

WITHOUT PREJUDICE

Date: 17th June 2025

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

Subject: No Objection Certificate of Capri Global Housing Finance Limited (CGHFL) charge/mortgaged over the Project "JMS GROUP THE MAJESTIC" among other securities for Loan amount of Rs. 50.00 Crores against 44 Plots.

Dear Sir/Ma'am,

We, Capri Global Housing Finance Limited, a company incorporated under the provisions of the Companies Act, 1956 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 502, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai – 400 013, (hereinafter referred to as "**CGHFL**"). We further state that, JMS Realty Developers LLP having PAN: AAVFJ3844L with its Registered office at Plot No. 2380-SP, Sector-46, Khandsa Road, Gurgaon, Haryana-122001 ("**Borrower**") had availed financial assistance from CGHFL for the purpose of acquisition of security plots, construction and development of the security plots. In order to secure the said financial assistance, Borrower has created first and exclusively charge/mortgaged over the mortgaged properties (as specified in Schedule I) through Memorandum of Deposit of Title Deeds (Mortgage Deed) dt. 22-April-2025 & DOH dt. 22-April-2025

As per the terms and conditions of General Terms and Conditions Agreement dt. 24-March-25 read with Schedule of Terms dt. 24-March-25, Borrower is required to obtain NOC/consent from Lender for sale/transfer of any units/flats/shops of Project "JMS Group The Majestic" and deposit all the receivables with respect to the units/flats in the Designated Escrow Account of Project as per agreed terms of Escrow Agreement dt. 24-March-25. Once the entire receivables with respect to the units are deposited in Designated Escrow Account, CGHFL charge/mortgaged shall stand released from the respective units.

The Consent Letter is subject to the Borrower acquiring all requisite approvals, permissions and complying with all applicable provisions under the Borrower's constitutional documents and all statutory provisions or otherwise. In case, of any such non-compliance or default, this Consent Letter shall stand withdrawn with retrospective effect and, without prejudice to any other right available to us under law, the Borrower shall indemnify and keep us indemnity against any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 had got requested letter / mail from Borrower dt. 11th June 2025, requesting CGHFL to issued consent letter/No objection in the favor of Haryana Real Estate Regulatory Authority in relation to mortgaged properties/flats/Units shall stand released on receipt of entire sale consideration by homebuyers of respective flats/units in Designated Escrow Account of Project.

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

1. The Borrower is under an obligation to seek no objection from us, in respect of the sale/transfer of any Unit at the time of execution of agreement for sale/transfer in respect of such Unit. Subject to the deposit of the entire sale considerations in the master collection account.
2. Once the purchaser of any Unit in the Borrower Project "JMS Group The Majestic" has deposited the entire sale proceeds pertaining to such Unit in the Borrower Project "JMS Group The Majestic" into the Master Escrow Account opened in respect of the Borrower Project "JMS

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Capri Global Housing Finance Limited

(CIN: U65990MH2006PLC161153)

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Group The Majestic", the Allottee/ Purchaser shall not be liable towards Loan outstanding against the Borrower Project "JMS Group The Majestic" or Borrower, and Borrower will be entitled to execute the necessary Conveyance Deed for Sale of the particular Unit in favour of the Allottee/Purchaser without any further permission of the Lender.

3. Upon the Occurrence of the Event of Default under the Escrow Agreement, 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", provided that the purchaser of any Unit in the Borrower Project "JMS Group The Majestic" has deposited the entire sale proceeds (as per relevant Agreement to Sell/Builder Buyer Agreement executed with such Allottee) pertaining to such Unit.

Thanks & Regards,




For and on behalf

Capri Global Housing Finance Limited

Name: *Rahul Gala*

Designation: *Credit Head,*

Authorized Signatory

SCHEDULE

Annexure I

DETAILS OF THE PROJECT "JMS GROUP THE MAJESTIC"

PART A: DETAILS OF PROJECT

Residential Low-Rise Units/Independent Floors being developed by the Borrower on 22 Security Plots consisting of **88 Independent Units**, referred to as "**Independent Floors**".

