

GAJENDER SINGH

ADVOCATE

ENROL NO. P/3115/2008

GT/JMS/1/2025

14.01.2025

LAND SEARCH REPORT

RE: TITLE SEARCH IN RESPECT OF COLONY UNDER RETIREMENT HOUSING POLICY SITUATED IN SECTOR-95, GURUGRAM SITUATED IN THE REVENUE ESTATE OF VILLAGE WAZIRPUR, SECTOR-95, GURUGRAM MANESAR URBAN COMPLEX

1. OWNER & SUBJECT PROPERTY:

JMS INFRA REALITY PVT. LTD. HAVING ITS CORPORATE OFFICE PLOT NO.SP-2382, SECTOR-46, GURUGRAM-122001 BEING DEVELOPER OF LICENSED COLONY ON PROPERTY SITUATED IN SECTOR-95, IN REVENUE ESTATE OF VILLAGE WAZIRPUR, GURUGRAM MANESAR URBAN COMPLEX, THE COMPANY 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, Register intkal entries, License issued by Directorate of Town and Country Planning for developing a Colony under Retirement Housing policy in Sector-95, Gurugram Manesar Urban Complex have been supplied by the developer to verify the License, LOI 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 developing the project.

Documents supplied by owner for scrutiny:

In order to enable the said due diligence process, the owners of the land i.e. M/S JMS Infra Reality Pvt. Ltd has supplied photocopies of following documents for perusal.

- a) Scanned copy of Mutation no.1610 of Register Intkal of Village Wazirpur, Tehsil Harsaru, Distt. Gurugram where it has been mentioned that Kodiam S/o Albad Singh who is having share of 160/13576 of land 678 Kanal 16 Marla Kitta 102 (i.e. 8 Kanal 0 Marla)

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have sold his land to Ganesh Seth & Sons HUF. Karta Ganesh Seth S/o Radhey Lal Seth vide Sale Deed bearing registration no.6101 dated 04.07.1995 and the same was approved by Tehsildar on 31.07.1995.

b) Scanned copy of Mutation no.1611 of Register Intkal of Village Wazirpur, Tehsil Harsaru, Distt. Gurugram where it has been mentioned that Kodaram S/o Albad Singh who is having share of 160/13576 of land 678 Kanal 16 Marla Kitta 102 (i.e. 8 Kanal 0 Marla) have sold his land to Ganesh Seth & Sons HUF Karta Ganesh Seth S/o Radhey Lal Seth vide Sale Deed bearing registration no.5770 dated 27.06.1995 and the same was approved by Tehsildar on 31.07.1995.

c) Scanned copy of Mutation no.1612 of Register Intkal of Village Wazirpur, Tehsil Harsaru, Distt. Gurugram where it has been mentioned that Shiv Kumar S/o Munshi Singh who is having share of 87/13576 of land 678 Kanal 16 Marla Kitta 102 (i.e. 4 Kanal 7 Marla) have sold his land to Ganesh Seth & Sons HUF Karta Ganesh Seth S/o Radhey Lal Seth vide Sale Deed bearing registration no.6100 dated 04.07.1995 and the same was approved by Tehsildar on 31.07.1995.

d) Scanned copy of Mutation no.1613 of Register Intkal of Village Wazirpur, Tehsil Harsaru, Distt. Gurugram where it has been mentioned that Joginder Singh S/o Munshi Singh who is having share of 8/13576 of land 678 Kanal 16 Marla Kitta 102 (i.e. 0 Kanal 8 Marla) have sold his land to Ganesh Seth & Sons HUF Karta Ganesh Seth S/o Radhey Lal Seth vide Sale Deed bearing registration no.6199 dated 04.07.1995 and the same was approved by Tehsildar on 31.07.1995.

e) Scanned copy of Mutation no.1617 of Register Intkal of Village Wazirpur, Tehsil Harsaru, Distt. Gurugram where it has been mentioned that Ramnath S/o Bohru Singh who is having share of 8/13576 of land 678 Kanal 16 Marla Kitta 102 (i.e. 0 Kanal 8 Marla) have sold his land to Ganesh Seth & Sons HUF Karta Ganesh Seth S/o Radhey Lal Seth vide Sale Deed bearing registration no.6206 dated 05.07.1995 and the same was approved by Tehsildar on 31.07.1995.

