

**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 :- 04.09.2024

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. Bee Pee Gee Pee Housing Regd. office 22/5, Emporium Block, Sanjay Place, Agra  
Through its Partners:-

- (i) Sh. Sarju Bansal S/o Late Shri Babu Lal Bansal r/o 19 M.I.G. Jaipur House Colony, Shahganj Agra
- (ii) Sh. Satyam Bansal S/o Sh. Sarju Bansal r/o 19 M.I.G. Jaipur House Colony, Shahganj Agra.
- (iii) Sh. Sanskar Bansal S/o Sh. Girraj Bansal r/o 2/47A/3, Ram Nagar Colony, Civil Lines Agra.
- (iv) Sh. Vibhor Agarwal S/o Sh. Ghan Shayam Das Agarwal 153, Jaipur House Colony, Agra.

----- 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 Land Situated at Bichpuri Road Mauja Kalwari Tehsil & Distt. Agra. Khasra Nos. 98 & 99. Area of Khasra No. 98 is 4940.00 Sq. Mts. and Area of Khasra No. 99 is 4650.00 Sq. Mts. Total Area:- 9590.00 Sq. Mts. approxi. (Out of which ADA Agra considered 8686.34 Sq. Mts. as mentioned in the Sanctioned map).

Nature :-Construction of building is in progress now known as Basuri Homes Phase Ist.

Consolidate Boundaries :-

East:- Khasra No. 97.

West:- Dagra.


North:- Road.

South:- Land of Khasra No. 131.

3. Name of the Title holders :-

M/s. Bee Pee Gee Pee Housing Regd. office 22/5, Emporium Block, Sanjay Place Agra  
(A Partnership Firm).

----- Title holder.

  
**Sunil Kumar Jain**  
Advocate  
Room No. 7, Civil Court, AGRA  
1-A, Mahavir Paradise, Yamuna Vihar  
Karamyogi Enclave, Kamla Nagar, Agra

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.	Khataunies (Copy)	-----	From the year 1424-1429 Fasli & 1430-35 Fasli	Online
2.	Will (Copy)	29.08.1995	-----	<b>Executed by:-</b> Sh. Jagjot Nath Arora Alias Jung Jyoti Nath. <b>In Favour of:-</b> Dayal Dei.
3.	Death Certificate	20.11.1999	Death Certificate of Sh. Jag Jot Nath Arora	Issued by Nagar Nigam Agra
4.	Death Certificate	11.11.2004	Death Certificate of Smt. Satguru Dei Arora	Issued by Nagar Panchayat Dayalbagh Agra
5.	Mutation order	09.10.2002	-----	By Tehsildar, Agra Fvg. Smt. Dayal Dei.
6.	Sale Deed (Copy) Regarding Khasra No. 99	12.05.2023	Sale Deed Dt. 12.05.2023 at Book No. 1 Zild No. 16429 Page No. 121 to 146 Sl. No. 3449 on 12.05.2023	<b>Executed by :-</b> Smt. Dayal Dei & others <b>In Favour of :-</b> M/s. Bee Pee Gee Pee Housing
7.	Sale Deed (Copy) Regarding Khasra No. 98	12.05.2023	Sale Deed Dt. 12.05.2023 at Book No. 1 Zild No. 6653 Page No. 129 to 152 Sl. No. 3561 on 12.05.2023	<b>Executed by :-</b> Smt. Dayal Dei & others <b>In Favour of :-</b> M/s. Bee Pee Gee Pee Housing
8.	Partnership Deed (Copy)	01.04.2023	-----	M/s. Bee Pee Gee Pee Housing.
9.	Approved Map	21.05.2024	ADA/LD/23-24/0400	Agra Development Authority.

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

**Chain of title .**

That Sh. Jagjoti Nath alias Jagjot Nath Satsangi S/o Late Sh. Nobat Ram was the recorded Bhuidhar of the land Khasra No. 98 & 99 Situated at Mauja Kalwari Tehsil & Distt. Agra w.e.f. i.e. 1382 Fasli i.e. from the year 1976 onwards as is evident from the copy of khatauni 1406 Fasli to 1411 Fasli enclosed herewith.

That thereafter on 29.08.1995, the said Sh. Jagjoti Nath alias Jagjot Nath Satsangi executed an Unregistered Will of his abovesaid Property in favour of his real daughter Smt. Dayal Dei.

That thereafter on 20.11.1999, the said Sh. Jagjoti Nath alias Jagjot Nath Satsangi has expired and leaving behind him her widow Smt. Satguru Dei Arora & 3 daughters Smt. Dayal Dei , Smt. Shabd Piyari Adhar & Smt. Ranjeet Kaur Satsangi. Thereafter Smt. 11.11.2004, the said Smt. Satguru Dei Arora has also expired as is evident from the death Certificate issued by Nagar Panchayat Dayalbagh, Agra.

