

ARPIT SHARMA

(Advocate)

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Ref.....

Date:- 22/11/2021.

TITLE REPORT

Project - Vedanta Kunj.

Situated at Village Siwaya Jamaullahpur, Tehsil Sardhana, Distt. Meerut

I have examined all the documents/sale deeds/Khataunies of land mentioned in Annexure-I in respect of the title and ownership of Khasra No.560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570M, 571, 572, 573, 574, 575, 576,577, 580, 581, 582, 583, 584, 585, 586, 587, 589, 590, 710, 715 situated at Village Siwaya Jamaullahpur, Tehsil Sardhana, Distt. Meerut (U.P.) for the site of above-mentioned project.

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

S.N.	Name of Owner	Area (Sq. mts)
1	M/s Indus Valley Promoters Limited	29919
2	M/s Srishti Promoter (P) Ltd.	10330
4	Mr. Sanjay Gupta & Mr. Ajay Gupta	5591
	Total Land	45840

Mr. Sanjay Gupta and Mr. Ajay Gupta are the directors of M/s Indus Valley Promoters Limited (IVPL) & M/s Srishti Promoter (P) Ltd (Parties). The parties have jointly got sanctioned a layout plan on 36332.05 Sq. mts land out of the abovementioned total land from the Meerut Development Authority, Meerut for the said project.

That M/s Indus Valley Promoters Ltd. is the lead Company of the said project and is entitled to develop & sell the project. Mr. Sanjay Gupta, Mr. Ajay Gupta and M/s Srishti Promoter (P) Ltd. have already signed a MOU in favour of M/s Indus Valley Promoters Ltd., (IVPL) and given their consent to IVPL, to sell the plots or any type of properties, to receive advance, to issue valid receipt, allotment letter, possession letter etc., to apply for RERA registration.

Accordingly Mr. Sanjay Gupta, Mr. Ajay Gupta and M/s Srishti Promoters (P) Ltd., are bound with the terms and conditions of M.O.U and therefore equally liable to execute the sale deed(s) jointly with IVPL in favour of the allottees of the project. But in every case the Parties shall be entitled to share and receive the amount, as mutually as mutually agreed and decided by all the parties, from Indus Valley Promoters Limited.

In my opinion that, the said property is clear, marketable, free from all kinds of encumbrances, third party claims and lien and have got full rights to sale the same, in favour of buyers/allotees

ANNEXURE -I

**PROJECT : VEDANTA KUNJ AT VILLAGE SIWAYA JAMULLAHPUR,
TEHSIL – SARDHANA, DISTT. MEERUT (U.P.)**

[A] That Khasra No.560, with total area 3670 Sq.mts , No.561 with total area 2080 Sq. mts , No.562 with total area 1550 Sq. mts, No.563 with total area 1770 Sq. mts, No.564 with total area 2280 Sq. mts, No.565 with total area 2460 Sq. mts, No.566 with total area 310 Sq. mts, No.567 with total area 310 Sq. mts and No.568 with total area 2840 Sq. mts, total no of Khasra 10 and **total area 17270 Sq. mts** belonged to Mr. Vijay Pal S/o Late Sh. Baru Singh, Sh. Sudesh Pal Singh S/o Late Sh. Baru Singh, Mr.Amit S/o Late Sh.Lattur Singh, Sh.Pawan S/o Late Sh. Kartar Singh, Mr.Ramit S/o Late Sh. Yashpal Singh, Mr. Rohit Kumar S/o Late Sh. Yashpal Singh and Smt. Nirmala W/o Late Sh. Yashpal Singh all resident of Village Siwaya Jamaulahpur, Tehsil Sardhana, Distt. Meerut, as founded recorded in the Khatauni of the said land.

1. That Mr. Vijay Pal S/o Late Sh. Baru Singh, Mr. Rohit Kumar S/o Late Sh. Yashpal Singh and Smt. Nirmala W/o Late Sh. Yashpal Singh have sold their 3/10 to **Mr. Sanjay Gupta and Mr. Ajay Gupta** both S/o Late Sh. R.K. Gupta resident of A-2, Shastri Nagar, Meerut, vide sale deed no.5841 dated 02.07.2004, as per details given below:
- 2.

