

**SUNIL KUMAR JAIN**  
**ADVOCATE**

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

Courts chamber no.7  
Resi. & office  
1-A Mahavir Paradise,  
Yamuna Vihar, near  
Karamyogi Enclave,  
Kamla Nagar, AGRA-5  
Mobile : 9412010861

Date :- 10.08.2022

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. Bansuri Housing, Regd. Office at 22/4, Emporium Complex, Sanjay Place,  
Agra (UP) PIN—282002 Through its Partners

- (i) Smt. Taruna Agarwal Wd/o Late Sh. Pramod Kumar Agarwal r/o B-92 Kamla Nagar, Agra.
- (ii) Sh. Shobhit Agarwal S/o Late Sh. Pramod Kumar Agarwal r/o B-92, Kamla Nagar Agra.
- (iii) Sh. Sarju Bansal S/o Late Sh. Babu Lal Bansal R/o 19, MIG, Jaipur House Colony, Agra (UP).
- (iv) Sh. Manish Bansal S/o Late Sh. Govind Prasad Bansal R/o 2/47A/3, Ram Nagar Colony, Civil Lines, Agra (UP).

----- 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 No. R-7 (Bulk Sale) Situated at Shastripuram Yojna Sector D Tehsil & Distt. Agra.  
Nature :-Plot.

Total Area:- 17000 Sq. Mts. approxi. ( Out of which total Saleable area is 11,382-55 Sq. Mts. as per approved map sanctioned by the ADA, Agra.)

**Boundaries:-**

**East:-** Road 18.00 Mts. wide.

**West:-** Plot No. R-6.

**North:-** Road 30.00 Mts. wide.

**South:-** Road 12.00 Mts. wide.

**3. Name of the Title holders :-**



**SUNIL KUMAR JAIN**  
Advocate  
Room No. 7, Civil Court, Agra  
Regd. No. 2993/86

**M/S. Bansuri Housing, Regd. No. AGR/0012762 having its Regd. Office at 22/4, Emporium Complex, Sanjay Place, Agra (UP) PIN—282002 Through its Partners**

- (i) Smt. Taruna Agarwal Wd/o Late Sh. Pramod Kumar Agarwal r/o B-92 Kamla Nagar, Agra.
- (ii) Sh. Shobhit Agarwal S/o Late Sh. Pramod Kumar Agarwal r/o B-92, Kamla Nagar Agra.
- (iii) Sh. Sarju Bansal S/o Late Sh. Babu Lal Bansal R/o 19, MIG, Jaipur House Colony, Agra (UP).
- (iv) Sh. Manish Bansal S/o Late Sh. Govind Prasad Bansal R/o 2/47A/3, Ram Nagar Colony, Civil Lines, Agra (UP).

----- Title holders.

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

Yes. The applicants have 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 plot 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.	Allotment Letter (Copy)	10.02.2003	Letter No. 4087/D/A.E (P)03	<b>Issued by:-</b> Agra Development Authority. <b>In Favour of:-</b> Sh. Pramod Kumar Agarwal.
2.	Hire Purchase Agreement. (Copy)	29.03.2003	Regd. at Book No. I Zild No. 403 Page No. 73 to 240 Sl. No. 2333 Regd. on 39.03.2003	<b>Executed by:-</b> Agra Development Authority. <b>In Favour of:-</b> Sh. Pramod Kumar Agarwal.
3.	Sale Deed (Copy)	30.03.2005	Regd. at Book No. I Zild No. 1326 Page No. 53 to 60	<b>Executed by:-</b> Agra Development

