

कार्यालय उप निबंधक खेकड़ा खेकड़ा जनपद बागपत

आवेदन संख्या :2202504900303

प्रमाण संख्या :22025049000293

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

श्री- अचिन गर्ग एड० पुत्र- | तहसील खेकड़ा जिला बागपत ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण :	ग्राम/मोहल्ला - खेकड़ा प्रथम, वार्ड/परगना- बागपत, व्यवसायिक- मिस गोपी पिक्चर प्राइवेट लिमिटेड के द्वारा मैनेजिंग डायरेक्टर श्री सुबोध कुमार आर्यन पुत्र श्री ब्रह्म दत्त निवासी हापुर, होल क्षेत्रफल - 12 बिस्वा 10 बिस्वांसी पूरब - मैन रोड पश्चिम - अन्य प्रॉपर्टी उत्तर - मकान सूरत सिंह दक्षिण - अन्य प्रॉपर्टी, खसरा - 2852, 2854
---------------------	--

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 13/11/2013 से दिनांक 13/11/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :15-11-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे 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 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।
 - 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: विश्वास वर्मा नि०लि०।

मिलान करने वाले निबन्धन लिपिक: विश्वास वर्मा नि०लि०।

VISHWAS
VERMA

Digitally signed by
VISHWAS VERMA
Date: 2025.11.15 18:47:51
+05'30'

उप निबंधक खेकड़ा
बागपत

Achin Garg

B.Com., LL.M.
Notary Advocate
Oath Commissioner
Treasurer of
New Revenue Bar Baghat



Office Address :
Registry Office Compound,
Near Post Office, Baghat-250609
Chamber No. F46, First Floor
District & Session Court, Baghat
Residence Address :
New Colony, Meerut Road
Baghat-250609
Mobile : 9412836781, 9058606303
Email : achingargadvocate@gmail.com
achingarg81@rediffmail.com

Ref. No.

Date 22/11/2015

LEGAL SCRUTINY REPORT

Property of M/S Gopi Pictures Pvt. Ltd. through its Managing Director

Dear Sir,

As requested by you I submit my report and certificate above said as under :-

A. Description of the documents scrutinised:

<u>S. No.</u>	<u>Date of Documents</u>	<u>Name of Documents</u>	<u>Whether Original/Certified/ True Copy/ Photostate</u>
1.		Khatauni of Khasra no. 2852 & 2854 of Revenue village Khekra-First	Certified
2.	15-10-1969	Sale Deed (Document No. 8826/1969)	Certified
3.	01-09-1971	Sale Deed (Document No. 2143/1971)	Certified
4.	12/13-07-1972	Sale Deed (Document No. 641/1972)	Certified
5.	11-08-1982	Sale Deed (Document No. 1255/1982)	Certified
6.	05-10-1990/ 10-12-1990	Sale Deed (Document No. 6270/1990)	Certified

B. Description of property/properties :

<u>Item No.</u>	<u>Survey No.</u>	<u>Extent of Area/s (in area/hectares)</u>	<u>Location</u>	<u>Boundaries</u>
1.	Khasra no. 2852 and 2854 of revenue village Khekra-I	12 Biswa 10 Biswansies i.e. 0.1580 Hectors,	A Cinema Hall namely Ashoka Cinema situated at Aabadi Khekra, under limits of Nagar Palika Parishad, Khekra, Tehsil Khekra, Distt. Baghat	<u>AS PER SALE DEED</u> East: Main Road West : Other Property North : House of Surat Singh South: Other Property

Achin Garg
22/11/2015
Achin Garg
Advocate Baghat
Reg. No.-UP 3721/11
C.O.P.No -155285/2018
Mob.-9412836781

C. Tracing of party's title for the last 13/30 years. If connected title deeds reveal any circumstances or incidences, which necessitate further tracing of party's title, it shall also be done:

In this case I have traced the flow of the title of the last 56 years i.e. 1-1-1969 to 2025 and I found these facts:

