

# SAMANVAYA

## SAMANVAYA LAW & PARTNERS

H-113, SECTOR-63, NOIDA-201301  
17<sup>TH</sup> FLOOR, SPACES MAX TOWERS, SECTOR-16B, NOIDA-201301  
Tel: +91-120-6870799 Mobile: +91-9311579975 E-mail: [office@samanvayalaw.com](mailto:office@samanvayalaw.com)  
[www.samanvayalaw.com](http://www.samanvayalaw.com)

### CERTIFICATE OF NON-ENCUMBRANCE

- 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-P-05 at TS-02/A, admeasuring 26,310.458 Square Meters, and situated at Sector-22D, Yamuna Expressway Industrial Development Area, Gautam Buddha Nagar-201306, Uttar Pradesh, India (for short, "**scheduled premise**") belonging to Ajay Realcon India Private Limited:
- a. Copy of the Deed of Sub-Lease dated 30.05.2014 is duly executed by and between Yamuna Expressway Industrial Development Authority and ATS Realty Private Limited and Ajay Realcon India Private Limited.
  - b. Copy of the Master Data of Ajay Realcon India Private Limited.
  - c. Copy of the Master Data of ATS Realty Private Limited.
  - d. Copy of the letter dated 29.12.2023 issued by Yamuna Expressway Industrial Development Authority to Ajay Realcon India Private 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 property in the name of Ajay Realcon India 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.
- 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 Ajay Realcon India 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: 2024.01.19 16:59:45  
+05'30'

**SHIKHAR GARG**

[Advocate]

Dated: 19.01.2024

For Samanvaya Law & Partners

Partner

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### 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. P-06 at TS-02A, admeasuring 18,130.050 Square Meters, and situated at Sector-22D, Yamuna Expressway Industrial Development Area, Gautam Buddha Nagar-201306, Uttar Pradesh, India (for short, "**scheduled premise**") belonging to Ajay Realcon India Private Limited:
- a. Copy of the Deed of Sub-Lease dated 04.11.2020 is duly executed by and between Yamuna Expressway Industrial Development Authority and ATS Realty Private Limited and Ajay Realcon India Private Limited.
  - b. Copy of the Master Data of Ajay Realcon India Private Limited.
  - c. Copy of the Master Data of ATS Realty Private Limited.
  - d. Copy of the letter dated 29.12.2023 issued by Yamuna Expressway Industrial Development Authority to Ajay Realcon India Private 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 property in the name of Ajay Realcon India 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.
- 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 Ajay Realcon India 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: 2024.01.19 17:01:19 +05'30'

SHIKHAR GARG  
[Advocate]  
Dated: 19.01.2024

For Samanvaya Law & Partners

Partner