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
563	1770	3/10	531
564	2280	3/10	684
565	2460	3/10	738
566	310	3/10	93
567	310	3/10	93
568	2840	3/10	852
Total	9970		2991

3. That Sh. Sudesh Pal Singh S/o Late Sh. Baru Singh, Mr.Amit S/o Late Sh. Lattur Singh & Mr.Ramit S/o Late Sh. Yashpal Singh had sold their 7/10 to Mrs. Deepal Jain D/o Sh. S.P. Singhal, vide sale deed no.5839 dated 02.07.2004, as per details given below :



Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
560	3670	7/10	2569
561	2080	7/10	1456
562	1550	7/10	1085
558M	94	7/10	66
Total	7394		5176

3. That Sh. Sudesh Pal Singh S/o Late Sh. Baru Singh, Mr.Amit S/o Late Sh. Lattur Singh & Mr. Ramit S/o Late Sh. Yashpal Singh had sold their 7/10 to Mrs. Deepal Jain D/o Sh. S.P. Singhal, vide sale deed no.5840 dated 02.07.2004, as per details given below :

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
563	1770	7/10	1239
564	2280	7/10	1596
565	2460	7/10	1722
566	310	7/10	217
567	310	7/10	217
568	2840	7/10	1988
Total	9970		6979

4. That said Smt. Deepali Jain D/o Sh. S.P. Singhal had sold her total share of **12155 Sq.mts** of the said Khara's 558, & 560 to 568 to M/s Indus Valley Promoters Ltd. having its head office at Rainbow Chambers, 2, P.L. Sharma Road, Meerut vide two sale deeds No.10416 dated 23.07.2014 and No.2692 dated 25.02.2015.

- [B] That Khasra No.569 with total area 130 sq.mts belonged to Sh. Bhopal Singh S/o Sh. Sheesh Ram Singh resident of Village Siwaya Jamaullahpur, Tehsil Sardhana, Distt. Meerut, clear from the Khatauni of the said land.

That the said Sh. Bhopal Singh S/o Sh. Sheesh Ram Singh has sold his total share of Khasra No.569 to Sh. Sanjay Gupta S/o Late Sh. R.K. Gupta resident of A-2, Shastri Nagar, Meerut vide sale deed no.9717 dated 18.11.2014.

- [C] That Khasra No.570M with total area 4050 sq.mts, No.571 with total area 280 Sq.mts, No.572 with total area 1260 Sq.mts, No.573 with total area 3290 Sq.mts, No.574 with total area 2530 Sq.mts, No.575 with total area 1070 Sq.mts, No.576 with total area 1010 Sq.mts, No.577 with total area 1320 sq.mts, No.579 with total area 130 Sq.mts, No.580 with total area 1900 Sq.mts, No.581 with total area 3540 Sq.mts, No.582 with total area 630 Sq.mts, No.583 with total area 630 Sq.mt., total no. of Khasra are **14** and **total area 22880 Sq.mts** and whereas the Khasra No.586 with total area 250 Sq.mts belonged to Sh. Gaj Raj Singh & Sh. Satpal Singh both S/o Late Sh.Chaman Singh and resident of Village Siwaya Jamaullahpur, Tehsil Sardhana, Distt. Meerut, as found recorded in the Khatauni of the said land.

1. The said Sh. Gajraj Singh and Sh. Sat Pal Singh sold their 1/3 in share in Khasra No.570M to 583 and total share in Khasra No.586 i.e. 250 Sq.mts to M/s Srishti Promoters (P) Ltd. vide sale deed no.9325 dated 18.06.2012, as per details given below :

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
570M	3900	1/3	1300
571	280	1/3	93
572	1260	1/3	420
573	3290	1/3	1097
574	2530	1/3	843
575	1070	1/3	357
576	1010	1/3	337
577	1320	1/3	440
578	1390	1/3	463
579	130	1/3	43
580	1900	1/3	633
581	3540	1/3	1180
582	630	1/3	210
583	630	1/3	210
Total	22880		7627
586	250		250
	23130		7877

2. The said Sh.Gajraj Singh and Sh.Sat Pal Singh sold their share of 150 Sq.mts out of Khasra No.570M, (Khata No.492) to Sh. Sanjay Gupta S/o Late Sh. R.K. Gupta resident of A-2, Shastri Nagar, Meerut vide sale deed no.8094 dated 14.09.2004.
3. The said Sh.Gajraj Singh and Sh.Sat Pal Singh sold their 1/3 share to Mrs. Deepal Jain D/o Sh. S.P. Singhal, vide sale deed no.6379 dated 04.05.2011, as per details given below :