DETAILS OF UNITS

Sr. No.	Plot No.	Plot Owner Name	Plot Area In Sqm	Unit Configuration	Unit No.	Carpet Area (in Sqm.)	Balcony Area (in Sqm.)
1	D217	JMS Realty Developers LLP	146.51	Type-A-3BHK	D-217-F1	78.96	11.58
2	D217	JMS Realty Developers LLP	-	Type-A-3BHK	D-217-F2	78.96	11.58
3	D217	JMS Realty Developers LLP	-	Type-A-3BHK	D-217-F3	78.96	11.58
4	D217	JMS Realty Developers LLP	-	Type-A-3BHK	D-217-F4	78.96	11.58
5	D227	JMS Realty Developers LLP	146.51	Type-A-3BHK	D-227-F1	78.96	11.58
	D227	JMS Realty Developers LLP	-	Type-A-3BHK	D-227-F2	78.96	11.58



7	D227	JMS Realty Developers LLP	-	Type-A-3BHK	D-227-F3	78.96	11.58
8	D227	JMS Realty Developers LLP	-	Type-A-3BHK	D-227-F4	78.96	11.58
9	D228	JMS Realty Developers LLP	146.51	Type-A-3BHK	D-228-F1	78.96	11.58
10	D228	JMS Realty Developers LLP	-	Type-A-3BHK	D-228-F2	78.96	11.58
11	D228	JMS Realty Developers LLP	-	Type-A-3BHK	D-228-F3	78.96	11.58
12	D228	JMS Realty Developers LLP	-	Type-A-3BHK	D-228-F4	78.96	11.58
13	D229	JMS Realty Developers LLP	146.51	Type-A-3BHK	D-229-F1	78.96	11.58
14	D229	JMS Realty Developers LLP	-	Type-A-3BHK	D-229-F2	78.96	11.58
15	D229	JMS Realty Developers LLP	-	Type-A-3BHK	D-229-F3	78.96	11.58
16	D229	JMS Realty Developers LLP	-	Type-A-3BHK	D-229-F4	78.96	11.58
17	D230	JMS Realty Developers LLP	146.51	Type-A-3BHK	D-230-F1	78.96	11.58
18	D230	JMS Realty Developers LLP	-	Type-A-3BHK	D-230-F2	78.96	11.58
19	D230	JMS Realty Developers LLP	-	Type-A-3BHK	D-230-F3	78.96	11.58
20	D230	JMS Realty Developers LLP	-	Type-A-3BHK	D-230-F4	78.96	11.58
21	D231	JMS Realty Developers LLP	146.51	Type-A-3BHK	D-231-F1	78.96	11.58
22	D231	JMS Realty Developers LLP	-	Type-A-3BHK	D-231-F2	78.96	11.58
23	D231	JMS Realty Developers LLP	-	Type-A-3BHK	D-231-F3	78.96	11.58
24	D231	JMS Realty Developers LLP	-	Type-A-3BHK	D-231-F4	78.96	11.58
25	D232	JMS Realty Developers LLP	146.51	Type-A-3BHK	D-232-F1	78.96	11.58
26	D232	JMS Realty Developers LLP	-	Type-A-3BHK	D-232-F2	78.96	11.58
27	D232	JMS Realty Developers LLP	-	Type-A-3BHK	D-232-F3	78.96	11.58
28	D232	JMS Realty Developers LLP	-	Type-A-3BHK	D-232-F4	78.96	11.58
29	D233	JMS Realty Developers LLP	126.81	Type-B-3BHK	D-233-F1	67.34	9.60
30	D233	JMS Realty Developers LLP	-	Type-B-3BHK	D-233-F2	67.34	9.60
31	D233	JMS Realty Developers LLP	-	Type-B-3BHK	D-233-F3	67.34	9.60



