

TO WHOM IT MAY SO CONCERN

Sub:- Legal opinion of title report in respect of All Part and parcel of Property no. 3/2D part of Khasra no. 513 an area of 3691.38 Sq Mtr i.e. 4415 Sq Yards, popularly known as Anjana Cinema Ghar, situated at Mauza Lashkarpur, M G Road, Hari Parwat Ward, Agra 282 002

In view of the subject referred as above, I place on record my legal opinion and title report as flows:-

Documents produced

Sr. No.	Date of Document	Name of Documents	Document NO.	Original/Xerox
1.	07.03.2018	Sale deed executed by AARA Agro Private Limited, having its registered office at Anjana Cinema M G Road, Agra through its authorized Signatory and representative and director Shri Anirudha Narayan Agarwal son of Late Shri Pratap Narayan Agarwal resident of 8-A/M-803-B, Lawyers Colony, Agra in favour of Prompt Planners LLP having its office at Block no. 17/2/4, Friends Wasan Plaza, Sanjay Place, Agra through its Authorized Signatory Shri Maharaj Singh son of Shri	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no. 10232 at pages 155/188 at serial no. 694 dated 07.03.2018	Copy

		Bhagwati Prasad resident of 30/215, Sanjay Place, Agra.		
2.	14.05.2008	Declaration cum Confirmation deed executed in between M/s Raj Narain Pratap Narain Rolling Enterprises Private Limited having its registered office at Mathura Road, Artoni, Agra through its authorized Signatory and representative and director Shri Pratap Narain Agarwal son of Late Shri Raj Narain Agarwal AND AARA Agro Private Limited, having its registered office at Anjana Cinema M G Road, Agra through its authorized Signatory and representative and director Shri Anirudha Narayan Agarwal son of Late Shri Pratap Narayan Agarwal resident of 8-A/M-803-B, Lawyers Colony, Agra	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no. 96 at pages 307/506 at serial no. 07 dated 14.05.2008	Copy
3.	23.05.1974	Sale deed executed by Shri Ramesh Das Khanna, Shri Shankar Lal Khanna, Shri Mahesh Dass Khanna, Shri Naresh Dass Khanna, Shri Rajesh Dass Khanna, Shri Ganesh Dass Khanna all sons of Shri Bahgwan Dass Khanna all	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no. 2203 at pages 52/66 at serial no. 2883 dated 15.06.1974 Additional file book no. I volume no. 2202 pages 137/138	Copy



		residents of 23 Ansari Road, Daraya Ganj, Delhi in favour of Raj Narain Pratap Narain Rolling Enterprises Pvt. Ltd. having its registered office at Belanganj, Agra		
4.	02.01.1969	Sale deed executed by Colonel His Highness Sawai Brinjendra Singh, Maharaj of Bharatpur son of Late Maharaj Kishan Singh, resident of Bharatpur Rajsthan through his special power of attorney holder Shri Devi Singh in favour of Shri Ramesh Das Khanna, Shri Shankar Lal Khanna, Shri Mahesh Dass Khanna, Shri Naresh Dass Khanna, Shri Rajesh Dass Khanna, Shri Ganesh Dass Khanna all sons of Shri Bahgwan Dass Khanna all residents of 23 Ansari Road, Daraya Ganj, Delhi	Duly registered in the office of the sub registrar, Agra in Bahi no. I volume no. 1976 at pages 203/212 at serial no. 474 dated 12.02.1969 Additional file book no. I volume no. 1971 pages 403/404	Copy

Description of property

All Part and parcel of Property no. 3/2D part of Khasra no. 513 an area of 3691.38 Sq Mtr i.e. 4415 Sq Yards, popularly known as Anjana Cinema Ghar, situated at Mauza Lashkarpur, M G Road, Hari Parwat Ward, Agra 282 002.

Butted and bounded as under:-

East:- Property of others
West:- Rasta Exit M G Road,
North:- ADA Land
South:- Property of others



