

Non-Disclosure Agreement

This Non-Disclosure Agreement (the "Agreement") is entered into on **3rd November 2023**, the "Effective Date", by and between:

JN Investment Partners Ltd, a company registered under the laws of the United Kingdom, with its principal office located at 11 Goldfinch Road, Stourbridge, England, DY9 7HX, hereinafter referred to as the "Disclosing Party" or "JN Investment Partners Ltd",

and

Mohamed Ansar Mohamed Wazeer, with an address at **562/45/A Orchard Watta, Nittambuwa, Zip Code - 11880, Sri Lanka**, hereinafter referred to as the "Receiving Party".

Collectively, the Parties shall be referred to as the "Parties."

Background:

The Disclosing Party, JN Investment Partners Ltd, possesses certain confidential information, including but not limited to ideas, concepts, and plans related to "The Property Calculator", (the "Confidential Information").

The Receiving Party desires to receive and consider the Confidential Information for the purpose of evaluating potential collaboration or engagement.

Agreement:

In consideration of the disclosure of the Confidential Information by the Disclosing Party to the Receiving Party, the Parties hereby agree as follows:

1. **Confidentiality:** The Receiving Party shall keep all Confidential Information, including information related to "The Property Calculator," strictly confidential and shall not disclose, directly or indirectly, any Confidential Information to any third party without the prior written consent of the Disclosing Party.
2. **Use of Confidential Information:** The Receiving Party shall use the Confidential Information solely for the purpose of evaluating potential collaboration or engagement with the Disclosing Party and shall not use the Confidential Information for any other purpose, including but not limited to the development or creation of a tool or product similar to "The Property Calculator" using the same code or ideas.
3. **Protection of Confidential Information:** The Receiving Party shall take all reasonable measures to protect the confidentiality of the Confidential Information and prevent any unauthorised use or disclosure.
4. **Return of Information:** Upon the written request of the Disclosing Party or upon termination of discussions between the Parties, the Receiving Party shall promptly

return or destroy all Confidential Information and any copies, notes, or materials containing or referring to the Confidential Information.

5. Duration: This Agreement shall remain in effect for a period of 100 years from the Effective Date.
6. Remedies: The Parties agree that any breach of this Agreement may cause irreparable harm to the Disclosing Party, and as such, the Disclosing Party shall be entitled to seek injunctive relief and other equitable remedies in addition to any other remedies available at law.
7. Entire Agreement: This Agreement contains the entire agreement between the Parties concerning the Confidential Information related to "The Property Calculator" and supersedes all prior and contemporaneous agreements and understandings, whether oral or written.
8. Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the United Kingdom.

IN WITNESS WHEREOF, the Parties hereto have executed this Non-Disclosure Agreement as of the Effective Date.

Disclosing Party: JN Investment Partners Ltd

By: Nayan Batta

Company: JN Investment Partners Ltd

Signature: _____

Dated: **3rd November 2023**

Receiving Party: **Mohamed Ansar Mohamed Wazeer**

Signature: _____

Printed Name: Mohamed Ansar Mohamed Wazeer

Dated: 3rd November 2023