

**SUNIL KUMAR JAIN**  
ADVOCATE

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

Courts chamber no.7  
Resl. & office  
1-A Mahavir Paradise,  
Yamuna Vihar, near  
Karamyogi Enclave,  
Kamla Nagar, AGR-5  
Mobile : 9412616861

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

----- Title holders.

  
**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	<b>Issued by:-</b> 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	<b>Executed by:-</b> Shyamwati & others. <b>In Favour of:-</b> 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.	<b>Executed by:-</b> Shyamwati & others. <b>In Favour of:-</b> 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	<b>Issued by:-</b> Shanti Devi Sehkari Avas Samiti Ltd; Agra <b>In Favour of:-</b> Indraprastha Builders and Developers.
5.	Partnership Deed (Copy)	02.11.2023	Notarised on 06.11.2023	<b>Executed Between :-</b> (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.

*Sybil*  
**SUNIL KUMAR JAIN**

Advocate

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



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.

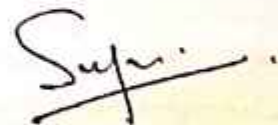
➤ Final certificate/opinion.

**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. 7303 of 2023 Certificate No. 7329 of 2023

Applicant Part. 2 of 2023 Certificate No. 3338 of 2023  
 the Registered Acts and encumbrances, if any in respect of unencumbered property  
 (1) As Stated in Application No. 3338 of 2023

[illegible]

(2) Property Details: 100 Acres of land 211 (101) Acres of water

(3) Boundaries: East 5.50m 40 गज - गोदी  
West 5.50m 18 गज - गोदी  
North 5.50m 14 गज - गोदी  
South 5.50m 22 गज - गोदी

(4) Situated At: 

I hereby certify that a search has been made in the book 30775 into the indexes regulating there to from 28/11/2010 to 28/11/2011 of acts and encumbrances affecting the said property and that each the following acts encumbrances appears.

No.	Description of Properties given in the Document	Date of Execution	Name & Value of her Document	Execute Claimant	Entry No.	Year
1	2	3	4	5	6	7

**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:-**

1. The act and encumbrances shown in the certify of those discovered with reference of the description of Properties furnished by the applicant it 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 उपनिबन्धक सदर द्वितीय आगरा जनपद आगरा

आवेदन संख्या : 2202300204534

प्रमाण संख्या : 22023002004392

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

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

सम्पत्ति का विवरण : ग्राम/मोहल्ला - दहतौरा, वार्ड/परगना- आगरा, व्यवसायिक- मै इन्द्रप्रस्थ विल्डर्स व डवलपर्स पार्टनर्स अनुज मंगल व रीना अग्रवाल व अजय अग्रवाल , एक फ़िता भूखण्ड वाकै मौज़ा दहतौरा तहसील व ज़िला आगरा रकबा 2000 वर्ग मीटर सिमाये पूरब सड़क 40 फीट चौड़ी पच्छिम दगड़ा 18 फीट चौड़ा उत्तर सड़क 100 फीट चौड़ी दक्षिण अन्य भूमि खसरा न. 211 शान्तिदेवीसहकारी आवास समिति , खसरा न. 211 (पार्ट)

मै एतद्वारा प्रमाणित करता हू 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 की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 30-11-2023

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्रोअर 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।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
- 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।
- यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन तिपिक: सोवरन सिंह।  
मिलान करने वाले निबन्धन तिपिक: सोवरन सिंह।

उपनिबन्धक सदर द्वितीय  
आगरा

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