Flow of title/Legal Opinion

That Colonel His Highness Brijendra Singh Maharaja of Bharatpur was the owner of the land of Khasra no. 513 of an area of 14022 Sq Yards who sold an area of land 11122 Sq Yards land out of said land by registered sale deed dated 02.01.1969 to Shri Ramesh Das Khanna, Shri Shankar Lal Khanna, Shri Mahesh Dass Khanna, Shri Naresh Dass Khanna, Shri Rajesh Dass Khanna, Shri Ganesh Dass Khanna all sons of Shri Bahgwan Dass Khanna all residents of 23 Ansari Road, Daraya Ganj, Delhi they thereafter the said purchaser sold an area of land 4415 Sq Yards out of the said land by a registered sale deed dated 23.05.1974 to Raj Narain Pratap Narain Rolling Enterprises Pvt. Ltd. having its registered office at Belanganj, Agra and after purchases of this land the purchaser constructed a Cinema Ghar known as Anjana Cinema and the said Cinema is now closed since 2008. Thereafter Raj Narain Pratap Narain Rolling Enterprises Pvt. Ltd. having its registered office at Belanganj, Agra merged in to AARA Agro Private Limited having its registered office at Anjana Cinema M G Road, Agra as per order dated 29.02.2008 of the Hon'ble High Court, Allahabad under section 391-394 of the Companies Act 1956 regarding which a Declaration cum Confirmation was registered in the office of the sub registrar, Agra on 14.05.2008 by which the subject land and property of Cinemaghar came under the ownership and control of AARA Agro Private Limited, having its registered office at Anjana Cinema M G Road, Agra as absolute owner and thereafter said AARA Agro Pvt. Ltd. sold the same by registered sale deed dated 07.03.2018 to Prompt Planners LLP having its office at Block no. 17/2/4, Friends Wasan Plaza, Sanjay Place, Agra through its Authorized Signatory Shri Maharaj Singh son of Shri Bhagwati Prasad resident of 30/215, Sanjay Place, Agra for valuable consideration and possession was also delivered to the said firm with guarantee of good title and free from all encumbrance & Charges. Now Prompt Planners LLP



having its office now at 12/2/4, The P L Palace, M G Road, Sanjay Place, Agra- 282 002 Uttar Pradesh is the absolute owner of the subject property. However physical verification of possession with measurements and present boundaries at the spot are required to be verified by the bank as there is no other document about possession in their names and there are also no other document regarding the constructions of the said property approved by any Development Authority of Agra.

Non Encumbrances

I have obtained the search certificate from the sub registrar, Agra, being search certificate no. 220223001001348 for the period of 27.05.2011 to 26.05.2023 and payment receipt no. 220231001420 dated 29.05.2023 and search certificate no. 3127 for the period of 01.01.2010 to 31.12.2011 and payment receipt no. 85 dated 27.05.2023 from the perusal of the said certificates it is clear that there is no transaction of lean, agreement to sell, mortgage, lease and license and any other objectionable transaction in respect of this property. Therefore I **Rajeev Kulshreshtha, Advocate** having 32 years experience, certify that, now the said property is free from any sort of registered encumbrance.

Hence this non encumbrance & legal opinion is submitted accordingly.

CERTIFICATE

I certified that Prompt Planners LLP having its office now at 12/2/4, The P L Palace, M G Road, Sanjay Place, Agra- 282 002 Uttar Pradesh has absolute, clear and marketable title on the said property shown above.


Rajeev Kulshreshtha,
Advocate



Encl:- Two Original search certificate along with payment receipts

SEARCH CERTIFICATE

Application No. 5157 of 2025 Certificate No. 5125 of 2025

Applicant 21/10/2015 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:- श्रीमद सार्वभौम एलपी प्रा. लि. 17/2/24
श्रीमद सार्वभौम एलपी प्रा. लि. अर्जा दा. अधीकृत इलाहाबाद जिला
महाराष्ट्र नि. अर्जा दा. अधीकृत इलाहाबाद जिला

(2) Property Details:

(2) Property Details: सन्धि सलन विनोद चर सांता १/२० मन्दावता।
सं. ५१३ सादा ३७१-३४ कर्मि कर्म सैन लक्ष्मी, स. म. १०
सौ. स. १० कर्मि सांता

(3) Boundaries: East

East Property of other
West Route East M. R. and
North A. O. Land
South Property of other

(4) Situated At:

I hereby certify that a search has been made in the book I into the indexes regulating there to from
1-1-2010 to 31-12-2011 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.
3. This certificate does not include such document if any which have been presented have not been registered and indexed up to date.

आवेदन संख्या :2202300101420

प्रमाण संख्या :22023001001348

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

श्री- राजीव कुलश्रेष्ठ एडवोकेट पुत्र- ०० तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

ग्राम/मोहल्ला - लश्करपुर, वार्ड/परगना- हरी पर्वत, व्यवसायिक- प्रोम्ट प्लानर्स एल एल पी ब्लॉक सं० १७/४ फ्रेण्ड्स सम्पत्ति वासन प्लाजा संजय प्लेस आगरा द्वारा अधिकृत हस्ताक्षरकर्ता महाराज सिंह पुत्र श्री भगवती प्रसाद नि० ३०/२१५ का संजय प्लेस आगरा, सम्पत्ति अंजना सिनेमा घर सं० 3/2डी खसरा सं० 513 व क्षेत्र 3691.38 वर्गमी० स्थित लश्करपुर विवरण : एम जी रोड आगरा सीमांकित- पू०-जायदाद अन्य, प०-रास्ता एक्जिट एम जी रोड, उ०-ए०डी०ए लैन्ड, द०-जायदाद अन्य, खसरा सं० 513

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 27/05/2011 से दिनांक 26/05/2023 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :29-05-2023

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे 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 सम्बंधित 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: **संदीप सक्सैना नि०लि०।**

मिलान करने वाले निबन्धन लिपिक : **संदीप सक्सैना नि०लि०।**

**उपनिबंधक सदर प्रथम
आगरा**

प्रिंट करें