

कार्यालय उप निबंधक सरधना सरधना जनपद मेरठ

आवेदन संख्या :2202625900012

प्रमाण संख्या :22026259000048

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

श्री- दीपक शर्मा पुत्र- ईशवर शरण शर्मा तहसील सरधना जिला मेरठ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - मुकर्रबपुर पल्हेडा, वार्ड/परगना- दौराला, आवासीय- मेसर्स इण्डस वैली, आवासीय, खसरा संख्या 485 और 487

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2016 से दिनांक 01/01/2026 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :06-01-2026

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे 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 सम्बन्धित 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।

5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **नितिन कुमार।**

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

NITIN
KUMAR

उप निबंधक सरधना
मेरठ

प्रिंट करें

KAMAL BHARGAVA
ADVOCATE MEERUT

R.N.-UP-890/97

कार्यालय उप निबंधक सरधना सरधना जनपद मेरठ

आवेदन संख्या :2202625900231

प्रमाण संख्या :22026259000250

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

श्री- श्री अजय गुपता पुत्र- श्री आर के गुपता तहसील सरधना जिला मेरठ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - मुकर्रबपुर पल्हेडा, वार्ड/परगना- दौराला, आवासीय- इण्डस वैली, आवासीय कृषि भूमि, 490 मि० 616 617 मि०

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 20/01/2014 से दिनांक 18/01/2026 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :21-01-2026

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।

5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: नितिन कुमार।

मिलान करने वाले निबन्धन लिपिक: नितिन कुमार।

NITIN
KUMAR
उप निबंधक सरधना
मेरठ

प्रिंट करें

KAMAL BHARGAVA
ADVOCATE MEERUT

R.N.-UP- 890/97

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101, NAYA BAZAR, SADAR,
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January 28, 2026

TITLE REPORT

PROJECT – “SHEEL KUNJ EXTNSION”

Situated at Village Mukkarabpur Palehra, Pargana Daurala, Tehsil Sardhana, District Meerut

I have examined all the documents / sale deeds / Khataunis and Non-Encumbrances Certificates (from 20. 01. 2014 to 18. 01. 2026) of the lands area approx. 228965.58 square meters part of Khasra Nos. 485, 487, 490, 616 and 617 situated at Village Mukkarabpur Palehra, Tehsil Sardhana, District Meerut (U. P.), more describes in details in Annexure-I in respect of the title and ownership of proposed project “SHEEL KUNJ EXTENSION” situated at Village Mukkarabpur Palehra, Tehsil Sardhana, Roorkee Road, Meerut.

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

S.N.	Name of Owner	Area (square meters)	Used in Layout Old Sheel Kunj Project (square meters)	Used in Layout Proposed Sheel Kunj Extension (square meters)
1	M/s Indus Valley Promoters Limited	57760.00	45473.07	8286.93
	Total Land	57760.00	45473.07	8286.93

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 Extension projects.

ANNEXURE –I

PROJECT: “SHEEL KUNJ EXTENSION” AT VILLAGE MUKKARABPUR PALEHRA, TEHSIL SARDHANA, DISTRICT MEERUT (U. P.)

Approved: by Meerut Development Authority, Meerut vide Layout Plan No. MDA/25-26/0605 dated 13.01.2026

That Khasra No.485 with total area 25420 sq.mts, No.487 with total area 7080 square meters, No. 490 with total area 2560 square meters, No. 616 with total area 4050 square meters and No. 617 with total area 14650 square meters, total no. of Khasra

are 5 and total area 53760 Sq. mts situated at Village Mukkrabpur Palehra, Tehsil Sardhana, Distt Meerut and belongs to M/s Indus Valley Promoters Ltd & the company submitted a layout plan for sanction with Meerut Development Authority, Meerut on the land area 8286.93 parts of the above said Khasra and MDA, Meerut approved the said project on the said land i.e. 8286.93 square meters

The details of Breakup of the said Khasras are as follows:

S. No.	Khasra Nos.	Total Area of Khasra square meters	Owners Area (square meters)	Already Used in Existing Projects	Balance Land (square meters)	Used in Layout Sheel Kunj Avenue (square meters)	Purchased By Sale Deed Nos.
1	485	25420	25420	25220	200	200	2624, 7014
2	487	14160	7080	3095	3985	3985	2415, 12558, 2198, 2199, 2328, 2329, 2416 & 619
3	490	2560	2560	-	2560	2560	4884
4	616	4050	4050	2818	1232	1232	666, 8640, 8806
5	617	14650	14650	14340.07	14340.07	309.93	6761
		60840	53760	45473.07	8286.93	8286.93	

[A] That Khasra No. 485 with total area is 25420 square meters, originally belongs to Shri Bhartu son of late Shri Khachedu resident of Village Roshanpur Dorli, Tehsil Sardhana, Distt. Meerut. (From 1360 Fasli).

