

SUNIL KUMAR JAIN
ADVOCATE

Regd. No. 2993/1986
C.O.P. No.050323.

Courts chamber no.7
Resi. & office
I-A Mahavir Paradise,
Yamuna Vihar, near
Karamyog Enclave,
Kamla Nagar, AGRAS
Mobile : 9412010861

Date :- 06.12.2023

To,
The Secretary / Director
Real Estate Regulatory Authority
Uttar Pradesh.

Lawyer's Opinion Note Regarding Property.

1. Name of Owners of the Property:

M/s. Indraprastha Builders and Developers Regd. office 22, Dwarika Puram Bye pass
Road Agra. At Present office Khasra No. 211, Dehtora Agra Through its Partners:-
(i) Sh. Anuj Mangal S/o Sh. Padam Chand Mangal r/o 17, Ring Road, Agra.
(ii) Smt. Reena Agarwal W/o Sh. Ram Kumar Agarwal r/o E-131, Kamla Nagar Agra.
(iii) Mangal Real Assets Private Limited Regd. office 521/2 Block " F" Kamla Nagar
Agra through its Director Sh. Anuj Mangal

----- Title Holders/Applicants.

2. Description & Area of property in question with boundaries (a. Give the specific number and address of plot, house, bldg, flat, shop, etc. b. State specifically whether property is an agricultural, non-agricultural, commercial, residential or industrial area.)

A Plot Situated at Mauja Dehtora Tehsil & Distt. Agra. Part of Khasra No. 211.
Nature :-construction of building is in progress.

Total Area:- 2000 Sq. Mts. approxi. (Out of which ADA Agra considered 1677.25 Sq. Mts. as mentioned in the Sanctioned map).

Boundaries:-

East:- Road 40.00 Feet wide.

West:- Dagra 18.00 Feet wide.

North:- Road 100.00 Feet wide.

South:- Other land of Khasra No. 211 of Shanti Devi Sehkari Avas Samiti.

3. Name of the Title holders :-

M/s. Indraprastha Builders and Developers, Regd. No. AGR/0016719 having its
Regd. office 22, Dwarika Puram Bye pass Road Agra. At Present office, Khasra No.
211, Dehtora Agra Through its Partners :-

- (i) Sh. Anuj Mangal S/o Sh. Padam Chand Mangal r/o 17, Ring Road ,Agra.
- (ii) Smt. Reena Agarwal W/o Sh. Ram Kumar Agarwal r/o E-131, Kamla Nagar
Agra.
- (iii) Mangal Real Assets Private Limited Regd. office 521/2 Block F Kamla Nagar
Agra through its Director Sh. Anuj Mangal

Sunil -----
SUNIL KUMAR JAIN

Advocate
Room No. 7, Civil Court, Agra
Regd. No. 2993/86

4. Whether the applicant has sufficient title and capacity to contract (Not a minor, Lunatic or undischarged insolvent etc.).

Yes. The applicant Firm has sufficient title as per my opinion below.

5. Nature of Owners' right or title in the property (whether lease hold, free hold, co-owner or joint owner or any other type-state specifically) and how it is derived (whether self, acquired, ancestral/inheritance or by succession or otherwise).

Freehold Property. That the Property in question is an asset of the said Partnership Firm.

6. Whether owners is in exclusive possession of property.

The title holder Firm is in exclusive possession of property in question.

7. Documents studied/scrutinized (in chronological order).

Documents Scrutinized :-

	Type/Nature of document	Date of Execution	No.& date of Registration/ Lien in revenue records/ Builder's records/society's Records	Parties
1.	Khatauni (Copy)	09.07.2021	From the year 1425-1430 Fasli	Issued by:- Tehsil, Agra
2.	Sale Deed (Copy)	13.08.2001	Regd. at Book No. I Zild No.3182 Page No. 197 to 248 Sl. No. 3933 Regd. on 13.08.2001	Executed by:- Shyamwati & others. In Favour of:- Shanti Devi Sehkari Avas Samiti Ltd; Agra.
3.	Sale Deed (Copy)	13.11.2001	Regd. at Book No. I Zild No. 3289 Page No. 153 to 206 Sl. No. 6071 Regd. on 13.11.2001.	Executed by:- Shyamwati & others. In Favour of:- Shanti Devi Sehkari Avas Samiti Ltd; Agra.
4.	Sale Deed (Original)	03.03.2004	Regd. at Book No. I Zild No. 4005 Page No. 7 to 40 Sl. No. 1333 Regd. on 03.03.2004	Issued by:- Shanti Devi Sehkari Avas Samiti Ltd; Agra In Favour of:- Indraprastha Builders and Developers.
5.	Partnership Deed (Copy)	02.11.2023	Notarised on 06.11.2023	Executed Between :- (i). Mr. Anuj Mangal, (ii).Mrs. Reena Agarwal (iii). Mangal Real Assets Private Limited (Present Partners of Firm)
6.	Approved Map (Revised)	18.08.2023	ADA/BP/23-24/0446 Regarding Plot in question.	Agra Development Authority.

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Room No. 7, Civil Court, Agra
Regd. No. 2993/85

8. **Tracing of title & Chain of title in favour of M/s. Indraprastha Builders and Developers (A partnership Firm) as mentioned above (here set out the chain in detail & in chronology starting from earliest document available).**

→ **Chain of title,**

That on 03.03.2004, M/s. Indraprastha Builders and Developers (A Partnership Firm) purchased the Property in question from Shanti Devi Sehkari Avas Samiti vide sale deed Dt. 03.03.2004 duly Regd. on same day in the S.R. office, Agra. Thereafter the name of the said Firm has been recorded in the Revenue records as Co-Bhumidhars w.e.f. 1409 Fasli i.e. from the year 2003 onwards as is evident from the Copy of Khatauni 1425 – 1430 Fasli. The said land came into Abadi as is evident from the copy of Khatauni enclosed herewith.

