



NITIN GOEL
ADVOCATE

Subject: Legal opinion & NEC in respect of the Residential Colony namely Apex South City situated at Khasra No. 1453,1455,1457,1458,1462,1468,1469, 1467,1474, 1478,1486,1470,1472,1473,1475,1488,1476,1482,1467/1861,1483 at Village Nagla Tashi Kasampur, Tehsil & Distt., Meerut

1. Name of owner of the property	M/s A. R. Infraheights Pvt. Ltd. office Address A-312, Meerut Mall, Delhi Road, Meerut
2. Status of the owner of property, state whether individual, HUF, Firm, Pvt. Ltd. or Ltd.	Company (Private Limited)
3. List of Documents Examined by me for creation of Equitable Mortgage and History of Passing Title.	(1) A sale deed was executed for land area 13400 Sq. Mtrs. In favour of A.R.Infraheights Pvt. Ltd. out of above total land M/s Lush Green Projects Pvt. Ltd. Sold Land of Kh. No. 1467A, B area 2557 Sq. Mtrs. , Khasra No. 1474/1 area 2530 Sq. Mtrs. , Khasra No. 1486 area 5302.50 & M/s Wonderful Realtors Pvt. Ltd. Sold land of Kh. No. 1467A, B area 233 Sq. Mtr. and Diamond Finance Pvt. Ltd. sold land of Kh. No. 1478 area 2777.50 Sq. Mtr. situated at Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 23.07.2020 which was registered in the office of Sub-Registrar 3 rd , Meerut in Book No. 1, Volume 14292 on page 397 to 440 at SL. No. 4772 on dated

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23.07.2020.

(2) A sale deed was executed for land area 27166.66 Sq. Mtrs. In favour of A.R.Infraheights Pvt. Ltd. out of above total land M/s Sia Properties Pvt. Ltd. Sold Land of Kh. No. 1470 area 1670 Sq. Mtrs. , Khasra No. 1472 area 5410 Sq. Mtrs. , Khasra No. 1473 area 2790 Sq. Mtrs. , Khasra No. 1474/2 area 3410 Sq. Mtr. , Khasra No. 1474/4 area 2530 Sq. Mtr. , Khasra No. 1478 area 5555 Sq. Mtr. Khasra No. 1488/2 area 2530 Sq. Mtr. and Vriti Constructions Pvt. Ltd. Sold land of Khasra No. 1488/1 area 2530 Sq. Mtr. and Vridhi Properties Pvt. Ltd. Sold land of Khasra No. 1475 area 741.66 Sq. Mtr. situated at Village Maliyana, Tehsil & Distt. Meerut and by Ansal Landmark Townships Pvt. Ltd. as confirming party Vide sale deed written dated 20.12.2019 which was registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 14023 on page 217 to 272 at SL. No. 13499 on dated 21.12.2019.

(3) A sale deed was executed for land area 12353.34 Sq. Mtrs. In favour of A.R.Infraheights Pvt. Ltd. out of above total land 10458.34 Sq. Mtr. was taken in layout and M/s Sushant

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	<p>Realtors Pvt. Ltd. Sold Land of Kh. No. 1476 area 1900 Sq. Mtrs. , & M/s Ansal Landmark Townships Pvt. Ltd. Sold land of Kh. No. 1467A, B area 930 Sq. Mtr., Khasra No. 1474/3 area 2530 Sq. Mtrs. , Khasra No. 1475 area 148.34 Sq. Mtr. , Khasra No. 1482 area 2420 Sq. Mtr. , Khasra No. 1488/3 area 2530 Sq. Mtr. situated at Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 20.12.2019 which was registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 14023 on page 273 to 314 at SL. No. 13500 on dated 21.12.2019.</p> <p>(4) A sale deed was executed for land area 3368.88 Sq. Mtrs. In favour of A.R.Infraheights Pvt. Ltd. and M/s Lush Green Projects Pvt. Ltd. Sold Land of Khasra No. 1476/2 area 1263.33 Sq. Mtrs., & Mukesh Kumar, Rakesh Kumar, Anil Kumar, Vinod Kumar Satish Kumar & Choti Sold land of Khasra No. 1476/2 area 1263.33 Sq. Mtr. and Bhawna Pal Sold land of Khasra No. 1476/2 area 421.11 Sq. Mtr. and Babita Pal sold land of Kh. No. 1476/2 area 421.11 Sq. Mtr. situated at Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 10.02.2021 which was</p>
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registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 14810 on page 119 to 154 at **SL. No. 2390** on dated 11.02.2021.

