

SAMANVAYA

SAMANVAYA LAW & PARTNERS

H-113, SECTOR-63, NOIDA-201301
Tel: +91-120-6870799 Mobile: +91-9311579975 E-mail: office@samanvayalaw.com
www.samanvayalaw.com

CERTIFICATE OF NON- ENCUMBRANCE

- I. I, **Shikhar Garg**, Advocate having more than 10 years of experience, have examined the following title deed(s) and other document(s) of the property bearing Plot no. GH-05, admeasuring 26,000.00 Square Meters, allotted under the Scheme BRS-01/2014-15 and situated at Sector-12, Greater Noida, Gautam Buddha Nagar-201306, Uttar Pradesh, India (for short, “**scheduled premise**”) belonging to LA Buildtech Private Limited [Special Purpose Company comprising of (i) Operation Tourz Private Limited (Lead Member having 80% shareholding), and (ii) ATS Infrastructure Limited (Relevant Member having 20% shareholding)]:
- a. Copy of the Allotment letter bearing no. PROP/BRS-01/2014-15/1471 dated 15.07.2014.
 - b. Copy of the Lease Deed dated 06.02.2015 duly registered on 06.02.2015 vide Registration No. 2797 in Book No.1 Volume No. 17588 on Page No. 297 to 328 before Sub-Registrar-Sadar, Gautam Buddha Nagar and duly executed by Greater Noida Industrial Development Authority in favour of LA Buildtech Private Limited for 90 years from 06.02.2015.
 - c. Copy of Map of the scheduled premise.
 - d. Copy of the Possession Certificate bearing no. BRS/2015/386 dated 09.02.2015.
 - e. Copy of Master Data of LA Buildtech Private Limited.
 - f. Copy of Master Data of ATS Infrastructure Limited.
- II. In my opinion, the aforesaid documents of title are valid evidence of right, title and interest. **I do not find anything adverse which prevent the title holders of the scheduled premise from registration in RERA** since the flow of title and interest of the scheduled premise in the name of LA Buildtech Private Limited **is non-encumbered, absolute, and clear.**
- III. Further, I have examined the documents in details, taking into account the other Revenue factors. I do not find anything adverse which prevent the title holders of the scheduled premise from RERA registration.

SAMANVAYA

LAW & PARTNERS

SAMANVAYA LAW & PARTNERS

H-113, SECTOR-63, NOIDA-201301

Tel: +91-120-6870799 Mobile: +91-9311579975 E-mail: office@samanvayalaw.com
www.samanvayalaw.com

- IV. It is to be confirmed that the title document which were herein provided and produced were executed, stamped and registered in accordance with the law. They have the effect of conveying lawful title in favour of LA Buildtech Private Limited.
- V. It is further certified that the scheduled premise is not subject matter of any attachment or any process of court nor or they or any of them is the subject matter of any litigation pending before any court of law.

Yours truly,

FOR SAMANVAYA LAW & PARTNERS

Shikhar Garg

Digitally signed by Shikhar
Garg
Date: 2024.07.30 18:31:13
+05'30'

SHIKHAR GARG

[Advocate]

Dated: 30.07.2024

For Samanvaya Law & Partners

Partner