Khasra no. 2852	Khasra No. 2854
- According to Khatauni, aforesaid khasra no. 2852 area 9 biswa belong to Banarsi Dass S/O Santlal R/O Ramesh Nagar, Delhi and he was fully entitled to transfer the aforesaid land.	- According to Khatauni, aforesaid khasra no. 2854A area 5 Bigha 5 Biswansies and Khasra no. 2854B area 1 Bigha 11 Biswa, belong to Surti S/O Chhajju R/O Khekra and he was fully entitled to transfer the aforesaid land.
- After that, Sh. Banarsi Dass aforesaid has been sold aforesaid land measuring area 9 Biswa of khasra no. 2852 of revenue village Khekra on dated 13-10-1969 to Sardar Arvinder Pal Singh, Sardar Rajinder Singh sons of Kasturi Lal Duggal and Prathvi Pal S/O Shorilal and Smt. Yashoda Rani W/O Shori Lal Duggal R/O 13A/20 Karol Bag, New Delhi-5 through Regd. sale deed, which has been registered in the office of Sub-Registrar, Baghpat at Bahi No. 1 Zild 1026 pages 345 to 348 Sl.No. 8826 on Dt. 15-10-1969.	- After that, Sh. Surti S/O Chhajju aforesaid has been sold the land measuring area 3 Biswa 10 Biswansies (out of khasra no. 2854 of revenue village Khekra) on Dt. 01-07-1971 to Arvinder Pal Singh S/O Kasturi Lal R/O Karol Bag, Delhi through Regd. sale deed, which has been registered in the office of Sub-Registrar, Baghpat at Bahi No. 1 Zild 1065 pages 248 to 249 Sl.No. 2143 on Dt. 08-07-1971.
- After that, Sardar Arvinder Pal Singh, Sardar Rajinder Singh sons of Kasturi Lal Duggal and Prathvi Pal S/O Shorilal and Smt. Yashoda Rani W/O Shori Lal Duggal aforesaid constructed a Cinema Hall on aforesaid land measuring area 12 Biswa 10 Biswansies (9 Biswa of Khasra No. 2852 and 3 Biswa 10 Biswansies of Khasra no. 2854).	
- After that, Sardar Arvinder Pal Singh, Sardar Rajinder Singh sons of Kasturi Lal Duggal and Prathvi Pal S/O Shorilal and Smt. Yashoda Rani W/O Shori Lal Duggal aforesaid has been sold aforesaid cinema Hall measuring area 12 Biswa 10 Biswansies (9 Biswa of Khasra No. 2852 and 3 Biswa 10 Biswansies of Khasra no. 2854 of revenue village Khekra) on dated 12-07-1972 to Ramsarup S/O Govind Sahai (1/5 share) and Subhash Chand, Surendra Kumar, Onkar Singh, Virendra Kumar, Rajat Kumar sons of Sh. Fakeerchand Tyagi (1/5 share) and Mehar Chand, Ram Mehar son of Pop Singh, Smt. Hardai W/O Ram Mehar, Smt. Birji W/O Mehar Chand (1/5 share) and Surat Singh, Partap Singh, Chhelu Ram sons of Chhajju (1/5 share) and Jageram S/O Maha Singh, Smt. Chadervati W/O Jageram, Surendra Singh, Rajveer Singh sons of Sh. Jageram through Regd. sale deed which has been registered in the office of Sub-Registrar, Delhi at Book No. 1 Volume 42 pages 1 to 27 Register at No. 641 on Dt. 13-07-1972.	
- After that, Fakeerchand Tyagi, father of Rajat Kumar (Bachlor died) and legal heirs of late Ramsarup - Braj Nandan Tyagi S/O late Ramsarup, Mehar Chand, Ram Mehar son of Pop Singh, Smt. Hardai W/O Ram Mehar, Smt. Birji W/O Mehar Chand, Subhash Chand, Surendra Kumar, Onkar Singh, Virendra Kumar, sons of Sh. Fakeerchand Tyagi and Surat Singh, Partap Singh, Chhelu Ram sons of Chhajju AND Jageram S/O Maha Singh, Smt. Chadervati W/O Jageram, Surendra Singh, Rajveer Singh sons of Sh. Jageram aforesaid has been sold the aforesaid cinema Hall measuring area 12 Biswa 10 Biswansies (9 Biswa of Khasra No. 2852 and 3 Biswa 10 Biswansies of Khasra no. 2854 of revenue village Khekra) on dated 30-07-1982 to Ashok Kumar Khanna S/O Madan Mohan Khanna and Dr. Basant Lal Chaudhary S/O Ramsarup Chaudhary through Regd. sale deed which has been registered in the office of Sub-Registrar, Delhi at Book No. 1 Volume 359 pages 179 to 189 Register at No. 1255 on Dt. 11-08-1982.	
- After that, Ashok Kumar Khanna S/O Madan Mohan Khanna and Dr. Basant Lal Chaudhary S/O Ramsarup Chaudhary aforesaid has been sold the aforesaid cinema Hall (which has been purchased on dt. 30-07-1982 through Reg., sale deed No. 1255 Dt. 11-08-1982) on dated 05-10-1990 to M/S Gopi Pictures Pvt. Ltd. through its Managing Director through Regd. sale deed which has been registered in the office of Sub-Registrar, Baghpat at Bahi No. 1 Zild 2170 pages 24 to 29 Sl. No.6270 on Dt. 10-12-1990.	
- M/S Gopi Pictures Pvt. Ltd. aforesaid become the absolute owner of aforesaid Cinema Hall (measuring area 12 Biswa 10 Biswansies (9 Biswa of Khasra No. 2852 and 3 Biswa 10 Biswansies of Khasra no. 2854 of revenue village Khekra) and it has acquired the absolute, alienable and transferable rights in the said Cinema Hall though registered sale deed Dt. 6270 dated 10-12-1990 and it is fully entitled to transfer the said property.	

