

ARPIT SHARMA

(ADVOCATE)

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

Dated : 15.11.02025

TITLE REPORT

Project – "INDUS CENTRAL"

situated at Village Roshanpur Dorli Tehsil Sardhana, Distt. Meerut

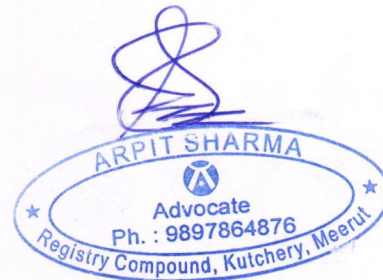
I have examined all the documents/sale deeds/Khataunies & Non-Encumbrances Certificates of the lands area approx. 2296 Sq.mts part of Khasra No. 546 & 547 situated at Village Roshanpur Dorly, Tehsil Sardhana, Distt. Meerut (U.P.), more describes detailed in Annexure-I in respect of the title and ownership of project "**INDUS CENTRAL**" Village Roshanpur Dorli Tehsil Sardhana, 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	2296.
	Total Land	2296

That M/s Indus Valley Promoters Ltd. is the owner of the above said Land and to apply for RERA registration of their new project "**INDUS CENTRAL**" on the said land.

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 Indus Central project.



ANNEXURE –I

PROJECT: "INDUS CENTRAL" AT VILLAGE ROSHAN PUR DORLI, TEHSIL – SARDHANA, DISTT. MEERUT (U.P.)

That Khasra No.545 with total area 890 sq.mts, & No.546 with total area 280 Sq.mts, total no. of Khasra are 2 and **total area 3730 Sq. mts** situated at Village Roshanpur Dorli, 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 2296 Sq.mts 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 Rajan Kunj	Balance Land Used in Indus Central (Sq.mts)	Purchased By Sale Deed No's
1	545	890	1434	2296	3919
2	546	2840			
Total		3740	1434	2296	

That the said Khasra No.545 with total is 890 sq.mts & 546 with total area 2840 Sq.mts. originally (From 1360 Fasli) belongs to Shri Naresh Mittal S/o Late Sh. Niyadar Singh R/o old No.93 & 94 or New No.64 & 66, Budhana Gate, Meerut City.

The said Shri Naresh Mittal had executed a registered agreement to sell fvg M/s Indus Valley Promoter Limited, having its head office at P.L. Sharma Road, Meerut which was registered in the office of Sub-Registrar, Sardhana, Meerut at Bahi No.I, Zild No.360 Pages 39 to 50 at SR No.89 on Dated 17.03.1999.

Thereafter Said Shri Naresh Mittal had executed a registered Powe of Attorney in fvg Sh Ajay Gupta S/o Late Sh. R.K. Gupta, one of director of the said company, which registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.II, Zild No. 66 Pages 121-126 at Serial No. 1982 on Dated 29.20.2099.

M/s Indus Valley Promoters Ltd. developed a residential colony named Rajan Kunj on the part of the said Khasra's along with other Kkasras land of Sh, Naresh Kumar Mittal and approx 2296 Sq.mts land of Khasra No.545 & 546 was left vacant by the company for commercial activities.



Thereafter Mr. Ajay Gupta executed a sale deed fvg. M/s Indus Valley Promoters Limited has been executed a sale deed for the said vacant land area approx. 2296 Sq.mts, as power attorney holders of Sh. Naresh Kumar Mittal, which was registered in the office of Sub-Registrar, Sardhana. Meerut at Bahi No.1, Zild No. 2431 Pages 707-714 at Serial No.3919 on Dated 26.06.2002

Presently M/s Indus Valley Promoters Limited are the absolute owner of the said land 2296 Sq.mts of land part of Khasra No.545 & 546 situated at Village Roshanpur Dorli, Tehsil Sardhana, Distt. Meerut and sanctioned layout with Meerut Development Authority, Meerut of their new project "INDUS CENTRAL" on the said land,

