Sh. Rati Ram, Sh. Maharaj Singh & Sh. Vinod Kumar both S/o Sh. Hari Chand, Sh. Veer Singh, Sh. Rajbeer Singh & Sh.Devendra Singh, Sh. Bijendra Singh all S/o Late Sh. Hari Singh & Smt. Parwati Devi W/o Late Sh. Hari Singh, Sh. Rahul Rana, Rohit Rana both S/o Late Sh.Bhushan Singh & Smt. Tejendri Devi W/o Late Sh. Bhushan Singh all are the recorded land owners (from Fasli 1350) of the said land.

The said Sh. Vinod Kumar S/o Sh. Hari Chand sold his 1/18 share i.e. 786.70 Sq.mts land out of the total land area of the said Khasra No.487 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deeds, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.2634, Pages 187-206 at Serial No.2198 on Dated 24.02.2010 and

Sh. Maharaj S/o Sh. Hari Chand sold his 1/18 share i.e. 786.70 out of the total land area of the said Khasra No.487 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deeds, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.2634, Pages 207-226 at Serial No.2199 on Dated 24.03.2010 and

Smt. Tej Endri Devi W/o Late Sh. Bhushan Singh & Mr. Rahul Rana S/o Late Sh. Bhushan Singh sold their 2/54 share i.e. 524.50 Sq.mts, out of the total land area of the Khasra No.487 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deeds, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.2639, Pages 303.330 at Serial No.2328 on Dated 26.02.2010 and

Smt. Tejendri Devi W/o Late Sh. Bhushan Singh & Mr. Rohit Rana S/o Late Sh. Bhushan Singh sold their 1/54 share i.e. 262.10 Sq.mts, out of the total land area of the said Khasra No.487 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deeds, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.2638, Pages 355-374 at Serial No.2330 on Dated 26.02.2010 and

Sh. Bijendra Singh & Sh. Rajveer Singh both S/o Late Sh. Hari Singh sold their 2/30 share i.e. 944.00 Sq.mts out of the total land area of the said Khasra No.487 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deeds, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.2639, Pages 331-354 at Serial No.2329 on Dated 26.02.2010 and

Smt. Parwati Devi W/o Late Hari Singh sold their 1/72 share i.e. 472 Sq.mts out of the total land area of the said Khasra No.487 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deeds, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.2643, Pages 129-158 at Serial No.2415 on Dated 04.03.2010 and

The Sh. Veri Singh & Sh. Devendra Singh both Late Hari Singh sold their 2/30 share i.e. 944.00 Sq.mts out of the total land area of the said Khasra No.487 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deeds, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.2643, Pages 15-182 at Serial No.2416 on Dated 04.03.2010 and

The Sh. Harphool Singh S/o Late Sh. Rati Ram sold his 1/6 share i.e. 2360 Sq.mts out of the total land area of the said Khasras said Khasra No.487 to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deeds, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.3015 Pages 52-88 at Serial No.12558 on Dated 14.10.2010

M/s Indus Valley Promoters Ltd., having its head office 2, P.L. Sharma Road, Meerut sold 109 Sq.mts land of the said Khasra No.487 to M/s M/s Royal Infrastate, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, through sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.6709, Pages 339-402 at Serial No.14810 on Dated 20.10.2015.

Thereafter M/s M/s Royal Infrastate, a partnership firm having its office 32, Greater Appu Enclave, Roorkee Road, Meerut, sold the total land of the said Khasra No.487 i.e.109 Sq.mts to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No. 11148, Pages 281-300 at Serial No.21174 on Dated 29.10.2022.

Now, finally the company Indus Valley Promoters Ltd. have 1/2 rights of total land i.e. 7080 Sq.mts of Khasra Nos.487 situated at Village Mukkarbpur, Palehra, Tehsil Sardhana, Distt. Meerut



- [K] That the Mohd Ali & Gohar Ali both S/o Nawab Ali are the owner of residential Plot No.36-A area 270.11, 35-A Area 210 Sq.mts & 35-B area 168 Sq.mts, total plots 3 and total area is 541.90 part of Khasra No.468 situated at Village Mukkarbpur Palehra, Tehsil Sardhana, Distt. Meerut.

The said Mohd Ali & Gohar Ali through their POA Sh. Amar Singh Chauhan S/o Sh. Sukhbir Singh R/o Village Dhikoli, Tehsil Sardhana, Distt Meerut sold the said three Plots to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deed, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.2501, Pages 274-938 at Serial No.2257 on Dated 22.03.2003.

- [L] That the Smt. Momina W/o Sh Ikramuddin R/o Village Roshanpur Dorli, Tehsil Sardhana, Distt. Meerut are the owner of residential Plot No.29 & 30 total Area 374.58 Sq.mts part of Khasra No.469 situated at Village Mukkarbpur Palehra, Tehsil Sardhana, Distt. Meerut.

The said Smt.Monina W/o Sh.Ikramuddin through her POA Sh. Rajpal Chauhan S/o Sh. Shiv Charan R/o Village Roshanpur Dorli, Tehsil Sardhana, Distt Meerut sold the said Plots to **M/s Indus Valley Promoters Ltd.**, having its head office 2, P.L. Sharma Road, Meerut vide sale deeds, registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No.2501, Pages 931-938 at Serial No.2256 on Dated 22.03.2003.