Arp
Arp
Arp
Advocate Baghpat
Reg. No.-UP 3721/11
C.O.P.No.-155285/2018
11-12-9412636781

D. Encumbrance certificate for a period of 13/30 years for all the items of properties subject to 'C' above :

I, Achin Garg, Advocate Baghpat have scrutinised the documents regarding the said property thoroughly and have also searched the available index register-II maintained in the office of Sub-Registrar, Baghpat & Khekra Distt. Baghpat for a period of 35 years i.e. 01-01-1990 to 2025 (up-till which date the inspection was made available) on 22-11-2025 and have not found any bar charge or lien upon the said property owned by **M/S Gopi Pictures Pvt. Ltd.** aforesaid have a good, alienable and marketable title over the property in question

I also obtained search certificate (Form No. 29) from Sub-Registrar, Baghpat & Khekra Distt. Baghpat. According to the search certificate the said property is also free from encumbrances.

I further perused the enclosed Original/certified copies of sale deed (Record of rights and possession) in which the name of **M/S Gopi Pictures Pvt. Ltd.** aforesaid is duly recorded as a absolute owner with all transferable rights. Accordingly it does possess, mortgagable and alienable title in respect of the said property.

E. Evidence of possession – findings on documents and revenue records:

Sale deed (Document No. 6270/1990)

F. Whether any mortgage/charge was created against the property under CERSAI (Yes/No) : if yes , charge details against the property like Name of the Bank, date of creation of charge etc.

I made CERSAI search through CERSAI website, and I have not found any charge on aforesaid property. (Search report enclosed)

G. Whether the property documents are verified/ validated online? – Yes

If Yes, details of such online verification

Sl. No	Date of verification	Description of the property document verified online	Date & Reference no. of the document verified	Whether proof of the property document verified online, enclosed along with the list of documents verified? (Yes/No)
1	22-11-2025	A Cinema Hall namely Ashoka Cinema situated at Aabadi Khekra, under limits of Nagar Palika Parishad, Khekra, Tehsil Khekra, Distt. Baghpat in the name of <u>M/S Gopi Pictures Pvt. Ltd</u>	Search Certificate No. 27 of 2025[28 of 2025 and 22025049000293 are enclosed and 105 of 2025 enclosed	Yes , Enclosed

2. • If No, reason for not verifying the same – N.A.

Achin Garg
22/11/2025
Achin Garg
Advocate Baghpat
Reg. No.-UP 3721/11
C.O.P.No.-155285/2013
9412836781

H. Whether the Property mortgaged/to be mortgaged has been allotted Unique Land Parcel Identification Number (ULPIN) and whether the same is verified/validated online? (applicable in those states where ULPIN for land parcels is made available - No

- i. a) If Yes, details of such ULPIN verification. N/A]
b) If No, specify the reasons.

Presently, ULPIN is not available of aforesaid property

- ii. a) If yes as per point (1) above, then such ULPIN details are in conformity with the mortgage document ? N/A
b) If No, specify the reasons for non-conformity ? N/A

J. Certificate of title:

- (a) **M/S Gopi Pictures Pvt. Ltd** aforesaid has an absolute, clear and marketable title over the aforesaid property.
(b) There is no claim of any minor or any other in the aforesaid property.

