

WITHOUT PREJUDICE

To,
The Haryana Real Estate Regulatory Authority
PWD Guest House, Old Railway Road, Civil Line,
Gurugram, Haryana-122001.

Date: 03rd December 2025

Subject: No Objection Certificate and Confirmation of Charge/Mortgage of Hero Housing Finance Limited (HHFL) charge/mortgage over the Project "JMS Group The Majestic Homes" Among other securities for Loan amount of Rs. 34.00 Crores against 17 Plots (68 Floors).

Dear Sir/Ma'am,

We, Hero Housing Finance Limited, a company incorporated under the provisions of the Companies Act, 2013 and registered with the Reserve Bank of India as Housing Finance Company and regulated by National Housing Bank / Reserve Bank of India and having its registered office at 9, Community Centre, Basant Lok, Vasant Vihar, New Delhi, Delhi, 110057, (hereinafter referred to as "HHFL") hereby state as follows:-

JMS Infra Build Private Limited, (PAN: AAFJ2890M) having its Registered office at Plot No. 2380-SP, Sector-46, Gurgaon, Haryana-122001 ("**Borrower**") has availed financial assistance from HHFL for its project of 68 independent Floors on 17 Plots forming part of the Project "**JMS Group The Majestic Homes**". In order to secure the said financial assistance, the Borrower has created first and exclusively charge/mortgaged over the mortgaged properties (as specified in Schedule I) by way of:

- i) Memorandum of Deposit of Title Deeds dated 29th September 2025 and DOH dated 24th September 2025; and
- ii) Registered Mortgage Deed dated 24 Oct 2025

for a total sanctioned amount of INR 34 Crores, against 68 Floors on 17 Plots, more particularly detailed in Annexure-I

As per the terms and conditions of General Terms and Conditions Agreement dt. 24th September 2025 read with Schedule of Terms dt. 24th September 2025, the Borrower is required to obtain prior written NOC/consent from Lender for sale/transfer of any units/flats/shops of Project "JMS Group The Majestic Homes" (68 Floors on 17 Plots mortgaged to HHFL) and to deposit all receivables related to such units in the Designated Escrow Account of Project in accordance with Escrow Agreement dt. 29th November 2025 HHFL's charge/mortgage over the respective units shall stand released **only upon** (i) deposit of the entire receivables from the concerned unit(s) into the Designated Escrow Account, and (ii) repayment of all outstanding dues under the financial assistance.

The Consent Letter is strictly conditional upon the Borrower on Obtaining all requisite approvals, permissions and complying with all applicable legal and contractual provisions. In the event of any non-compliance or default, this Consent Letter shall stand withdrawn with retrospective effect and, without prejudice to any other right available to HHFL under law, the Borrower shall indemnify and keep us indemnity against any loss, damage, charges, cost or expenses, including all legal cost, that we may incur due to the Proposed Transaction and/or any non-compliance or default committed thereunder.

We have received request letter/mail from Borrower dt. 21st November 2025, seeking issuance of No Objection/Consent Letter in favour of the Haryana Real Estate Regulatory Authority, confirming that the mortgaged properties/plots/units shall be released upon receipt of the **entire sale consideration** from

Hero Housing Finance Ltd.

Registered Address: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057

Toll Free No.: 1800 212 8800, **Email:** customer.care@herohfl.com

Website: www.herohousingfinance.com | **CIN:** U65192DL2016PLC301481



the homebuyers in the Designated Escrow Account and payment of all outstanding dues under the financial assistance.

Basis on request letter submitted by Borrower, we, the Lender, hereby confirm that:

1. The Borrower is obligated to obtain no objection certificate from us prior to the sale or transfer of any Unit at the time of execution of the agreement for sale/transfer of such Unit.
2. Upon the purchaser/allottee of any Unit in the Borrower's Project "JMS Group The Majestic Homes" depositing the entire sale proceeds pertaining to such Unit into the Master Escrow Account of the Project, the allottee/purchaser shall not have any liability towards the loan outstanding of the Borrower or the Project. Thereafter, the Borrower shall be entitled to execute the Conveyance Deed for the said Unit in favour of the allottee/purchaser without requiring any further permission from the Lender.
3. Upon the Occurrence of the Event of Default under the Loan documents, we will not object to or restrict the ability of Borrower to Execute the necessary Conveyance Deed for sale of the particular Unit in favour of the Allottee/Purchaser of Borrower Project "JMS Group The Majestic Homes", provided that the purchaser of any Unit in the Borrower Project "JMS Group The Majestic Homes" has deposited the entire sale proceeds in Escrow Account (as per relevant Agreement to Sell/Builder Buyer Agreement executed with such Allottee) pertaining to such Unit.

