

**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**

**e-Stamp**

Signature:   
ACC Name :- VIJAY PAL ACC Code :- UP14011604  
ACC Address :- SECTOR 32 NOIDA Mobile :- 9136797207  
License No :- 15075-18 Tehsil & District :- Gautam Buddha Nagar

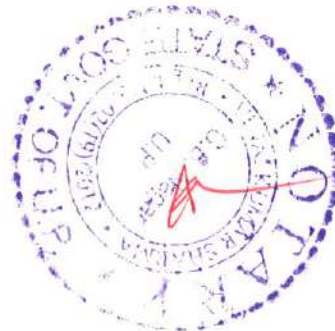
**C**ertificate No. : IN-UP46039291552290T  
**C**ertificate Issued Date : 27-Aug-2021 02:20 PM  
**A**ccount Reference : NEWIMPACC (SV)/ up14011604/ GAUTAMBUDDH NAGAR 1/ UP-GBN  
**U**nique Doc. Reference : SUBIN-UPUP1401160480783793116533T  
**P**urchased by : Nikhil Kumar Anand  
**D**escription of Document : Article 4 Affidavit  
**P**roperty Description : FOR BOOKING AND SALES  
**C**onsideration Price (Rs.) :  
**F**irst Party : Nikhil Kumar Anand  
**S**econd Party : Not Applicable  
**S**tamp Duty Paid By : Nikhil Kumar Anand  
**S**tamp Duty Amount(Rs.) : 100  
(One Hundred only)



.....Please write or type below this line.....

For Anand Habitat Infrastructure Pvt. Ltd.

  
Authorised Signatory



27 AUG 2021

**FOR BOOKING AND SALES**

That I/Nikhil Anand director of Anand Habitat Infrastructure Private Limited being promoter of the project Capitol avenue declare that there is no booking/sales for the latest date and there is no other project is registered in RERA on the same PLOT BEARING No. A-37 and A-38 situated at Sector-62, Noida, District GautamBudh Nagar, U.P. as proposed for this project.

  
Deponent

**Verification**

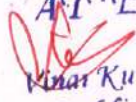
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this day of 27th- Aug-2021

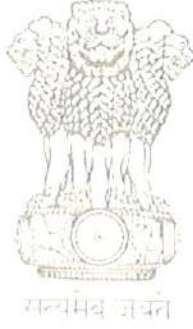
  
Deponent

For Anand Habitat Infrastructure Pvt. Ltd.  
  
Authorised Signatory




**ATTESTED**  
  
Nikhar Kumar Sharma  
Public Notary  
Noida (G. B. Nagar) U.P.

**27 AUG 2021**

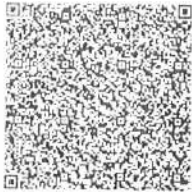


**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**

**e-Stamp**

Signature:   
ACC Name :- VIJAY PAL, ACC Code :- UP14011604  
ACC Address :- SECTOR 32 NOIDA Mobile :- 9136797207  
License No :- 153/15-1e Tahsil & District :- Gautam Buddh Nagar (G)

Certificate No. : IN-UP46034828532692T  
Certificate Issued Date : 27-Aug-2021 02:19 PM  
Account Reference : NEWIMPACC (SV)/ up14011604/ GAUTAMBUDDH NAGAR 1/ UP-GBN  
Unique Doc. Reference : SUBIN-UPUP1401160480773690852098T  
Purchased by : Nikhil Kumar Anand  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : Nikhil Kumar Anand  
Second Party : Not Applicable  
Stamp Duty Paid By : Nikhil Kumar Anand  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



.....Please write or type below this line.....

For Anand Habitat Infrastructure Pvt. Ltd.

  
Authorized Signatory



27 AUG 2021

Form — RA1

**Affidavit for Bank Accounts of Project**

To,  
Uttar Pradesh Real Estate Regulatory Authority,  
RajyaNiyojanSansthan,Naveen Bhavan,  
Kalakankar House Road, Old Hyderabad,  
Lucknow, Uttar Pradesh 226007.

**Sub: Affidavit / Declaration for Bank Accounts for the project "Capitol Avenue"**

I, **Nikhil Kumar Anand**, duly authorized by **M/s Anand Habitat Infrastructure Pvt Ltd.**, promoter of the Proposed project, do hereby solemnly declare, undertake and state that the following bank accounts have been opened for the project "Capitol Avenue".

I also undertake that any secured / unsecured project finance availed for the project will be deposited in the separate account only.

	<b>Collection Account</b>	<b>Separate Account</b>	<b>Transaction Account</b>
Name on Account	Anand Habitat Infrastructure Pvt Ltd Collection A/c for Capitol Avenue	Anand Habitat Infrastructure Pvt Ltd Separate A/c for Capitol Avenue	Anand Habitat Infrastructure Pvt Ltd Transaction A/c for Capitol Avenue
Account Number	921020032377811	921020029675302	921020034633995
Bank Name	Axis Bank Ltd	Axis Bank Ltd	Axis Bank Ltd
Branch Name	Sector-62, Noida	Sector-62, Noida	Sector-62, Noida
Branch Address	GRD Floor office No-01, Tower A Lobe-05, Plot No-41, The Corenthum, Sector 62 Noida-201301	GRD Floor office No-01, Tower A Lobe-05, Plot No-41, The Corenthum, Sector 62 Noida-201301	GRD Floor office No-01, Tower A Lobe-05, Plot No-41, The Corenthum, Sector 62 Noida-201301
IFSC code	UTIB0000723	UTIB0000723	UTIB0000723

For Anand Habitat Infrastructure Pvt. Ltd.

  
Deponent  
Authorised Signatory

**Verification**

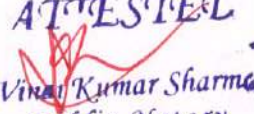
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at NOIDA on this 27<sup>th</sup> day of Aug, 2021.

For Anand Habitat Infrastructure Pvt. Ltd.

  
Deponent  
Authorised Signatory



**ATTESTED**  
  
Vinay Kumar Sharma  
Public Notary  
Noida (G.B. Nagar) U.P.  
27 AUG 2021



# LEGAL ANGLE

Advocates & Consultants

506, Nipun Tower, Karkardooma, Community Centre, Vikas Marg Extn. Delhi-110092.

ENo.D/668/95 Email: legalangle95@gmail.com Phone No. 8800002499

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. मुक़्तार 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 copies cashed  
 Manoj*



## भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम

क्रम संख्या 2021146015775

गौतम बूढ़ 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. मूळतार 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

**FOR BOOKING AND SALES**

That I/Nikhil Anand director of Anand Habitat Infrastructure Private Limited being promoter of the project Capitol avenue declare that there is no booking/sales for the latest date and there is no other project is registered in RERA on the same PLOT BEARING No. A-37 and A-38 situated at Sector-62, Noida, District GautamBudh Nagar, U.P. as proposed for this project.

  
Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this day of 27th- Aug-2021

  
Deponent

For Anand Habitat Infrastructure Pvt. Ltd.  
  
Authorised Signatory



**ATTESTED**  
  
Anur Kumar Sharma  
Public Notary  
Noida (G. B. Nagar) U.P.

**27 AUG 2021**