

# GAJENDER TANWAR

ADVOCATE

ENROL NO. P/3115/2008

GT/JMS/1/2024

28.02.2024

## LAND SEARCH REPORT

RE: TITLE SEARCH IN RESPECT OF AGRICULTURE PROPERTY  
SITUATED IN THE REVENUE ESTATE OF VILLAGE WAZIRPUR, TEHSIL  
HARSRU DISTRICT GURUGRAM FOR DEVELOPING AFFORDABLE  
PLOTING

1. OWNER & SUBJECT PROPERTY:

JMS INFRA REALITY PVT. LTD. HAVING ITS REGISTERED OFFICE AT PLOT NO.2380 SP SECTOR-46, GURUGRAM AND CORPORATE OFFICE AT 07<sup>TH</sup> FLOOR, NORTH TOWER, M3M TEE POINT SECTOR-65, GURUGRAM BEING OWNER OF AGRICULTURE PROPERTY SITUATED IN THE REVENUE ESTATE OF VILLAGE WAZIRPUR, TEHSIL HARSARU DISTRICT GURUGRAM WANT THE VERIFICATION OF TITLE OF THE SAID PROPERTY, hereinafter 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 of the Jamabandi's for the year 2021-2022 and Register intkal entries 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 "THE NATION".

Documents supplied by owner for scrutiny:

  
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Advocates  
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In order to enable the said due diligence process, the owner has supplied photocopies of following documents for perusal.

- a) Scanned Copy of Jamabandi of Village Wazirpur, Hadbast No.115, Tehsil Harsaru, Distt. Gurugram for the year 2021-2022 reflecting hand written entry of Rapat no.727/02.06.2023 stating that Khasra No.79// Killa no. 13/2(0-17), 14/2(4-13), 17/1/2(5-5) & 18 (8-0) total 4 kitta admeasuring 18 Kanal 15 Marla of one part vide Intkal No.3321 of sale in favour of M/S JMS Infra Reality Ltd. and license have been issued in this regard.
- b) Entry on second page of jamabandi hand written vide Rapat no.847/19.07.2023 stating that Khasra No.79// Killa no. 13/2(0-17), 14/2(4-13), 17/1/2(5-5) & 18 (8-0) total 4 kitta admeasuring 18 Kanal 15 Marla of one part vide Intkal No.3321 of sale in favour of M/S JMS Infra Reality Ltd. and license have been issued in this regard and the same is valid till 24.05.2028.
- c) Scanned Copy of Jamabandi of Village Wazirpur, Hadbast No.115, Tehsil Harsaru, Distt. Gurugram for the year 2021-2022 in the name of Mayank Yadav S/o Jawahar Singh & Narender Yadav S/o Paras Ram Yadav having ½ share in Khasra no.78//5/2 (3-12) & Khasra No.79// Killa no. ½ (5-11), 2/2 (5-6), 9/1(3-17) & 10/1(1-7) total 5 kitta admeasuring 19 Kanal 13 Marla. There is a hand written note vide Rapat no.847/19.07.2023 stating that Khasra no.78//5/2 (3-12) & Khasra No.79// Killa no. ½ (5-11), 2/2 (5-6), 9/1(3-17) & 10/1(1-7) total 5 kitta admeasuring 19 Kanal 13 Marla of one part Mayank Yadav & Narender Kumar have obtained license and the same is valid till 24.05.2028.
- d) Scanned Copy of Jamabandi of Village Wazirpur, Hadbast No.115, Tehsil Harsaru, Distt. Gurugram for the year 2021-2022 in the name of S.L. Ganpati S/o Sh. S. V. Laxman having ½ share & Smt. Jay Shree Ganpati W/o S.L. Ganpati having ½ share in Khasra No.79// Killa no.13/3(6-9), 14/1(1-11) Kitta 2 total admeasuring 8 Kanal having been sold to M/S JMS Infratech Reality Ltd. and entries to this effect have been made through Intkal no.3322. vide registry no.3860 dated

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05.07.2022. Another hand written entry of Rapat no.727 dated 02.06.2023 vide khasra no. 79// Killa no.13/3(6-9), 14/1(1-11) Kitta 2 total admeasuring 8 Kanal license have been obtained by M/S JMS Infra Reality Ltd.

- e) Scanned Copy of Jamabandi of Village Wazirpur, Hadbast No.115, Tehsil Harsaru, Distt. Gurugram for the year 2021-2022 of Khewat No.5 Min in name M/S JMS Infratech Reality Ltd. having its office at 3<sup>rd</sup> floor Plot No.10, Sector-44, Gurugram having Khasra No. 76// Killa No.17/2(2-12), Killa No.18(8-0), 19(7-12), 20/1(2-6), 21(8-0), 22(7-12), 23(8-0), 24(8-0), 25(8-0), Rect. No.77// Killa no. 25(4-10), Rect. No. 78// Killa no.5/1(2-0), Rect. No. 79// killa no. 1/1(2-9), 2/1(2-6), 3 (8-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0), 13/1(0-14), 14/3(1-16) & 17/1/1(1-3) kitta 22 total measuring land 123 Kanal out of which 110 Kanal 16 Marla is Chahi ( Agricultural) land and (6-10) is New construction and (4-15) is old construction and (0-19) non cultivating land. The present jamabandi is also reflecting hand written entry of Rapat no.847/19.07.2023 stating that Khasra No. 76// Killa No.17/2(2-12), Killa No.18(8-0), 19(7-12), 20/1(2-6), 21(8-0), 22(7-12), 23(8-0), 24(8-0), 25(8-0), Rect. No.77// Killa no. 25(4-10), Rect. No. 78// Killa no.5/1(2-0), Rect. No. 79// killa no. 1/1(2-9), 2/1(2-6), 3 (8-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0), 13/1(0-14), 14/3(1-16) & 17/1/1(1-3) kitta 22 total measuring land 123 Kanal of one part vide Intkal No.3241 of sale in favour of M/S JMS Infra Reality Ltd. and license have been issued in this regard valid till 24.05.2028.
- f) Scanned Copy of Jamabandi of Village Wazirpur, Hadbast No.115, Tehsil Harsaru, Distt. Gurugram for the year 2021-2022 of Khewat No.5 Min in name M/S JMS Infra Reality Pvt. Ltd. having its office at 3<sup>rd</sup> floor Plot No.10, Sector-44, Gurugram having Khasra No.76// Killa No.20/2(5-14), Rectangle no. 77//Killa No.16/1(3-15), kitta 2 total measuring land 9 Kanal 9Marla. The present jamabandi is also reflecting hand written entry of Rapat no.847/19.07.2023 stating that Khasra No. 76// Killa No.20/2(5-14), Rectangle no. 77//Killa No.16/1(3-15), kitta 2 total measuring land 9 Kanal 9Marla of one part vide Intkal No.3242 of sale in favour of M/S JMS Infra Reality Pvt. Ltd. and license have been issued in this regard valid till 24.05.2028.