(5) A sale deed was executed for land area 10102.50 Sq. Mtrs. In favour of A.R.Infraheights Pvt. Ltd. by M/s Diamond Finance Pvt. Ltd. of Kh. No. 1478 area 2777.50 Sq. Mtrs. , Khasra No. 1486 area 7325 Sq. Mtrs. situated at Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 08.04.2021 which was registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 14954 on page 25 to 52 at **SL. No. 5241** on dated 08.04.2021.

(6) A sale deed was executed for land area 506.66 Sq. Mtrs. In favour of A.R.Infraheights Pvt. Ltd. by M/s Dr. Rajeev Agarwal of Kh. No. 1467/1861 area 506.66 Sq. Mtrs. situated at Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 16.01.2020 which was registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 14077 on page 29 to 48 at **SL. No. 637** on dated 17.01.2020.

(7) A sale deed was executed for land area 50.67 Sq. Mtrs. In favour of A.R.Infraheights Pvt. Ltd. by Tara

Chand, Ram Singh & Jagat Singh of Kh. No. 1467/1861 area 50.67 Sq. Mtrs. situated at Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 23.06.2020 which was registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 14241 on page 169 to 190 at **SL. No. 3806** on dated 23.06.2020.

(8) A sale deed was executed for land area 421.11 Sq. Mtrs. In favour of A. R. Infraheights Pvt. Ltd. by Parvinder Kaur of Kh. No. 1476/2 area 421.11 Sq. Mtrs. situated at Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 04.08.2020 which was registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 14317 on page 369 to 386 at **SL. No. 5242** on dated 05.08.2020.

(9) An agreement to sale without Possession for the land area 2085 Sq. Mtrs. Situated at Khasra No. 1483 at village Maliyana Tehsil & Distt. Meerut was executed by Jitendra Bharti in favour of A R Infraheights Pvt. Ltd. on dated 13.01.2021 which was registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 14719 on page 27 to 38 at **SL. No. 694** on dated 13.01.2021.

(9A) A sale deed was executed for

land area 2085 Sq. Mtrs. In favour of A. R. Infraheights Pvt. Ltd. by Jitendra Bharti of Kh. No. 1483 area 2085 Sq. Mtrs. situated at Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 17.01.2022 which was registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 15500 on page 133 to 148 at **SL. No. 1246** on dated 24.01.2022.

(10) A sale deed was executed for land area 101.17 Sq. Mtrs. In favour of A. R. Infraheights Pvt. Ltd. by Harendra Singh of Kh. No. 1467/1861 area 101.17 Sq. Mtrs. situated at Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 28.05.2021 which was registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 15105 on page 33 to 62 at **SL. No. 8801** on dated 12.07.2021.

(11) A sale deed was executed for land area 18544.67 Sq. Mtrs. In favour of Mukanda Associates out of above total land M/s Sia Properties Pvt. Ltd. Sold Land of Kh. No. 1457 area 3340 Sq. Mtrs. , Khasra No. 1458 area 3930 Sq. Mtrs. and Vriti Constructions Pvt. Ltd. Sold land of Khasra No. 1455 area 1640 Sq. Mtr. Kh. No. 1462 area

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945 Sq. Mtr. Kh. No. 1469 area 2323.33 Sq. Mtr. and Vridhi Properties Pvt. Ltd. Sold land of Khasra No. 1453/1 area 2530 Sq. Mtr. Khasra No. 1468 area 4258.34 Sq. Mtr. situated at Village Maliyana, Tehsil & Distt. Meerut and by Ansal Landmark Townships Pvt. Ltd. as confirming party Vide sale deed written dated 07.10.2020 which was registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 14459 on page 369 to 414 at **SL. No. 8065** on dated 08.10.2020.

