

GAJENDER SINGH

ADVOCATE

ENROL NO. P/3115/2008

GT/JMS//2024

21.11.2024

LAND SEARCH REPORT

RE: TITLE SEARCH IN RESPECT OF AFFORDABLE PLOTTED COLONY (DDJAY-2016) SITUATED IN SECTOR-95A, GURUGRAM SITUATED IN THE REVENUE ESTATE OF VILLAGE WAZIRPUR, GURUGRAM

1. **OWNER & SUBJECT PROPERTY:**

JMS BUILDWELL REALTY PVT. LTD. HAVING ITS CORPORATE OFFICE AT 4TH FLOOR, NORTH TOWER, M3M TEE POINT, SECTOR-65, GURUGRAM BEING DEVELOPER OF LICENSED COLONY ON PROPERTY SITUATED IN SECTOR-95A, IN REVENUE ESTATE OF VILLAGE WAZIRPUR, TEHSIL HARSARU DISTRICT GURUGRAM WANT THE VERIFICATION OF TITLE/COLLABORATION 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, Register intkal entries, Collaboration Agreement and License issued by Directorate of Town and Country Planning for developing a Affordable Plotted Colony (DDJAY-2016) in Sector-95A, Gurugram have been supplied by the developer to verify the collaboration agreement executed between the parties and the license issued 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 for developing a Affordable Plotted Colony (DDJAY-2016) in Sector-95A, Gurugram.

Documents supplied by owner for scrutiny:

In order to enable the said due diligence process, the owners of the land i.e. Sh. Dharam Singh, Ravinder Singh, Jitender Singh Sons of Sh. Jai Narayan, Sh. Kalyan Singh S/o Sh. Suresh Kumar Owners and M/S JMS Buildwell Realty Pvt. Ltd Collaborator has supplied photocopies of following documents for perusal.

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- a) Scanned Copy of Jamabandi year 2006-2007 of Village Wazirpur, Tehsil Harsaru, Distt. Gurugram having Hadbast No.115, the land is the name of Kalyan Singh, Suman, Manju & Laxmi legal heirs of Sh. Suresh Kumar and Sh. Dharam Singh, Ravinder Singh, Jitender Singh Sons of Sh. Jai Narayan owners of the land comprising in Rect. No.49 Killa no. 8(8-0), 9(8-0), 10(8-0), 11 (8-0) 12 (8-0), 13(8-0), 15(8-0), 16(8-0), 17/1(2-0), 19/1(3-7), 24/2(2-0), 25(8-0).
- b) Scanned copy of Register Intkal bearing no.2510 where Ms. Suman, Manju & Laxmi daughters of Sh. Suresh Kumar transferred their share in the agricultural land in Revenue Estate of Village Wazirpur, Tehsil Harsaru, Distt. Gurugram in favour of their brother Sh. Kalyan Singh vide Release deed bearing vasika no.20368 dated 13.01.2010.
- c) Scanned Copy of Jamabandi year 2011-2012 of Village Wazirpur, Tehsil Harsaru, Distt. Gurugram having Hadbast No.115, the land is the name of Sh. Dharam Singh, Ravinder Singh, Jitender Singh Sons of Sh. Jai Narayan owners to the extent of $\frac{3}{4}$ share and Sh. Kalyan Singh S/o Sh. Suresh Kumar S/o Sh. Surrendere owner to the extent of $\frac{1}{4}$ share of the land comprising in Rect. No.49 Killa no. 1(7-13), 2(8-0) 3/2(2-16), 8(8-0), 9(8-0), 10(8-0), 11 (8-0) 12 (8-0), 13(8-0), 15(8-0), 16(8-0), 17/1(2-0), 19/1(3-7), 24/2(2-0), 25(8-0), as mentioned above have their shares accordingly.
- d) Scanned copy of Register Intkal bearing no. 2781 where the Killa No.8(8-0) was divided in two parts 8/1(5-4) and 8/2(2-16) as per the field book report on 22.06.2012.
- e) Scanned Copy of Jamabandi year 2016-2017 of Village Wazirpur, Tehsil Harsaru, Distt. Gurugram having Hadbast No.115, the land is in the name of Sh. Dharam Singh, Ravinder Singh, Jitender Singh Sons of Sh. Jai Narayan owners to the extent of $\frac{3}{4}$ share and Sh. Kalyan Singh S/o Sh. Suresh Kumar S/o Sh. Surrendere owner to the extent of $\frac{1}{4}$ share of the land comprising in Rect. No.49 Killa no. 1(7-13), 2(8-0) 8/2(2-16), 9(8-0), 10(8-0), 11 (8-0) 12 (8-0), 13(8-0), 15(8-0), 16(8-0), 17/1(2-0), 19/1(3-7), 24/2(2-0), 25(8-0), as mentioned above have their shares accordingly.
- f) Scanned Copy of Jamabandi year 2021-2022 of Village Wazirpur, Tehsil Harsaru, Distt. Gurugram having Hadbast No.115, the land is in the name of Sh. Dharam Singh, Ravinder Singh, Jitender Singh Sons

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of Sh. Jai Narayan and Sh. Kalyan Singh S/o Sh. Suresh Kumar of land comprising in Rect. No.49 Killa no. 8/2(2-16), 9/2(4-0), 10/2min(0-15), 11/2min (5-12-3), 12 (8-0), 13(8-0), 18(7-17), 19/1(3-7) total 8 Kitta area admeasuring 40 Kanal 7 Marla 3 sarsai (5.0458 Acres) has been released for affordable housing colony vide Rapat no.114 of 19.10.2022 in favour of JMS Buildwell Realty Pvt. Ltd. the owners as mentioned above have their shares accordingly.