That after the death of said Sh. Jagjoti Nath Arora alias Jagjot Nath Satsangi his Will in question as his last Will came into force and acted upon and the property in question was devolved to the beneficiary (Smt. Dayal Dei) of the said Will.

That thereafter the name of the said Smt. Dayal Dei has been mutated in the Revenue records as Bhumidhar/owner of the said Property as is evident from the copy of khatauni of 1424 Fasli to 1429 Fasli & 1430 Fasli to 1435 Fasli enclosed herewith.


That thereafter on 12.05.2023, the said Smt. Dayal Dei sold her property in question to the applicant M/s. BEE PEE GEE PEE Housing (Partnership Firm) vide 2 Sale deeds Dt. 12.05.2023 duly Regd. on same day in S.R. office, Agra. Thereafter the name of the said firm has been mutated in the Revenue Records as owner.

Thereafter the ADA, Agra has sanctioned the Building Plan of the property in question vide Letter No. ADA/LD/23-24/0400 Dt. 21.05.2024. As per the said Plan the Land area of the property in question considered by the ADA, Agra is 8686.34 Sq. Mts.

That the said Partnership Firm is duly regd. with the Registrar of Firms vide Certificate No. AGR/0011623 Dt. 11.04.2022 (copy enclosed). That at present **Sh. Sarju Bansal , Sh. Satyam Bansal , Sh. Sanskar Bansal Sh. Vibhor Agarwal** are the Partners of M/s. BEE PEE GEE PEE Housing.

Thus the said M/s. BEE PEE GEE PEE Housing (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. 27.08.2011 to 26.08.2024)** available records in the S.R. Office, Agra as is evident from the search Certificates issued by the S.R., Agra.

  
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 Advocate  
 Room No. 7, Civil Court, AGRA  
 1-A, Mahavir Paradise, Yamuna Vihar  
 Karamyogi Enclave, Kamla Nagar, Agra

9. Whether the title of the Property is clear, unambiguous, Marketable and property is saleable.  
Yes.

**Final certificate/opinion.**

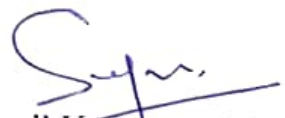
**Opinion :-**

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

**Encl:-**

2 Inspection Receipts.  
2 Search Certificates.

**Yours Faithfully.**

  
(Sunil Kumar Jain)  
Advocate.

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# SEARCH CERTIFICATE

Application No. 5724 of 2024 Certificate No. 576 of 2024

Applicant..... of 20..... Certificate No..... of 20.....  
 the Registered Acts and encumbrances, if any in respect of unencumbered property

(1) As Stated in Application Property Owner :- श्री. एम. एस. राजेंद्र प्रसाद  
श्री. एम. एस. राजेंद्र प्रसाद, निवासी, बंगला नं. 19,  
फ्लैट 153, एम.एस. राजेंद्र प्रसाद, बंगलूरु

(2) **Property Details :**

(3) Boundaries : East Lower 9, 8

West 

North 201

South 21st A 132

(4) **Situated At :**

I hereby certify that a search has been made in the book I into the indexes regulating there to from 27/02/2011 to 26/02/2012 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 of 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.
3. 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 :

2202400203140

आवेदन तिथि :

28/08/2024

आवेदक का नाम :

सुनील कुमार जैन

मोबाइल संख्या :

9412010861

भुगतान विधि :

ई भुगतान

पंजीकरण राशि :

100

चालान संख्या :

NIB240541034

भुगतान तिथि :

28/08/2024

भुगतान पावती संख्या :

202400203054

कार्यालय उपनिबंधक

सदर द्वितीय

आगरा

जनपद

आगरा

संख्या : 2202400203140

प्रमाण संख्या : 22024002003066

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

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

सम्पत्ति का विवरण : ग्राम मोहल्ला - कलवारी, वार्ड परगना- आगरा, आवासीय- बी पी जी पी हाउसिंग द्वारा पार्टनर विभोर अग्रवाल व सरजू बंसल , एक किता आराजी वाकै मौजा कलवारी खसरा न. 98 रकबा 4940 वर्ग मीटर व खसरा न. 99 रकबा 4650 वर्ग मीटर बिचपुरी रोड आगरा समेकित सिमाये पू. खसरा न. 97 प. दगरा उ. रोड द. खसरा न. 131 , ।

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 27/08/2012 से दिनांक 26/08/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 28-08-2024 -----  
नोट : इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर डूँढे 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 सम्बन्धित 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 लिपिक : ।  
भिलान करने वाले निबन्धन लिपिक : रमा कान्त शर्मा।

उपनिबन्धक सदर द्वितीय  
आगरा