(11A) A consortium agreement was executed in between M/s A. R. Infraheights Pvt. Ltd. and M/s Mukanda Associates which was written on dated 22.07.2021 and registered at book no.1, jild no. 15138 on pages 379 to 390 at SL. No. 9724 on dated 27.07.2021.

(12) A sale deed was executed for land area 10413.32 Sq. Mtrs. In favour of Mukanda Associates out of above total land 10082.91 Sq. Mtr. land was taken in the layout and M/s Ansal Landmark Townships Pvt. Ltd. Sold Land of Kh. No. 1453/1 area 421.66 Sq. Mtrs. Out of which 91.25 Sq. Mtr. land was taken in layout, Khasra No. 1468 area 851.66 Sq. Mtrs., Khasra

No. 1462 area 1050 Sq. Mtr., Kh. No. 1453/2 area 2530 Sq. Mtr. , Kh. No. 1453/3 area 5560 Sq. Mtr. situated at Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 20.08.2020 which was registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 14345 on page 187 to 214 at **SL. No. 5796** on dated 20.08.2020.

(12A) A consortium agreement was executed in between M/s A. R. Infraheights Pvt. Ltd. and M/s Mukanda Associates which was written on dated 22.07.2021 and registered at book no.1, jild no. 15138 on pages 379 to 390 at SL. No. 9724 on dated 27.07.2021.

(13) A sale deed was executed of Khasra No. 1488/4 land area 3120 Sq. Mtrs. situated at Village Maliyana, Tehsil & Distt. Meerut by Phool Singh & Ram Singh in favour of Bhagat Singh & Pramod Kumar out of which 2340 Sq. Mtr area sold to Bhagat Singh & 780 Sq. Mtr. area sold to Pramod Kumar Vide sale deed written dated 04.02.2020 which was registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 14114 on page 1 to 14 at **SL. No. 1340** on dated 04.02.2020.

(14) A sale deed was executed of Khasra No. 1488/4 land area 780 Sq. Mtrs. situated at Village Maliyana, Tehsil & Distt. Meerut by Pramod Kumar in favour of Bhagat Singh Vide sale deed written dated 03.12.2021 which was registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 15404 on page 177 to 192 at **SL. No. 16821** on dated 09.12.2021.

(14A) A consortium agreement was executed in between M/s A. R. Infraheights Pvt. Ltd. and Bhagat Singh which was written on dated 24.07.2020 and was registered at book no.1, volume no. 14296 on pages 147 to 158 at SL. No. 4841 on dated 24.07.2020.

(15) A sale deed was executed of Khasra No. 1488/4 land area 1560 Sq. Mtrs. situated at Village Maliyana, Tehsil & Distt. Meerut by Tika Ram, Ashok, Rakesh, Sanjay, Lokesh Kumar, Jitendra, Ravi Kumar in favour of Bhagat Singh Vide sale deed written dated 22.06.2020 which was registered in the office of Sub-Registrar 3rd, Meerut in Book No. 1, Volume 14240 on page 337 to 372 at **SL. No. 3796** on dated 23.06.2020.

(15A) A consortium agreement was

executed in between M/s A. R. Infraheights Pvt. Ltd. and Bhagat Singh which was written on dated 24.07.2020 and was registered at book no.1, volume no. 14296 on pages 147 to 158 at SL. No. 4841 on dated 24.07.2020.