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Advocate

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			Sl. No. 2222 Regd. on 30.03.2005	Authority. <b>In Favour of:-</b> Sh. Pramod Kumar Agarwal.
4.	Possession Letter (Copy)	29.03.2006	Letter No. 38/D/A.E.(P) 06	<b>Issued by:-</b> Agra Development Authority. <b>In Favour of:-</b> Sh. Pramod Kumar Agarwal.
5.	NOC (Copy)	23.01.2015	Letter No. 2039/D/Prop./15	<b>Issued by:-</b> Agra Development Authority. <b>In Favour of:-</b> Sh. Pramod Kumar Agarwal.
6.	Death Certificate of Mr. Pramod Kumar Agarwal expired on 24.05.2021 (Copy)	03.06.2021	Registration Number MCDOLIR-0221-265487	<b>Issued by:-</b> South Delhi Municipal Corporation
7.	Mutation Letter (Copy)	10.01.2022	Letter No. 1005/D/Property/ 2022	<b>Issued by:-</b> Agra Development Authority.
8.	Approved Map	16.05.2022	ADA/LD/21-22/1235 Regarding Plot in question.	Agra Development Authority.
9.	Legal heirs Certificate of Mr. Pramod Kumar Agarwal (Copy)	28.06.2022	Number 420/nyaay sahayak-3	<b>Issued by :-</b> <b>District Magistrate Agra.</b>
10.	Gift deed (copy).	04.08.2022	Regd. at Book No. I Zild No. 16080 Page 225 to 250 Sl. No. 8452 in S.R.Office (II), Agra	<b>Executed by:-</b> Smt. Gunjan Gupta d/o Late Sh. Pramod Kumar Gupta & w/o Sh. Gupta <b>In Favour of:-</b> 1.Smt. Taruna Agarwal. 2. Shobhit Agarwal.
11.	Partnership Deed (Copy).	04.08.2022		<b>Executed between :-</b> 1, Sh. Shobhit Agarwal. 2.Smt. Taruna Agarwal. 3. Mr. Sarju Bansal. 4. Mr. Manish Bansal. <b>(Partners of Firm)</b>

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

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**Chain of title .**

That on 10.02.2003, the Agra Development Authority, Agra allotted the Plot in question in Bulk Sell Scheme to one Sh. Pramod Kumar Agarwal vide Letter No. 4087/D/A/AE (P) 03 Dt. 10.02.2003. Thereafter on 29.03.2003, after completion of requisite Formalities, the ADA Agra executed a Hire Purchase Agreement in favour of the allottee, duly regd. on 29.03.2003 in the S.R. Office, Agra. Thereafter on 30.03.2005, after completion of all the Formalities, the ADA, Agra executed a Sale deed of the property in question in favour of Sh. Pramod Kumar Agra duly regd. on the same day in the S.R. Office, Agra. Thereafter on 29.03.2006, the ADA, Agra gave possession of the property in question to him vide possession letter Dt. 29.03.2006. Thereafter on 23.01.2015, the ADA, Agra issued a requisite NOC in favour of Sh. Pramod Kumar Agarwal.

That thereafter on 24.05.2021, the said Sh. Pramod Kumar Agarwal has expired (as per death Certificate Dt. 03.06.2021), leaving behind him his Widow Smt. Taruna Agarwal, Mr. Shobhit Agarwal (Son) & Smt. Gunjan Agarwal (Daughter) as is legal heirs. Thereafter on 10.01.2022, the ADA, Agra mutated their names in place of Late Sh. Pramod Kumar Agarwal in respect of the said property. The Distt. Magistrate, Agra on 28.06.2022 also issued a Legal heir Certificate of Late Sh. Pramod Kumar Agarwal.

Thereafter the ADA, Agra has sanctioned the layout plan of the Colony, now known as "Bansuri Villas Colony" vide Letter No. ADA/LD/21-22/1235 Dt. 16.05.2022. As per the said Plan total Saleable area is 11,382.55 Sq. Mts. approxi.

That thereafter on 04.08.2022, the said Smt. Gunjan Agarwal, gifted her share of the property in question (i.e. 1/3 rd Share) to her mother Smt. Taruna Agarwal & brother Mr. Shobhit Agarwal vide Gift deed Dt. 04.08.2022 duly regd. on the same day in the S.R. Office, Agra. Thus now Smt. Taruna Agarwal & Mr. Shobhit Agarwal has become the owner of the property in question.

That thereafter on 04.08.2022, the said Smt. Taruna Agarwal & Mr. Shobhit Agarwal entered into a Partnership with Mr. Sarju Bansal & Manish Bansal and formed a Partnership Firm M/s. "Bansuri Housing " duly regd. with the Registrar of Firms & Society known as AGR/0012762 Dt. 10.08.2022 (copy enclosed).

That on perusal of the Partnership deed, it has been revealed that Smt. Taruna Agarwal & Mr. Shobhit Agarwal gave their property in question as partners Capital in the said Firm. Thus now the said property is an asset of the said partnership Firm.


Thus at present M/s. Bansuri Housing (a Partnership Firm) is an absolute owner of the property in question.

That Property in question is free from all encumbrances for the last 13 yrs. (w.e.f. 08.08.2009 to 07.08.2022) 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.