- g) Scanned copy of Collaboration Agreement executed between Sh. Dharam Singh, Ravinder Singh, Jitender Singh Sons of Sh. Jai Narayan, Sh. Kalyan Singh S/o Sh. Suresh Kumar (Owners & Collaborator having equal share) M/S JMS Buildwell Realty Pvt. Ltd (Developer) vide registration no.6371 dated 22.05.2013 by Sub-registrar, Gurugram, Developer agreed to develop a Affordable Plotted Colony (DDJAY-2016) in Sector-95A, Gurugram after seeking license on 5.04 Acres and the share allocation of the owner will be of 500 sq yds plot on the developed plot per acre and Developer's allocation will be the remaining land per acre with other terms and conditions as enumerated in the Collaboration Agreement. The aforesaid document was duly inspected in the office of Sub-Registrar, Tehsil Harsaru, Gurugram.
- h) Scanned Copy of the License issued by Director General Town and Country Planning, Haryana Govt. in the name of the owner i.e. Sh. Dharam Singh, Ravinder Singh, Jitender Singh Sons of Sh. Jai Narayan, Sh. Kalyan Singh S/o Sh. Suresh Kumar (Owners & Collaborator) bearing License no.166 of 2022 under dated 18.10.2022 for developing Affordable Plotted Colony (DDJAY-2016) in Sector-95A, Gurugram on land measuring 5.04 Acres in situated in the revenue estate of Village Wazirpur, Gurugram and the same was valid till 17.10.2027 and the License no.166 of 2022 was granted on the terms and conditions as enumerated in the license.
- i) Scanned copy of the Rapat Rojnamcha bearing no.114 dated 19.10.2022 of village Wazirpur, Tehsil Harsaru, Distt. Gurugram approved by Naib Tehsildar of license no.166 dated 18.10.2022 issued by of Khewat no. 403/447, 429/477, Rect. No.49 Killa no. 8/2(2-16), 9/2(4-0), 10/2min(0-15), 11/2min (5-12-3), 12 (8-0), 13(8-0), 18(7-17), 19/1(3-7) total 8 kitta area admeasuring 40 Kanal 7 Marla 3 total 5.0458 Acres in favour of M/S JMS Buildwell Reality Pvt. Ltd. by

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Director General Town and Country Planning, Haryana Govt. for
affordable plotted colony.

**BREIF DETAIL OF PROPERTY AND THE LICENSE FOR DEVELOPING A
COMMERCIAL COLONY:**

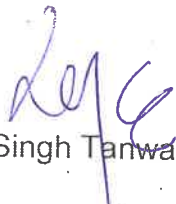
On the examination of the Scanned/photocopies of the above mentioned documents, verification and inspection of the records it is revealed that Sh. Dharam Singh, Ravinder Singh, Jitender Singh Sons of Sh. Jai Narayan, Sh. Kalyan Singh S/o Sh. Suresh Kumar are owners having equal share in land situated in Khewat no. 403/447, 429/477, Rect. No.49 Killa no. 8/2(2-16), 9/2(4-0), 10/2min(0-15), 11/2min (5-12-3), 12 (8-0), 13(8-0), 18(7-17), 19/1(3-7) total 8 kitta area admeasuring 40 Kanal 7 Marla 3 sarsai (5.0458 Acres) situated in the revenue estate of Village Wazirpur (Sector-95A), Tehsil Harsaru, Distt. Gurugram being owners have executed a Collaboration Agreement with M/S JMS Buildwell Realty Pvt. Ltd. to develop a Affordable Plotted Colony (DDJAY-2016) in Sector-95A in the revenue estate of Village Wazirpur, thereafter a License bearing no.166 of 2022 was obtained from Directorate of Town and Country Planning. The aforesaid License is valid upto 17.10.2027 as per the terms and conditions as enumerated in the License.

Conclusion:

On the basis of above analysis of the documents the License No.166 of 2022 in the name of Sh. Dharam Singh, Ravinder Singh, Jitender Singh Sons of Sh. Jai Narayan, Sh. Kalyan Singh S/o Sh. Suresh Kumar being owners of the land is valid till 17.10.2027 to develop a Affordable Plotted Colony (DDJAY-2016) in Sector-95A on land of 5.0458 Acres (40 Kanals 7 Marla 3 Sarsai) situated in Sector-95A, situated in the revenue estate of village Wazirpur, Tehsil Harsaru and Distt. Gurugram in collaboration with JMS Buildwell Realty Pvt. Ltd.

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