



# LEGAL ANGLE

Advocates & Consultants

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Reference No.CTPL/01/21

DATED: 27/08/2021

To

M/s. CHAMBAL TRADINGS PVT.LTD.  
LGF-59, World Trade Centre,  
Babar Road,  
New Delhi-110001

Regarding: Legal Opinion and Non Encumbrance Report in respect of VACANT PLOT BEARING No. A-37 and A-38 situated at Sector-62, Noida, District Gautam Budh Nagar, U.P. owned by M/s Chambal Tradings Pvt. Ltd. having its registered office at LGF-59, World Trade Centre, Babar Road, New Delhi-110001.

Undersigned has scrutinized the Title documents pertaining to aforesaid property/plot in detail and the final report is as under:

## Part I - DESCRIPTION OF PROPERTY

VACANT PLOT BEARING No. A-37 and A-38 is situated at Sector-62, Noida, District Gautam Budh Nagar, U.P. and is admeasuring 40000 sq.mtr., the said plot is bounded as under;

On the North :	30 mtr wide road
On the South:	Plot No. A-45 and A-46
On the East :	Plot No. A-39
On the West :	Plot No. A-36

Location is identified in the photographs and layout plan attached. The same is physically viewed and verified by the undersigned on 25.08.2021.



## Part II - DESCRIPTION OF DOCUMENTS SCRUTINIZED

- Lease Deed of above said property dated 01.08.2005 duly executed by New Okhla Industrial Development Authority in favour of M/s Chambal Tradings Pvt. Ltd. and same was duly registered in the office of Sub Registrar in BOOK NO. I, VOLUME NO.649, ON PAGES 453 to 552, REGISTRATION NO. 5419-5420, DATED 01.08.2005.
- Possession Letter No. Noida CCD-IV/2005/959 dated 13.08.2005 issued by Noida in favour of the M/s Chambal Tradings Pvt. Ltd.
- Memorandum and Article of Association of M/s Chambal Tradings Pvt. LTD.
- Registration Certificate of M/s Chambal Tradings Pvt. Ltd.

## Part III- FLOW OF TITLE DEED

- WHEREAS the demised plot was acquired by Noida under Land Acquisition Act, 1894 for setting up of an urban and industrial township.
- AND WHEREAS vide Lease Deed dated 01.08.2005 duly executed by New Okhla Industrial Development Authority in favour of M/s Chambal Tradings Pvt. Ltd., duly registered in the office of Sub Registrar in BOOK NO. I, VOLUME NO.649, ON PAGES 453 to 552, REGISTRATION NO. 5419-5420, DATED 01.08.2005 the land was transferred in favour of M/s Chambal Tradings Pvt. Ltd. on Lease hold Basis.
- AND WHEREAS the said Plot stands in the name of M/s Chambal Tradings Pvt. Ltd. in the records of office of Sub-Registrar-1, Noida and the company is the absolute owner of the said plot as on date.

Undersigned hereby certify that the registration particulars-number, date and page particulars etc., as shown in the copy of title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar. I further certify that the photograph of previous owners and of the M/s Chambal Tradings Pvt. Ltd., affixed / seen in the title deed tally with records of registration office as well as certified copy of the title deed.



#### Part IV - NON ENCUMBRANCE CERTIFICATE

This is to certify that on 26.08.2021, undersigned have made the search in the records of Sub-Registrar, Noida, for the years 1992 to 2021. That it is certified that on the basis of documents provided/available and perused thereupon the property mentioned in Part I of the opinion found to be free from all encumbrances, lien, charge and mortgage etc. The inspection receipt issued by the office of Sub-Registrar, Noida towards the inspection fee is enclosed here with. Copy of Non Encumbrance Certificate is also attached with this report.

#### Part IV - SEARCH IN REVENUE RECORDS

The property/plot stands in the name of M/s Chambal Tradings Pvt. Ltd. in the revenue record of Noida Authority and which is the absolute owner of the said plot as on date.

#### Part V - SEARCH FOR LEGAL DISPUTE/CASE

That on search through web portals of High Court of Judicature at ALLAHABAD and District Court, Gautam Budh Nagar, for the period 2010 to till date NO suit/complaint/plaint/case/dispute have found with respect to the aforesaid property.

This is the end of Report



(MANOJ MITTAL)

ADVOCATE

Enrolment No. D/668/95



Enclosure:

- Receipt No. 2021146015775 dated 26.08.2021 for inspection of property chain for the Years 1992 to 2021 issued by Sub-Registrar-I, Noida, U.P.
- Certified copy dated of Title Deed of the aforesaid property issued by the office of Sub-Registrar-I, Noida.

- Layout plan of the property.
- Photograph of the property taken on dated 25.06.2021.



## भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम

क्रम संख्या 2021146015776

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 26/08/2021

प्रस्तुतकर्ता या प्रार्थी का नाम मनोज मित्तल एड

लेख का प्रकार: भार प्रमाण 2010 वर्ष से 2021 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुछ्तार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग	150
शुल्क वसूल करने का दिनांक	26/08/2021
दिनांक जब लेख प्रतिलिपि या तलाश	26/08/2021

प्रमाण पत्र वापस करने के लिए तैयार किया  
 रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

**SUB REGISTRAR - I  
 NOIDA (G. B. NAGAR)**

original receipt will be  
 provided with cashied  
 copies Manoj



## भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम

क्रम संख्या 2021146015775

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 26/08/2021

प्रस्तुतकर्ता या प्रार्थी का नाम मनोज मित्तल एड

लेख का प्रकार: मुआयना 1992 वर्ष से 2021 वर्ष तक

## प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुक़्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 26/08/2021

दिनांक जब लेख प्रतिलिपि या तलाश 26/08/2021

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

**SUB REGISTRAR - I**  
**NOIDA (G. B. NAGAR)**





North view of Property / Plot  
No. A-37/A-38

*Manoj*



South view of Plot No. A-37/A-38

*Manoj*





EAST view of Plot NO. A-374-A-38

*Manoj*  
MANOJ MITTAL  
ENRL-NO.  
D/668/95  
ADVOCATE



West view of Plot NO. A-37/A-38

*Manoj*  
MANOJ MITTAL  
ENRL-NO.  
D/668/95  
ADVOCATE