CERTIFICATE TO BE ISSUED BY THE ADVOCATE WHO SCRUTINISED THE DOCUMENTS:

I have gone through the certified title deeds intended to be deposited relating to the property and offered as security by way of equitable mortgage and that the documents of title referred to above are perfect evidence of title and that if the said simple/equitable registered mortgage is created are deposited in the manner required by law, it will satisfy the requirements of creation of simple/equitable mortgage and I further certify that:

1. I have inspected the documents as mentioned in Para No. 1 of L.S.R. Dt. 22-11-2025 and do not find any adverse features, which would prevent the titleholders from creating a valid mortgage.
2. I have visited the Registrar/ Sub Registrar's Office, Baghpat & Khehra Distt. Baghpat on Dt. 22-11-2025 and verified the records/ details of the property belonging to **M/S Gopi Pictures Pvt. Ltd** aforesaid.
3. There are no prior mortgages/charges whatsoever as could be seen from the encumbrance certificate for the period from 01-01-1990 to 2025 pertaining to the immovable property/ies covered by the above said title deeds,
4. There are prior mortgages/charges to the extent of NIL which are liable to be cleared or satisfied by complying with the following.


22/11/2025
Achin Garg
Advocate Baghpat
Reg. No.-UP 3721/11
C.O.P.No.-155285/2018
Mob.-9412836781

5. There are claims from minor/s and his/their interest in the property/ies is to the extent of **NIL**.
6. The undivided share of the minor/s is (whether there is a claim or not) **NIL**.
7. The property/ies is/are subject to the payment of **NIL**.
8. Provisions of Urban Land Ceiling Act are not applicable/ permission obtained.
9. Holding/acquisition is in accordance with the provisions of the Land Reforms Act.
10. The mortgage if created will be available to the Bank for the liability of the intending borrower **M/S Gopi Pictures Pvt. Ltd** aforesaid.

I certify that **M/S Gopi Pictures Pvt. Ltd** aforesaid has a valid and marketable title in the property/ies shown above.

NOTE : It is advisable that concern officer / approved architect Velour should physically verify the property on the spot to ascertain its location, number, area, measurements, boundaries, identity, free access, etc. This should be done before any facility.

Enclosures :

- (i) Search Receipt Dt. 22-11-2025
- (ii) All the documents as mentioned in para no. 1.

Yours Faithfully,

Garg
22/11/2025
(ACHIN GARG)

Advocate, BAGHPAT

Achin Garg
Advocate Baghpat
Reg. No.-UP 3721/11
C.O P.No -155285/2018
MOB. 9412836781

Achin Garg

B.Com., LL.M.
Notary Advocate
Oath Commissioner
Treasurer of
New Revenue Bar Baghpat



Office Address :
Registry Office Compound,
Near Post Office, Baghpat-250609
Chamber No. F46, First Floor
District & Session Court, Baghpat
Residence Address :
New Colony, Meerut Road
Baghpat-250609
Mobile : 9412836781, 9058606303
Email : achingargadvocate@gmail.com
achingarg81@rediffmail.com

Ref. No.

Date 7/01/2026

SELF CERTIFICATE / EXPERIENCE CERTIFICATE

SELF DECLARATION OF PROFESSIONAL EXPERIENCE

I, Achin Garg, Advocate, do hereby certify and declare that I have more than ten (10) years of professional experience in the field of property-related legal documentation and scrutiny.

Since my enrollment as an Advocate, I have been actively engaged in examination, verification, drafting, and legal scrutiny of various property documents, including but not limited to:

Sale Deeds, Conveyance Deeds, Gift Deeds, and Lease Deeds , Agreement to Sell, Power of Attorney, Will, Title documents and complete Chain of Title, Revenue records such as Khasra-Khatauni Land use, conversion, Mortgage, charge creation, and security documents for banks and financial institutions

I possess thorough knowledge of property laws, registration laws, stamp laws, and due diligence procedures, and have rendered professional services with due diligence and legal competence.

This certificate is self-issued and declared to be true and correct to the best of my knowledge and belief, and is provided for official and professional purposes.

Signature: _____

Achin Garg

Advocate

Enrollment No. UP 3721/2011

Achin Garg
Advocate Baghpat
Reg. No.-UP 3721/11
C.O.P.No.-155285/2018
Mob-9412836781