(15) Khatauni of :-

Khata No. 856 Khasra No. 1467,
Khata No. 180 Khasra No. 1474/1,
Khata No. 701 Khasra No. 1486,
Khata No. 520 Khasra No. 1478,
Khata No. 856 Khasra No. 1467,
Khata No. 408 Khasra No. 1470 ,
Khata No. 527 Khasra No. 1472,
Khata No. 794 Khasra No. 1473,
Khata No. 795 Khasra No. 1474/2,
Khata No. 614 Kasra No. 1474/4, ,
Khata No. 520 Khasra No. 1478,
Khata No. 209 Khasra No. 1488/2 ,
Khata No. 530 Khasra No. 1475,
Khata No. 345 Kasra No. 1488/1,
Khata No. 856 Khasra No. 146A, B,
Khata No. 254 Khasra No. 1474/3,
Khata No. 530 Khasra No. 1475,
Khata No. 376 Khasra No. 1476/1,
Khata No. 258 Khasra No. 1482,
Khata No. 773 Khasra No. 1488/3 ,
Khata No. 599 Khasra No. 1476/2 ,
Khata No. 520 Khasra No. 1478,
Khata No. 701 Khasra No. 1486 ,
Khata No. 480 Khasra No. 1467/1861,

	Khata No. 599 Khasra No. 1476/2 , Khata No. 259 Khasra No. 1483 , Khata No. 480 Khasra No. 1467/1861, Khata No. 530 Khasra No. 1453/1 , Khata No. 530 Khasra No. 1468A, B, Khata No. 527 Khasra No. 1457 , Khata No. 527 Khasra No. 1458, Khata No. 273 Khasra No. 1455 , Khata No. 242 Khasra No. 1462, Khata No. 847 Kasra No. 1469, Khata No. 530 Khasra No. 1453/1 , Khata No. 530 Khasra No. 1468, Khata No. 242 Khasra No. 1462, Khata No. 887 Kasra No. 1453/2, Khata No. 902 Khasra No. 1453/3, Khata No. 389 Khasra No. 1488/4.
4. List of other documents called for ot to be verified before rendering the opinion.	None
5. In whose name the patta stands in the present.	Not Applicable
6. Details of encumbrance if any if so how they are discharged (minimum 13 years).	None
7. Whether any minor interest or litigation/attachment charges is involved in the property	None
8. Whether latest tax receipt has been produced	Not Applicable


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9. Weather Chittha ten (X) extract / original produced.	Not Applicable
10. Has the building been constructed after approval	Not Applicable
11. Weather the land is Residential/ Commercial	Residential
12. Is there any excess / vacant land attracting provision of land ceiling Act.	None
13. Is the property affected by Urban / Rural land (Ceiling & Regulation) Act. If so, whether permission from relevant authority has been obtained for creating encumbrances.	Not Applicable
14. Is title & possession of property to party in clear, marketable & absolute, valid mortgaged/ equitable mortgage or by deposit of title deed.	The title & possession of owner is clear, absolute & marketable.
15. The list of documents, which are to be deposited for creating mortgage by deposit of title deed.	Not Applicable
16. The lists of additional document like N.E.C. for subsequent period/affidavit indemnity required to be obtained by Bank.	Not Applicable
17. Is there any bar for mortgaging land as per any local law, e.g. prohibition for agriculture land as security for borrowings outside the state or commercial/non agriculture borrowings.	Not Applicable

18. Whether there is any indication or doubt to show the land belongs to Govt. or it is under acquisition proceeding of Govt.	None
19. Any other remark which the lawyer rendering title/opinion wishes to make :-	<p>(1) A R Infraheights is the Lead Member i.e. developer company and Mukanda Associates & Bhagat Singh are the consortium member as per consortium agreements registered with Sub-Reg. Meerut.</p> <p>(2) In above khasras, some land is agriculture land and most of the land is abadi land, and when once the land is declared as abadi land the proceeding of mutation of name does not required.</p>

Yours,

Nitin Goel
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 Advocate