The said Shri Bhartu sold his ½ share 12710 square meters out of total land area to M/s Indus Valley Promoters Limited, 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. I, Zild No. 454, Pages 19 to 54 at Serial No. 2624 on dated 02. 05. 2002.

Thereafter the death of Shri Bhartu his balance land i.e.12710 square meters land mutated in the name of his legal heirs Shri Vedram, Shri Brahm Pal, Shri Jai Bhagwan amd Shri Chhatra Pal Singh all son of Shri Bhartu and Shri Vedram, Shri Brahm Pal, Shri Jai Bhagwan and Shri Chhatra Pal Singh sold the balance land 12710 square meters to M/s Indus Valley Promoters Limited, 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. I, Zild No. 686, Pages 109 to 132 at Serial No. 7014 on dated 25. 05. 2005.

Now, finally the company Indus Valley Promoters Limited have full rights of total land i.e. 25420 square meters of Khasra No. 485 situated at Village Mukkrabpur Palehra, Tehsil Sardhana, District Meerut.

[B] That Khasra No.487 total land area 14160 square meters, originally belongs Shri Virendra Singh son of Shri Man Singh, Shri Har Phool Singh son Shri Rati Ram, Shri Maharaj Singh and Shri Vinod Kumar sons Shri Hari Chand, Shri Veer Singh, Shri Rajbeer Singh and Shri Devendra Singh, Shri Bijendra Singh sons of late Shri Hari

Singh and Smt. Parwati Devi wife of late Shri Hari Singh, Shri Rahul Rana, Rohit Rana sons of late Shri Bhushan Singh and Smt. Tejendri Devi wife of late Shri Bhushan Singh all are the recorded land owners (from Fasli 1360) of the said land.

The said Shri Vinod Kumar son of Shri Hari Chand sold his 1/18 share i.e. 786.70 square meters 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 deed, registered in the office of Sub-Registrar, Sardhana, Meerut at Bahi No. I, Zild No. 2634, Pages 187 to 206 at Serial No. 2198 on dated 24. 02. 2010 and

Shri Maharaj son of Shri Hari Chand sold his 1/18 share i.e. 786.70 square meters out of the total land area of the said Khasra No. 487 to M/s Indus Valley Promoters Limited, 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. I, Zild No. 2634, Pages 207 to 226 at Serial No. 2199 on dated 24. 02. 2010 and

Smt. Tej Endri Devi wife late Shri Bhushan Singh and her son Mr. Rahul Rana son of late Shri Bhushan Singh sold their 2/54 share i.e. 524.50 square meters, out of the total land area of the Khasra No. 487 to M/s Indus Valley Promoters Limited, 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. I, Zild No. 2639, Pages 303 to 330 at Serial No. 2328 on dated 26. 02. 2010 and

Smt. Tejendri Devi wife of late Shri Bhushan Singh and her other son and Mr. Rohit Rana son of late Shri Bhushan Singh sold their 1/54 share i.e. 262.10 square meters, out of the total land area of the said Khasra No. 487 to M/s Indus Valley Promoters Limited, 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. I, Zild No. 4831, Pages 229 to 250 at Serial No. 619 on dated 26. 02. 2010 and

Shri Bijendra Singh and Shri Rajveer Singh sons of late Shri Hari Singh sold their 2/30 share i.e. 944.00 square meters out of the total land area of the said Khasra No.487 to M/s Indus Valley Promoters Limited, 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. I, Zild No. 2639, Pages 331 to 354 at Serial No.2329 on dated 26. 02. 2010 and

Smt. Parwati Devi wife of late Hari Singh sold their 1/72 share i.e. 472 square meters out of the total land area of the said Khasra No. 487 to M/s Indus Valley Promoters Limited, 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. I, Zild No. 2643, Pages 129 to 158 at Serial No. 2415 on dated 04. 03. 2010 and

The Shri Veri Singh and Shri Devendra Singh sons of late Hari Singh sold their 2/30 share i.e. 944.00 square meters out of the total land area of the said Khasra No.487 to M/s Indus Valley Promoters Limited, 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. I, Zild No. 2643, Pages 15 to 182 at Serial No. 2416 on dated 04.03.2010 and

The Shri Har Phool Singh son of late Shri Rati Ram sold his 1/6 share i.e. 2360 square meters out of the total land area of the said Khasra No.487 to M/s Indus Valley Promoters Limited, 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. I, Zild No. 3015 Pages 52 to 88 at Serial No. 12558 on dated 14. 10. 2010.