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
570M	3900	1/3	1300
571	280	1/3	93
572	1260	1/3	420
573	3290	1/3	1097
574	2530	1/3	843
575	1070	1/3	357
576	1010	1/3	337
577	1320	1/3	440
578	1390	1/3	463
579	130	1/3	43
580	1900	1/3	633
581	3540	1/3	1180
582	630	1/3	210
583	630	1/3	210
Total	22880		7627

4. The said Sh.Gajraj Singh and Sh.Sat Pal Singh sold their 1/6 share to Mr. Aditya Kumar Jain S/o Sh. J S Jain R/o 601, Plaza Heights, Mumbai vide sale deed no.1448 dated 30.01.2012, as per details given below :

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
570M	3900	1/6	650
571	280	1/6	46
572	1260	1/6	210
573	3290	1/6	548
574	2530	1/6	422
575	1070	1/6	178
576	1010	1/6	168
577	1320	1/6	220
578	1390	1/6	232
579	130	1/6	22
580	1900	1/6	317
581	3540	1/6	590
582	630	1/6	105
583	630	1/6	105
Total	22880		3813

5. The said Sh. Gajraj Singh and Sh. Sat Pal Singh sold their 1/6 share to Mr. Aditya Kumar Jain S/o Sh. J S Jain R/o 601, Plaza Heights, Mumbai vide sale deed no.6378 dated 04.05.2011, as per details given below:

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
570M	3900	1/6	650
571	280	1/6	46
572	1260	1/6	210
573	3290	1/6	548
574	2530	1/6	422
575	1070	1/6	178
576	1010	1/6	168
577	1320	1/6	220
578	1390	1/6	232
579	130	1/6	22
580	1900	1/6	317
581	3540	1/6	590
582	630	1/6	105
583	630	1/6	105
Total	22880		3813

6. The said Aditya Kumar Jain S/o Sh. J S Jain R/o 601, Plaza Heights, Mumbai sold his 1/3 share to M/s Indus Valley Promoters Ltd. vide sale deed no.7743 dated 01.06.2015, as per details given below:

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
570M	3900	1/3	1300
571	280	1/3	93
572	1260	1/3	420
574	2530	1/3	843
Total	7970		2656

7. The said Aditya Kumar Jain S/o Sh. J S Jain R/o 601, Plaza Heights, Mumbai sold his 1/3 share to M/s Indus Valley Promoters Ltd., vide sale deed no.7744 dated 01.06.2015, as per details given below:

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
580	1900	1/3	634
581	3540	1/3	1180
582	630	1/3	210
583	630	1/3	210
Total	6700		2234

8. The said Aditya Kumar Jain S/o Sh. J S Jain R/o 601, Plaza Heights, Mumbai sold his 1/3 share to M/s Indus Valley Promoters Ltd., vide sale deed no.7742 dated 01.06.2015, as per details given below:

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
573	3290	1/3	1097
575	1070	1/3	357
576	1010	1/3	336
577	1320	1/3	440
578	1390	1/3	463
579	130	1/3	43
	8210		2736

9. The said Smt. Deepali Jain D/o Late Sh. S.P. Singhal R/o 601, Plaza Heights, Mumbai sold her 1/3 share to M/s Indus Valley Promoters Ltd., vide sale deed no.7749 dated 01.06.2015, as per details given below:

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
580	1900	1/3	634
581	3540	1/3	1180
582	630	1/3	210
583	630	1/3	210
Total	6700		2234

10. The said Smt. Deepali Jain D/o Late Sh. S.P. Singhal R/o 601, Plaza Heights, Mumbai sold her 1/3 share to M/s Indus Valley Promoters Ltd., vide sale deed no.7748 dated 01.06.2015, as per details given below:

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
570M	3900	1/3	1300
571	280	1/3	94
572	1260	1/3	420
574	2530	1/3	843
Total	7970		2657

11. The said Smt. Deepali Jain D/o Late Sh. S.P. Singhal R/o 601, Plaza Heights, Mumbai sold her 1/3 share to M/s Indus Valley Promoters Ltd., vide sale deed no.7746 dated 01.06.2015, as per details given below:

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
573	3290	1/3	1097
575	1070	1/3	357
576	1010	1/3	336
577	1320	1/3	440
578	1390	1/3	463
579	130	1/3	43
	8210		2736

- [D] That Khasra No.584 with total area 510 and No.587 with total area 250 Sq.mts, total no.of Khasra 2 and total area 760 Sq. mts belonged to Sh. Gajraj Singh and Satpal Singh both S/o Sh. Chaman Singh resident of Village Siwaya Jamaullahpur, Tehsil Sardhana, Distt. Meerut, in founded in the Khatauni of the said land.

