

**GAJENDER TANWAR**  
**ADVOCATE**  
**ENROL NO. P/3115/2008**

GT/JMS/13/2025

09.06.2025

**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" SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE BANS HARIA AND BANS KHUSLA, TEHSIL HARSARU, DISTRICT GURUGRAM**

**1. OWNER & SUBJECT PROPERTY:**

M/S JMS REALTY DEVELOPERS LLP HAVING ITS REGISTERED OFFICE AT PLOT NO.2380-SP, SECTOR-46, GURUGRAM BEING OWNER OF 22 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" 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, 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 for Independent Residential Floors in Residential phase of Industrial Plotted Colony to build Residential Floors on 22 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".

**Documents supplied by owner for scrutiny:**

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In order to enable the said due diligence process, the owner has supplied photocopies of following documents for perusal of 22 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 Realty Developers LLP in the plotted colony "THE GOLDEN CITY" of 22 plots dated 10.03.2025.
- b) Scanned Copy Plot Buyer Agreement of 22 plots executed by Worldwide Resorts and Entertainment Pvt. Ltd. in favour of M/S JMS Realty Developers LLP in the plotted colony "THE GOLDEN CITY" of 22 plots registered before the Sub-Registrar, Harsaru, Gurugram on 05.04.2025.
- c) Scanned Copy Conveyance Deed executed by Worldwide Resorts and Entertainment Pvt. Ltd. in favour of M/S JMS Realty Developers LLP in the plotted colony "THE GOLDEN CITY" of 22 plots registered before the Sub-Registrar, Harsaru, Gurugram as per the list enclosed.
- d) Scanned Copy Possession letter dated. 04.04.2025 executed by Worldwide Resorts and Entertainment Pvt. Ltd. in favour of M/S JMS Realty Developers LLP in the plotted colony "THE GOLDEN CITY" of 22 plots enclosed herewith.
- e) Scanned copy of the CAPRI GLOBAL HOUSING FINANCE LIMITED forwarding loan for an amount of Rs.25 Crores to M/S JMS Realty Developers LLP vide sanction letter no.CGHL/CF-NCR/2024-25/01 dated 18.03.2025.
- f) That the Promoter M/S JMS Realty Developers LLP is registering Independent Residential Floors in Residential phase of Industrial Plotted Colony 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 named as "JMS GROUP THE

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MAJESTIC" is having 88 Independent Residential Floors in Sector M-9, M-10, M-13 & M-14 on 19 Plots of Sector M-9 Manesar, Gurugram Manesar Urban Complex, within the revenue estate of village Bans Haria and Bans Khusla, Tehsil Harsaru, District Gurugram, Haryana.

### 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 Realty Developers LLP is owner in possession of 22 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 Realty Developers LLP is owner in possession of the 22 plots as per the list enclosed as Schedule-A and they have encumbrance of Rs.25 Crores on the said properties of CAPRI GLOBAL HOUSING FINANCE LIMITED.

### Conclusion:

On the basis of above analysis of the documents, it appears that the total subject property 22 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. | Area (Sq yards) | Vasika No. | Dated      |
|--------|----------|-----------------|------------|------------|
| 1      | D-302    | 175.234         | 17428      | 28.03.2025 |
| 2      | D-303    | 175.234         | 17429      | 28.03.2025 |
| 3      | D-304    | 175.234         | 17430      | 28.03.2025 |
| 4      | D-305    | 175.234         | 17431      | 28.03.2025 |
| 5      | D-306    | 175.234         | 17432      | 28.03.2025 |
| 6      | D-232    | 175.234         | 17296      | 27.03.2025 |
| 7      | D-231    | 175.234         | 17297      | 27.03.2025 |
| 8      | D-230    | 175.234         | 17302      | 27.03.2025 |
| 9      | D-229    | 175.234         | 17301      | 27.03.2025 |
| 10     | D-228    | 175.234         | 17303      | 27.03.2025 |

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|    |       |         |       |            |
|----|-------|---------|-------|------------|
| 11 | D-227 | 175.234 | 17299 | 27.03.2025 |
| 12 | D-293 | 175.234 | 17305 | 27.03.2025 |
| 13 | D-292 | 175.234 | 17304 | 27.03.2025 |
| 14 | D-217 | 175.234 | 17300 | 27.03.2025 |
| 15 | D-298 | 151.659 | 17434 | 28.03.2025 |
| 16 | D-299 | 151.659 | 17435 | 28.03.2025 |
| 17 | D-300 | 151.659 | 17436 | 28.03.2025 |
| 18 | D-301 | 151.659 | 17433 | 28.03.2025 |
| 19 | D-236 | 151.659 | 17307 | 27.03.2025 |
| 20 | D-235 | 151.659 | 17293 | 27.03.2025 |
| 21 | D-234 | 151.659 | 17306 | 27.03.2025 |
| 22 | D-233 | 151.659 | 17298 | 27.03.2025 |

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