Now, finally the company Indus Valley Promoters Ltd. have ½ share rights of total land i.e. 7080 square meters of Khasra No. 487 situated at Village Mukkarbpur Palehra, Tehsil Sardhana, District Meerut.

[C] That Khasra No. 490 total land area 2560 square meters, originally belongs to Mohd Dilawar Khan, Aslam Khan, Iqbal Khan and Irfan Khan sons of Mohd Abdul Hamid, Mohd Naushad and Mohd Ahshan Khan sons Shri Bundu Khan and Mohd Gulzar and Mohd Julfikar sons of Shri Abdul Wahid residents of Village Mukkarbpur Palehra, Tehsil Sardhana, District Meerut are the recorded owners (from Fasli 1360) of the said land.

Said Dilawar Khan, Aslam Khan, Iqbal Khan, Irfan Khan, Naushad, Ahshan, Gulzar and Julfikar sold their total share i.e. 2560 square meters to M/s Indus Valley Promoters Limited, 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. I, Zild No. 1794, Pages 191 to 231 at Serial No. 4884 on dated 06. 05. 2008.

Now, finally the company Indus Valley Promoters Limited have rights of total land i.e. 2560 square meters of Khasra No. 490 situated at Village Mukkarbpur Palehra, Tehsil Sardhana, District Meerut.

[D] That Khasra No. 616 total land area 4050 square meters, originally Mohd Dilawar Khan, Aslam Khan, Iqbal Khan and Irfan Khan sons of Mohd Abdul Hamid and Mohd Naushad & Mohd Ahshan Khan sons of Shri Bundu Khan residents of Village Mukkarbpur Palehra, Tehsil Sardhana, District Meerut are the recorded owners (from Fasli 1408) of the said land.

Said Naushad Khan & Ahshan Khan sold 260 square meters out of the total land area of the said Khasra No. 616 to Mohd. Jammaluddin son of Mohd Yusuf resident of Village Mukkarbpur Palehra, Tehsil Sardhana, Distt. Meerut vide sale deed, registered in the office of Sub-Registrar, Sardhana, Meerut at Bahi No. I, Zild No. Pages at Serial No. on dated 01. 02. 200


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ADVOCATE MEERUT

Said Naushad Khan and Ahshan Khan sold 1390 square meters out of the total land area of the said Khasra No.616 to M/s Indus Valley Promoters Limited, 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. I, Zild No. 2560, Pages 41 to 50 at Serial No. 8640 on dated 14. 11. 2003


Said to Mohd. Jammaluddin son of Mohd Yusuf sold 260 square meters of Khasra No. 616 to M/s Indus Valley Promoters Limited, having its head office 2, P. L. Sharma Road, Meerut vide sale deed, registered in the office of Sub-Registrar, Sardhana, District Meerut at Bahi No. I, Zild No. 1129, Pages 59 to 84 at Serial No.8806 on Dated 11. 09. 2006.

Said Dilawar Khan, Aslam Khan, Iqbal Khan, Irfan Khan sold their total share i.e. 2400 square meters out of the total land area of the said Khasra No. 616 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. I, Zild No.2487, Pages 91 to 100 at Serial No. 666 on dated 01. 01. 2003.

Now, finally the company Indus Valley Promoters Ltd. have rights of total land i.e. 4050 square meters of Khasra No. 616 situated at Village Mukkarbpur Palehra, Tehsil Sardhana, District Meerut.

[D] That Khasra No. 617 total land area 14650 square meters, originally belongs to Shri Tikam Singh son of Shri Munshi Singh resident of Village Jatauli, Tehsil Sardhana, District Meerut are the recorded owners (from Fasli 1360) of the said land.

Said Shri Tikam Singh sold their total share i.e. 14650 square meters out of the total land area of the said Khasra No. 617 to M/s Indus Valley Promoters Limited, 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. I, Zild No. 2642, Pages 425 to 448 at Serial No. 6761 on dated 07. 08. 2004


Kamal Bhargava
Advocate

KAMAL BHARGAVA
ADVOCATE MEERUT