1. The said Sh.Gajraj Singh and Sh.Sat Pal Singh sold his total share to M/s Srishti Promoters (P) Ltd. vide sale deed no.16076 dated 03.11.2011, as per details given below :

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
584	510	-	510
587	250	-	250
Total	760		760

- [E] That Khasra No.585 with total area 130 Sq.mts belonged to Sh. Gajraj Singh S/o Sh. Chaman Singh resident of Village Siwaya Jamaullahpur, Tehsil Sardhana, Distt. Meerut, as found recorded in the Khatauni of the said land.

1. The said Sh.Gajraj Singh and Sh.Sat Pal Singh sold their total share to M/s Srishti Promoters (P) Ltd. vide sale deed no.13608 dated 03.09.2013, as per details given below :

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
585	130	-	130
Total	130		130

[F] That Khasra No.589 with total area 1360 and No.590 with total area 1520 Sq.mts, total no. of Khasra 2 and total area 2880 Sq. mts belonged to Smt. Harbeeri dev W/o Late Sh.Dharam Veer Singh, Sh. Sandeep Kumar & Sh. Sanjeev Kumar both S/o Late Sh.Rajveer Singh and Sh.Raj Kumar S/o Sh. Ombeer Singh & Sh. Karan Veer Singh S/o Sh.Sukhbeer Singh all resident of Village Siwaya Jamaullahpur, Tehsil Sardhana, Distt. Meerut, as founded in the Khatauni of the said land.

1. The above said Sh. Rajkumar Singh & Sh. Karan Veer Singh and sold their ¼ share total share to M/s Srishti Promoters (P) Ltd. vide sale deed no.2733 dated 23.02.2012, as per details given below :

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
589	1360	1/4	340
590	1520	1/4	380
Total	2880		720

- 2 The said Smt. Harbeeri Devi W/o Sh.Late Sh.Dharam Veer Singh sold her ¼ share total share to M/s Srishti Promoters (P) Ltd. vide sale deed no.3475 dated 12.03.2012, as per details given below :

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
589	1360	1/4	340
590	1520	1/4	380
Total	2880		720

- 2 The said Sh. Sandeep Kumar & Sh. Sanjeev Kumar sold their ½ share total share to M/s Indus Valley Promoters Ltd. Ltd. vide sale deed no.22234 dated 30.12.2019, as per details given below:

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
589	1360	1/2	680
590	1520	1/2	760
Total	2880		1440

[G] That Khasra No.710 with total area 760 belongs to Sh. Gajraj Singh & Satpal Singh both S/o Sh. Chaman Singh and Sh. Krishan Pal all resident of Village Siwaya Jamaullahpur, Tehsil Sardhana, Distt. Meerut, clear from the Khatauni of the said land.

1. The said Sh. Gajraj Singh, Sh.Sat Pal Singh and Krishan Pal sold their total share to M/s Srishti Promoters (P) Ltd. vide sale deed no.16078 dated 03.11.2011, as per details given below :

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
710	760		760
Total	760		760

[H] That Khasra No.714 with total area 1550 & No.715 with total area 2150 belongs to Sh.Virendra & Dharmendra both S/o Late Sh. Subhash Singh and Sh. Vijay Pal Singh S/o Sh. Ram Charan all resident of Village Siwaya Jamaullahpur, Tehsil Sardhana, Distt. Meerut, clear from the Khatauni of the said land.

1. The said Sh. Virendra, Dharmendra & Sh. Vijay Pal sold their total share to M/s Srishti Promoters (P) Ltd. vide sale deed no.7566 dated 29.05.2018, as per details given below:

Khasra No.	Total Area (Sq.mt)	Share	Sold Area (Sq.mt)
714	1550		1550
715	2150		2150
Total	3700		3700


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