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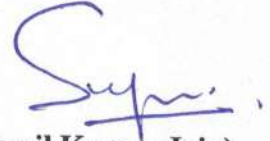


**Final certificate/opinion.****Opinion :-**

Having examined all the above aspects; I opine that M/s. Bansuri Housing (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

(भाग 1)

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रक्खा जाने वाला)

क्रम संख्या

प्रार्थना-पत्र प्रस्तुत करने का दिनांक 21/10/22

तर्त या प्रार्थी का नाम.....

प्रकार.....

की धन राशि.....

द्वीकरण शुल्क.....

नपिकरण शुल्क... 10 + 50 .....

॥ या तलाश शुल्क.....

नामा के अधिप्रमाणीकरण के लिये शुल्क.....

गान शुल्क.....

ਧ.....

रु भत्ता.....

क को योग,.....

गुल करने का दिनांक..... 01/01/2027 .....

॥ लेख्य प्रतिलिपि या तलाश.....

॥ वापिस करने के लिये तैयार होगा।

गा. अधिकारी के हस्ताक्षर.....

# SEARCH CERTIFICATE

Application No. 6658 of 2022 Certificate No. 5858 of 2022

Applicant ..... सुनील जन (पु) ..... 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 Application Property Owner:-

(1) As Stated in Application Property Owner:- श्री. राजेश कुमार शर्मा  
पता :- प्लॉट नं. 10, फेज-III, गुरुदासपुरा, बिलासपुर, चण्डीगढ़ - 161005  
फोन नं. : 98765 43210

(2) Property Details:

**(2) Property Details:**

**(3) Boundaries: East**

West

North

## South

**(4) Situated At:**

I hereby certify that a search has been made in the book I into the indexes regulating there to from  
 08/02/2008 to 07/27/2010 of acts and encumbrances  
 effecting 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 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.

This certificate does not include such document if any which have been presented have not been registered and indexed up to date.

भुगतान पावती  
उत्तर प्रदेश सरकार  
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या :

2202200202862

आवेदन तिथि :

10/08/2022

आवेदक का नाम :

सुनील कुमार जैन एड०

मोबाइल संख्या :

9875135468



# कार्यालय उपनिबंधक सदर द्वितीय आगरा जनपद आगरा

आवेदन संख्या :2202200202862

प्रमाण संख्या :22022002002487

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

श्री- सुनील कुमार जैन एड० पुत्र- ० तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - शास्त्रीपुरम, वार्ड/परगना- दहतोरा, आवासीय- मै० बासुरी हाउसिंग पंजी० कार्या० संजय प्लेस द्वारा का पार्टनर, श्री शोभित अग्रवाल पुत्र स्व० प्रमोद अग्रवाल, श्रीमती तरूणा अग्रवाल पत्नी प्रमोद अग्रवाल, श्री सरजू बंसल पुत्र विवरण स्व० बाबूलाल बंसल, श्री मनीष, भूखण्ड सं० आर-7, बल्क सेल, वाकै शास्त्रीपुरम योजना से०-डी आगरा, रकवा : 17.000 वर्गमी० पू-रास्ता 18 मी०, प-भू० सं० आर-6, उ-30 मी० चौ० रास्ता, द-12 मी० चौ० रास्ता, , शास्त्रीपुरम आगरा

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 08/08/2010 से दिनांक 07/08/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 10-08-2022

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँदे 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।
2. वांछित 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 स्वत्व का प्रमाण नहीं है।

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

मिलान करने वाले निबन्धन लिपिक: **सोवरन सिंह।**

उपनिबन्धक **सदर द्वितीय**  
आगरा

# BAR COUNCIL OF UTTAR PRADESH

19, MAHARSHI DAYANAND MARG, ALLAHABAD-2

BAR COUNCIL OF UTTAR PRADESH  
C.O.P. No. 050323



Name

Sunil Jain

Father Name

Naresh Chandra Jain

Address

H.No. 1a Mahavir Paradise Ya. Una Vihar

Karma Yogi Enclave, Kamla Nagar Agra

Enrollment No.

UP02993/86

Enrollment Dt.

14/08/1986

Advocate



(Raghvendra Singh)

Advocate General of U.P.

Chairman

*Self Attested*

SUNIL KUMAR JAIN

Advocate

Room No. 7, Civil Court, Agra

Regd. No. 2993/86