

SAMANVAYA

SAMANVAYA LAW & PARTNERS

H-113, SECTOR-63, NOIDA-201301

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

www.samanvavalaw.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. TS-1B, admeasuring 2,75,419.44 Square Meters, allotted under the Scheme Code YEA-RT-03 and situated at Sector-22D, Yamuna Expressway Industrial Development Area, Gautam Buddha Nagar-201306, Uttar Pradesh, India (for short, "scheduled premise") belonging to Logix Buildestate Private Limited:
- Copy of the Allotment letter bearing no. Letter No. /YEA/RT/94/2011 dated 11.05.2011.
 - Copy of the Possession Certificate bearing no. YEA/Sampatti/216/2012 dated 03.12.2012.
 - Copy of the Lease Deed 26.11.2012 duly registered on 11.07.2013 vide Registration No. 17238 in Book No.1 Volume No. 13707 on Page No. 323 to 368 before Sub-Registrar-Sadar, Gautam Buddha Nagar and duly executed by Yamuna Expressway Industrial Development Authority in favour of Logix Buildestate Private Limited for 90 years from 26.11.2012.
 - Copy of the Correction Deed dated 18.02.2014 duly registered on 18.02.2014 vide Registration No. 5478 in Book No.1 Volume No. 15154 on Page No. 321 to 330 before Sub-Registrar-Sadar, Gautam Buddha Nagar and duly executed between Yamuna Expressway Industrial Development Authority and Logix Buildestate Private Limited to the Lease Deed 26.11.2012 duly registered on 11.07.2013.
 - Copy of the Surrender Lease Deed dated 18.01.2018 duly registered on 20.01.2018 vide Registration No. 1916 in Book No.1 Volume No. 26415 on Page No. 1 to 18 before Sub-Registrar-Sadar, Gautam Buddha Nagar and duly executed by Logix Buildestate Private Limited in favour of Yamuna Expressway Industrial Development Authority.
 - Copy of Master Data of Logix Buildestate 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 premise in the name of Logix Buildestate Private Limited **is non-encumbered, absolute, and clear.**

SAMANVAYA

SAMANVAYA LAW & PARTNERS

H-113, SECTOR-63, NOIDA-201301

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

- 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 Logix Buildestate 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: 2024.06.01 15:29:56
+05'30'

SHIKHAR GARG

[Advocate]

Dated: 01.06.2024

For Samanvaya Law & Partners

Partner