

GAJENDER TANWAR

ADVOCATE

ENROL NO. P/3115/2008

GT/JMS/15/2025

22.12.2025

TITLE SEARCH REPORT & ENCUMBRANCE CERTIFICATE

RE: TITLE SEARCH IN RESPECT OF RESIDENTIAL FLOORS IN RESIDENTIAL PHASE OF INDUSTRIAL PLOTTED COLONY PLOTS IN SECTOR M-9 M-10, M-13 & M-14 OF MANESAR UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME, GURUGRAM MANESAR URBAN COMPLEX BY "JMS GROUP THE MAJESTIC HOMES" SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE BANS HARIA AND BANS KHUSLA, TEHSIL HARSARU, DISTRICT GURUGRAM

1. **OWNER & SUBJECT PROPERTY:**

M/S JMS INFRA BUILD PRIVATE LIMITED HAVING ITS REGISTERED OFFICE AT PLOT NO.2380-SP, SECTOR-46, GURUGRAM BEING OWNER OF 17 PLOTS (LIST ENCLOSED AS SCHEDULE-A) RESIDENTIAL FLOORS IN RESIDENTIAL PHASE OF INDUSTRIAL PLOTTED COLONY PLOTS IN SECTOR M-9 M-10, M-13 & M-14 MANESAR URBAN COMPLEX BY "JMS GROUP THE MAJESTIC HOMES" SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE BANS HARIA AND BANS KHUSLA, TEHSIL HARSARU, DISTRICT GURUGRAM WANT THE VERIFICATION OF TITLE OF THE SAID PROPERTY, HERINAFTER CALLED "THE SUBJECT PROPERTY".

2. **SCOPE AND PURPOSE OF THE DUE DILIGENCE EXERCISE:**

The scope of the present exercise is to carry out a legal due diligence for Independent Residential Floors to build Residential Floors on 17 Plots in Sector M-9, M-10, M-13 & M-14 Manesar Urban Complex, within the revenue estate of village Bans Haria and Bans Khusla, Tehsil Harsaru, District Gurugram, Haryana supplied by the owner in order to ascertain the legality and validity of the title documents and to identify any defects/ shortcoming in title and likely risk in proceeding further for project "JMS GROUP THE MAJESTIC HOMES".


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Documents supplied by owner for scrutiny:

In order to enable the said due diligence process, the owner has supplied photocopies of following documents for perusal of 17 plots (List Enclosed as Schedule-A).

- a) Scanned Copy Allotment letter issued by Worldwide Resorts and Entertainment Pvt. Ltd. in favour of M/S JMS Infra Build Pvt. Ltd. in the plotted colony of 17 plots dated 30.09.2025.
- b) Scanned Copy Plot Buyer Agreement of 17 plots executed by Worldwide Resorts and Entertainment Pvt. Ltd. in favour of M/S JMS Infra Build Pvt. Ltd. of 17 plots.
- c) Scanned Copy Conveyance Deed executed by Worldwide Resorts and Entertainment Pvt. Ltd. in favour of M/S JMS Infra Build Pvt. Ltd. of 17 plots registered before the Sub-Registrar, Harsaru, Gurugram as per the list enclosed.
- d) Scanned Copy Possession letter dated 30.09.2025 executed by Worldwide Resorts and Entertainment Pvt. Ltd. in favour of M/S JMS Infra Build Pvt. Ltd. of 17 plots enclosed herewith.
- e) Scanned copy of the HERO HOUSING FINANCE LIMITED forwarding loan for an amount of Rs.34 Crores to M/S JMS Infra Build Pvt. Ltd.
- f) That the Promoter M/S JMS Infra Build Pvt. Ltd. is registering Independent Residential Floors bearing License no. 136 of 2022 dated 08.09.2022, that is also RERA registered vide RC/REP/HARERA/GGM/625/357/2022/100 dated 14.11.2022 further granted extension vide RC/EXT./2025/13 dated 20.03.2025. Project under name as "JMS GROUP THE MAJESTIC HOMES" is having 68 Independent Residential Floors on 17 plots in Sector M-9, M-10, M-13 & M-14 Manesar, Gurugram Manesar Urban Complex, within the revenue estate of village Bans Haria and Bans Khusla, Tehsil Harsaru, District Gurugram, Haryana.



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BREIF DETAIL OF PROPERTY AND THE LICENSE FOR THE PROJECT THE NATION:

On the examination of the Scanned/photocopies of the above mentioned documents, verification and inspection of the records it is revealed that M/S JMS Infra Build Pvt. Ltd. is owner in possession of 17 plots (List Enclosed as Schedule-A) in Sector M-9 and M-10, Manesar, Gurugram Manesar Urban Complex, within the revenue estate of village Bans Haria and Bans Khusla, Tehsil Harsaru, District Gurugram, Haryana.

On the examination of the Scanned/photocopies of the above mentioned documents, verification and inspection of the records it is revealed that M/S JMS Infra Build Pvt. Ltd. is owner in possession of the 17 plots as per the list enclosed as Schedule-A and they have encumbrance of Rs.34 Crores on the said properties of HERO HOUSING FINANCE LIMITED.

Conclusion:

On the basis of above analysis of the documents, it appears that the total subject property 17 plots (list enclosed as Schedule-A) the license & RERA have been approved as per record.



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SCHEDULE-A

S. No.	Plot No.	Vasika No.	Dated
1	D-284	9660	30.09.2025
2	D-285	9679	30.09.2025
3	D-286	9681	30.09.2025
4	D-287	9677	30.09.2025
5	D-288	9675	30.09.2025
6	D-307	9680	30.09.2025
7	D-308	9674	30.09.2025
8	D-309	9668	30.09.2025
9	D-310	9666	30.09.2025
10	D-311	9689	30.09.2025
11	D-312	9688	30.09.2025
12	D-313	9691	30.09.2025
13	D-314	9686	30.09.2025
14	D-315	9685	30.09.2025
15	D-316	9683	30.09.2025
16	D-317	9664	30.09.2025
17	D-318	9662	30.09.2025



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