Thereafter the ADA, Agra has sanctioned the Building Plan of the property in question vide Letter No. ADA/BP/23-24/0446 Dt. 18.08.2023. As per the said Plan the Plot area of the property in question considered by the ADA, Agra is 1677.25 Sq. Mts.

That at present Sh. Anuj Mangal, Smt. Reena Agarwal & M/s. Mangal Real Assets Private Limited are the Partners of M/s. Indraprastha Builders and Developers. The said Partnership Firm is duly regd. with the Registrar of Firms vide Certificate No. AGR/0016719 Dt. 22.11.2023 (copy enclosed).

Thus at present M/s. Indraprastha Builders and Developers (a Partnership Firm) is an absolute owner of the property in question.

That the Property in question is free from all encumbrances for the last 13 yrs. (w.e.f. 28.11.2010 to 28.11.2023) available records in the S.R. Office, Agra as is evident from the search Certificates issued by the S.R., Agra.

9. **Whether title to the Property is clear, unambiguous, Marketable and property is saleable.**

Yes.

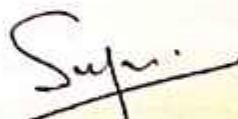
→ **Final certificate/opinion.**

Opinion :-

Having examined all the above aspects; I opine that M/s. Indraprastha Builders and Developers (a Partnership Firm) has full right and marketable title as owner of the property in question

Encl:-

2 Inspection Receipts.
2 Search Certificates.



(Sunil Kumar Jain)
Advocate.

SUNIL KUMAR JAIN

Advocate
Room No. 7, Civil Court, Agra
Regd. No. 2993/86

SEARCH CERTIFICATE

Application No. 7203 of 2023 Certificate No. 7229 of 2023
Applicant A

Applicant Mr. S. S. D. having applied to me for certificate giving particulars of the Registered Acts and encumbrances, if any in respect of unencumbered property
(1) As Stated in A. ✓

(1) As Stated in Application Property Owner: John R. Howell a 29 year old white male
22 S. State St. and wife the Amie Howell aged 26 years old
1315 1/2 West 2nd Street, Durango, Colorado 81301
No wife, son and daughter, most recently graduated from
central high school in Durango.

(2) Property Details: 10 Southgate Street 211 (1018) approx 2000 sq ft

(3) Boundaries: East 2500 ft high - 1000 ft
West 2500 ft high - 1000 ft
North 2500 ft high - 1000 ft
South 2500 ft high - 1000 ft

(4) Situated At: 359/4

I hereby certify that a search has been made in the book into the indexes regulating there to from
28/11/2010 to 28/11/2011 of acts and encumbrances
effecting the said property and that each the following acts encumbrances appears.

As Stated in Application and Present Available Record No encumbrances has been Found

I also certify that save be aforesaid acts and encumbrances
other acts and encumbrances effecting the said property have been found

Search made certificate prepared by
search made/verified/and certified
signed by

Signature of
Registering
Officer, Agra,
Distt. Agra

NOTE:-

Distt. Agra

1. The act and encumbrances shown in the certificate of those discovered with reference of the description of Properties furnished by the applicant if the name of properties have been described in the registered documents in manner different from the way which the applicant has described the transactions evidence by such documents was not included in certificate.
2. The requisite search has been made as carefully as possible by the officer but the department will not on result of the search in this certificates.
3. This certificate does not include such document if any which have been presented have not been registered and indexed up to date.

कार्यालय उपनिवेशक

सदर द्वितीय

आगरा

जनपद आगरा

आवेदन संख्या : 2202300204534

प्रमाण संख्या : 22023002004392

भार मुक्त प्रमाण-पत्र
(रजिस्ट्रेशन के नियम 328)

श्री- सुनील कुमार जैन पुत्र- नरेश चन्द्र जैन तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुक्ति प्रमाण पत्र हेतु प्राप्तना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - दहतोरा, वार्ड/परगना- आगरा, व्यवसायिक- मै इन्ड्रप्रस्थ विल्डर्स व डबलपर्स पार्टनर्स अनुज मंगल व रीना अग्रवाल व अजय अग्रवाल, एक किंवा भूखण्ड वाकै मौज़ा दहतोरा तहसील व ज़िला आगरा रक्वा 2000 वर्ग मीटर सिमाये पूरब सङ्क 40 फीट चौड़ी पच्छिम दगड़ा 18 फीट चौड़ा उत्तर सङ्क 100 फीट चौड़ी दक्षिण अन्य भूमि खसरा न. 211 शान्तिदेवीसहकारी आवास समिति, खसरा न. 211 (पार्ट)

मै एततद्वारा प्रमाणित करता हूँ कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 28/11/2011 से दिनांक 28/11/2023 तक उक्त सम्पत्ति के सम्बन्ध में कोई गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक: 30-11-2023

नोट - 1. इस प्रमाण-पत्र के समरूप विवरण आवेदक द्वारा दिए गए संपत्ति के बोरे के आधार पर दीखे गए हैं। यदि रजिस्ट्रीकूत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किरी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वर्णित 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 स्वतंत्र का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: सोवरन सिंह।

मिलान करने वाले निबन्धन लिपिक: सोवरन सिंह।

उपनिवेशक सदर द्वितीय
आगरा

ASHOK
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by ASHOK
KUMAR SINGH
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