CERTIFICATE OF NON-ENCUMRANCE

I.   I, **Shikhar Garg,** Advocate having more than 10 years of experience, have examined the following title deed and other documents of the property bearing Plot no. A-107, admeasuring 20,000.00 square meters, situated at Sector 153, Noida, District-Gautam Buddha Nagar-201301, Uttar Pradesh, India (for short, "**scheduled premise**") belonging to Jam Vision Tech Private Limited:

   a. Copy of the Lease Deed dated 01.06.2022 executed by and between New Okhla Industrial Development Authority and Jam Vision Tech Private Limited.
   b. Copy of the Master Data of Jam Vision Tech 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 Jam Vision Tech 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 Jam Vision Tech 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: 2023.05.12 15:13:28
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SHIKHAR GARG
[Advocate]