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- f) Scanned copy of Mutation no.3216 of Register Intkal of Village Wazirpur, Tehsil Harsaru, Distt. Gurugram where the agricultural land admeasuring 678 kanal 16 marla Kitta 102 has been partitioned vide Case no.106/NTH, the same was decided on 21.12.2020 and entries in Rapat Roznamcha were made and the partition was approved on 09.04.2021 by A.C. II Grade in this partition Ganesh Seth & Sons HUF Karta Ganesh Seth S/o Radhey Lal Seth were given the land in Mustil No.78 Killa No. 5/3(0-11), Mustil No.79, Killa No.10/2(6-2), 9/2(3-15), 12 (7-18) kitta 4 total admeasuring 18 Kanal 6 Marla exclusively and the remaining share of the Ganesh Seth & Sons HUF were given in other Mustils.
- g) Scanned Copy of Jamabandi year 2021-2022 of Village Wazirpur, Tehsil Harsaru, Distt. Gurugram having Khewat/Khata No.9/10, Mustil No.78 Killa No. 5/3(0-11), Mustil No.79, Killa No.10/2(6-2), 9/2(3-15), 12 (7-18) kitta 4 total admeasuring 18 Kanal 6 Marla in the name of Ganesh Seth & Sons (HUF) through Ganesh Seth S/o Radhey Lal Seth (Karta).
- h) Scanned copy of Sale deed bearing no.8469 dated 30.11.2023 executed by Ganesh Seth & Sons (HUF) through Ganesh Seth S/o Radhey Lal Seth (Karta) in favour of M/S JMS Infra Reality Pvt. Ltd. of land situated in Khewat/Khata No.9/10, Mustil No.78 Killa No. 5/3(0-11), Mustil No.79, Killa No.10/2(6-2), 9/2(3-15), 12 (7-18) kitta 4 total admeasuring 18 Kanal 6 Marla in full share and land comprising in Mustil No.75 Killa No.15/2(0-12), 16/1(1-4), 18/2(0-4), 17/3(0-13) Kitta 4 total land measuring 2 Kanal 13 Marla to the extent of 160/6307 share which is 0 Kanal 1 Marla 3 Sarsai & land comprising in Khewat/Khata No.28/35, Mustil No.70, Killa No.15(8-0) Kitta 1 total land admeasuring 8 Kanal to the extent of 1/90 share i.e. 0 kanal 1 Marla 7 Sarsai the total land of all Khewats comes out to 18 Kanal 9 Marla 1 Sarsai situated in the Revenue estate of Village Wazirpur, Sub-Tehsil Harsaru, Distt. Gurugram.
- i) Scanned copy of Register Intkal bearing no.3431 where the land situated in Village Wazirpur, Tehsil Harsaru, Distt. Gurugram having Khewat No.9, kitta 4 total admeasuring 18 Kanal 6 Marla in the name of Ganesh Seth & Sons (HUF) through Ganesh Seth S/o Radhey Lal Seth (Karta) has been mutated in the name of M/S JMS Infra Reality Pvt. Ltd. and there is note on the mutation of no stay or award has

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been recorded on this particular khewat, the same has been approved by Tehsildar on 07.12.2023.

- j) Scanned Copy of Jamabandi year 2022-2023 of Village Wazirpur, Tehsil Harsaru, Distt. Gurugram having Hadbast No.115, the land is the name of M/S JMS Infra Reality Pvt. Ltd owners of the land comprising in Rect. No.78 Killa no. 5/3(0-11), Rect. No.79 Killa no.10/2(6-2), 9/2(3-15), 12 (7-18) total admeasuring 18 Kanal 6 Marla.
- k) Scanned Copy of the Letter of Intent issued by Director General Town and Country Planning, Haryana Govt. in the name of the owner i.e. M/S JMS Infra Reality Pvt. Ltd bearing Memo No.LC-5289/Asstt(RK)2024/8377 dated 07.03.2024 for developing Colony under Retirement Housing policy in Sector-95, Gurugram Manesar Urban Complex on land measuring 2.2875 Acres in situated in the revenue estate of Village Wazirpur, Gurugram.
- l) Scanned Copy of the Licence granted under the Haryana Development and Regulation of Urban Areas Act, 1975 issued by Director, Town and Country Planning, Haryana Govt. in the name of the owner i.e. M/S JMS Infra Reality Pvt. Ltd bearing Licence No.80 dated 10.07.2024 for developing Colony under Retirement Housing policy dated 17.08.2021 in Sector-95, Gurugram Manesar Urban Complex on land measuring 2.2875 Acres in situated in the revenue estate of Village Wazirpur, Gurugram. The licence is valid upto 09.07.2029.
- m) Scanned copy of Deed of Gift of Immovable Property by M/S JMS Infra Reality Pvt. Ltd. in favour of Hon'ble Governor, State of Haryana vide Registration no.7233 dated 03.09.2024 of land bearing Rectangle no.79 and Killa No.10/2 min admeasuring 1 Kanal 10 Marla 2 Sarsai i.e. 0.189 Acres falls under 24 meter wide road situated in the revenue estate of Village Wazirpur, Sector-95, Tehsil Harsaru, Distt. Gurugram.

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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 Ganesh Seth & Sons (HUF) through Ganesh Seth S/o Radhey Lal Seth (Karta) purchased agricultural land from the co-

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owners of total land 678 Kanal 16 Marla (Kitta 102) and became co-owner of land 21 Kanal 3 Marla in 1995 and thereafter the land was partitioned vide Intkal no.3416 and out of their total land 18Kanal 6 Marla were allocated in Rect. No.78 Killa no. 5/3(0-11), Rect. No.79 Killa no.10/2(6-2), 9/2(3-15), 12 (7-18) and the remaining in other Rectangles, the Ganesh Seth & Sons HUF have sold the land to M/S JMS Infra Reality Pvt. Ltd. situated in Rect. No.78 Killa no. 5/3(0-11), Rect. No.79 Killa no.10/2(6-2), 9/2(3-15), 12 (7-18) total admeasuring 18 Kanal 6 Marla (2.2875 Acres) situated in the revenue estate of Village Wazirpur (Sector-95), Tehsil Harsaru, Distt. Gurugram, now M/S JMS Infra Reality Pvt. Ltd have obtained Licence bearing No.80 dated 10.07.2024 for developing Colony under Retirement Housing policy dated 17.08.2021 in Sector-95, Gurugram Manesar Urban Complex on land measuring 2.2875 Acres. The licence is valid upto 09.07.2029 as per the terms and conditions as enumerated in the License.

Conclusion:

On the basis of above analysis of the documents the M/S JMS Infra Reality Pvt. Ltd being owner and having clear title over the agricultural land mentioned above, M/S JMS Infra Reality Pvt. Ltd has obtained Licence bearing No.80 dated 10.07.2024 for developing Colony under Retirement Housing policy dated 17.08.2021 in Sector-95, Gurugram Manesar Urban Complex on land measuring 2.2875 Acres.

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