  
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- g) Copy of Intkal No.3321 in favour of M/S JMS INFRA REALITY Pvt. Ltd. Of Khewat/Khata No. 5/11, 14/33, 35/50 Rect. No.54, Killa No.13/2(0-17), Killa No.14/2 (4-13), 17/1/2 (5-5) 18 (8-0) Kitta 4 total measuring land 18 Kanal 15 Marla and the company is owner vide vasika no. 4653 dated 20.07.2022 and the mutation was sanctioned by AC-II on 01.08.2022.
- h) Copy of Intkal No.3322 in favour of M/S J.M.S. INFRA REALITY Pvt. Ltd. Of Khewat/Khata No. 5/11, 14/33, 35/50 Rect. No.79, Killa No.13/3(6-9), Killa No.14/1(1-11) Kitta 2 total measuring land 8 Kanal and the company is owner vide vasika no. 4653 dated 20.07.2022 and the mutation was sanction by AC-II on 01.08/2022.
- i) Copy of Intkal No.3241 in favour of M/S JMS INFRA REALITY Pvt. Ltd. in Khata/Khewat No.5/13, Rectangle no.76// Killa No.17/2(2-12), Killa No.18(8-0), 19(7-12), 20/1(2-6), 21(8-0), 22(7-12), 23(8-0), 24(8-0), 25(8-0), Rect. No.77// Killa no. 25(4-10), Rect. No. 78// Killa no.5/1(2-0), Rect. No. 79// killa no. 1/1(2-9), 13/1(0-14), 14/3(1-16), 17/1/1(1-3), 2/1(2-6), 3 (8-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0) kitta 22 total measuring land 123 Kanal and the company is owner vide vasika no.3931/1 dated 06.09.2021 and the mutation was sanction by AC-II on 09.09.2021.
- j) Copy of Intkal No.3242 in favour of M/S JMS INFRA REALITY Pvt. Ltd. in Khata/Khewat No.5/8, Rectangle no. 76// Killa No. 20/2(5-14) // Rectangle no. 77// Killa no. 16/1(3-15) kitta 2 total measuring land 9 Kanal 9 Marla and the company is owner vide vasika no. 3984 dated 08.09.2021 and the mutation was sanction by AC-II on 09.09.2021.

### 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 Realty Pvt. Ltd. is owner of land in revenue estate of Village Wazirpur, Tehsil Harsaru, Distt. Gurugram comprising in Khasra No.79// Killa no. 13/2(0-17), 14/2(4-13), 17/1/2(5-5) & 18 (8-0) total **kitta 4 admeasuring 18 Kanal 15 Marla**, Khasra No.79// Killa no.13/3(6-9), 14/1(1-11) **Kitta 2 total admeasuring 8 Kanal**, Khasra No. 76// Killa No.17/2(2-12), Killa No.18(8-0), 19(7-12), 20/1(2-6), 21(8-0), 22(7-12), 23(8-0), 24(8-0), 25(8-0), Rect. No.77//

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Killa no. 25(4-10), Rect. No. 78// Killa no.5/1(2-0), Rect. No. 79// killa no. 1/1(2-9), 2/1(2-6), 3 (8-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0), 13/1(0-14), 14/3(1-16) & 17/1/1(1-3) **kitta 22 total measuring land 123 Kanal** & Khasra No.76// Killa No.20/2(5-14), Rectangle no. 77//Killa No.16/1(3-15), **kitta 2 total measuring land 9 Kanal 9Marla**. **Total land in owned by M/S JMS Infra Realty Pvt. Ltd. is 159 Kanal and 4 Marla.**

On the examination of the Scanned/photocopies of the above mentioned documents, verification and inspection of the records it is revealed that land comprising in Khasra no.78//5/2 (3-12) & Khasra No.79// Killa no. 1/2(5-11), 2/2 (5-6), 9/1(3-17) & 10/1(1-7) **total 5 kitta admeasuring 19 Kanal 13 Marla** is owned by Mayank Yadav S/o Jawahar Singh & Narender Yadav S/o Paras Ram Yadav having ½ share each.

The total land on which the license have been issued as per the photocopies and scanned record it is 178 Kanal and 17 Marla (22.3562) Acres.

**Conclusion:**

On the basis of above analysis of the documents, it appears that the total subject property on which license have been approved as per record is 178 Kanal & 17 Marla.

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