Thanks & Regards,

For and on behalf
Hero Housing Finance Limited

Authorized Signatory



SCHEDULE

Annexure I

DETAILS OF THE PROJECT "JMS Group The Majestic Homes"

PART A: DETAILS OF PROJECT

Residential Low-Rise Units/Independent Floors being developed by the Borrower on Security Plots consisting of **68 Independent Units**, referred to as "**Independent Floors**".

DETAILS OF UNITS

S. No.	Plot no	Unit no	Status	Plot Area (Sq. yds)	Saleable area (Sq. ft)
1	D284	1F-D284	Unsold	175.23	2,012.00
2	D284	2F-D284	Unsold		2,027.00
3	D284	3F-D284	Unsold		2,082.00
4	D284	4F-D284	Unsold		2,337.00
5	D285	1F-D285	Unsold	175.23	2,012.00
6	D285	2F-D285	Unsold		2,027.00
7	D285	3F-D285	Unsold		2,082.00
8	D285	4F-D285	Unsold		2,337.00
9	D286	1F-D286	Unsold	175.23	2,012.00
10	D286	2F-D286	Unsold		2,027.00
11	D286	3F-D286	Unsold		2,082.00
12	D286	4F-D286	Unsold		2,337.00
13	D287	1F-D287	Unsold	175.23	2,012.00
14	D287	2F-D287	Unsold		2,027.00
15	D287	3F-D287	Unsold		2,082.00
16	D287	4F-D287	Unsold		2,337.00
17	D288	1F-D288	Unsold	175.23	2,012.00
18	D288	2F-D288	Unsold		2,027.00
19	D288	3F-D288	Unsold		2,082.00
20	D288	4F-D288	Unsold		2,337.00
21	D307	1F-D307	Unsold	175.23	2,012.00
22	D307	2F-D307	Unsold		2,027.00
23	D307	3F-D307	Unsold		2,082.00
24	D307	4F-D307	Unsold		2,337.00
25	D308	1F-D308	Unsold	175.23	2,012.00
26	D308	2F-D308	Unsold		2,027.00
27	D308	3F-D308	Unsold		2,082.00
28	D308	4F-D308	Unsold		2,337.00
29	D309	1F-D309	Unsold	175.23	2,012.00
30	D309	2F-D309	Unsold		2,027.00
31	D309	3F-D309	Unsold		2,082.00
32	D309	4F-D309	Unsold		2,337.00
33	D310	1F-D310	Unsold	175.23	2,012.00



34	D310	2F-D310	Unsold		2,027.00
35	D310	3F-D310	Unsold		2,082.00
36	D310	4F-D310	Unsold		2,337.00
37	D311	1F-D311	Unsold	175.23	2,012.00
38	D311	2F-D311	Unsold		2,027.00
39	D311	3F-D311	Unsold		2,082.00
40	D311	4F-D311	Unsold		2,337.00
41	D312	1F-D312	Unsold	175.23	2,012.00
42	D312	2F-D312	Unsold		2,027.00
43	D312	3F-D312	Unsold		2,082.00
44	D312	4F-D312	Unsold		2,337.00
45	D313	1F-D313	Unsold	175.23	2,012.00
46	D313	2F-D313	Unsold		2,027.00
47	D313	3F-D313	Unsold		2,082.00
48	D313	4F-D313	Unsold		2,337.00
49	D314	1F-D314	Unsold	175.23	2,012.00
50	D314	2F-D314	Unsold		2,027.00
51	D314	3F-D314	Unsold		2,082.00
52	D314	4F-D314	Unsold		2,337.00
53	D315	1F-D315	Unsold	175.23	2,012.00
54	D315	2F-D315	Unsold		2,027.00
55	D315	3F-D315	Unsold		2,082.00
56	D315	4F-D315	Unsold		2,337.00
57	D316	1F-D316	Unsold	175.23	2,012.00
58	D316	2F-D316	Unsold		2,027.00
59	D316	3F-D316	Unsold		2,082.00
60	D316	4F-D316	Unsold		2,337.00
61	D317	1F-D317	Unsold	175.23	2,012.00
62	D317	2F-D317	Unsold		2,027.00
63	D317	3F-D317	Unsold		2,082.00
64	D317	4F-D317	Unsold		2,337.00
65	D318	1F-D318	Unsold	175.42	2,012.00
66	D318	2F-D318	Unsold		2,027.00
67	D318	3F-D318	Unsold		2,082.00
68	D318	4F-D318	Unsold		2,337.00
	Total			2,979.17	1,43,786.00