32	D233	JMS Realty Developers LLP	-	Type-B-3BHK	D-233-F4	67.34	9.60
33	D234	JMS Realty Developers LLP	126.81	Type-B-3BHK	D-234-F1	67.34	9.60
34	D234	JMS Realty Developers LLP	-	Type-B-3BHK	D-234-F2	67.34	9.60
35	D234	JMS Realty Developers LLP	-	Type-B-3BHK	D-234-F3	67.34	9.60
36	D234	JMS Realty Developers LLP	-	Type-B-3BHK	D-234-F4	67.34	9.60
37	D235	JMS Realty Developers LLP	126.81	Type-B-3BHK	D-235-F1	67.34	9.60
38	D235	JMS Realty Developers LLP	-	Type-B-3BHK	D-235-F2	67.34	9.60
39	D235	JMS Realty Developers LLP	-	Type-B-3BHK	D-235-F3	67.34	9.60
40	D235	JMS Realty Developers LLP	-	Type-B-3BHK	D-235-F4	67.34	9.60
41	D236	JMS Realty Developers LLP	126.81	Type-B-3BHK	D-236-F1	67.34	9.60
42	D236	JMS Realty Developers LLP	-	Type-B-3BHK	D-236-F2	67.34	9.60
43	D236	JMS Realty Developers LLP	-	Type-B-3BHK	D-236-F3	67.34	9.60
44	D236	JMS Realty Developers LLP	-	Type-B-3BHK	D-236-F4	67.34	9.60
45	D292	JMS Realty Developers LLP	146.51	Type-A-3BHK	D-292-F1	78.96	11.58
46	D292	JMS Realty Developers LLP	-	Type-A-3BHK	D-292-F2	78.96	11.58
47	D292	JMS Realty Developers LLP	-	Type-A-3BHK	D-292-F3	78.96	11.58
48	D292	JMS Realty Developers LLP	-	Type-A-3BHK	D-292-F4	78.96	11.58
49	D293	JMS Realty Developers LLP	146.51	Type-A-3BHK	D-293-F1	78.96	11.58
50	D293	JMS Realty Developers LLP	-	Type-A-3BHK	D-293-F2	78.96	11.58
51	D293	JMS Realty Developers LLP	-	Type-A-3BHK	D-293-F3	78.96	11.58
52	D293	JMS Realty Developers LLP	-	Type-A-3BHK	D-293-F4	78.96	11.58
53	D298	JMS Realty Developers LLP	126.81	Type-B-3BHK	D-298-F1	67.34	9.60
54	D298	JMS Realty Developers LLP	-	Type-B-3BHK	D-298-F2	67.34	9.60
55	D298	JMS Realty Developers LLP	-	Type-B-3BHK	D-298-F3	67.34	9.60
56	D298	JMS Realty Developers LLP	-	Type-B-3BHK	D-298-F4	67.34	9.60



57	D299	JMS Realty Developers LLP	126.81	Type-B-3BHK	D-299-F1	67.34	9.60
58	D299	JMS Realty Developers LLP	-	Type-B-3BHK	D-299-F2	67.34	9.60
59	D299	JMS Realty Developers LLP	-	Type-B-3BHK	D-299-F3	67.34	9.60
60	D299	JMS Realty Developers LLP	-	Type-B-3BHK	D-299-F4	67.34	9.60
61	D300	JMS Realty Developers LLP	126.81	Type-B-3BHK	D-300-F1	67.34	9.60
62	D300	JMS Realty Developers LLP	-	Type-B-3BHK	D-300-F2	67.34	9.60
63	D300	JMS Realty Developers LLP	-	Type-B-3BHK	D-300-F3	67.34	9.60
64	D300	JMS Realty Developers LLP	-	Type-B-3BHK	D-300-F4	67.34	9.60
65	D301	JMS Realty Developers LLP	126.81	Type-B-3BHK	D-301-F1	67.34	9.60
66	D301	JMS Realty Developers LLP	-	Type-B-3BHK	D-301-F2	67.34	9.60
67	D301	JMS Realty Developers LLP	-	Type-B-3BHK	D-301-F3	67.34	9.60
68	D301	JMS Realty Developers LLP	-	Type-B-3BHK	D-301-F4	67.34	9.60
69	D302	JMS Realty Developers LLP	146.51	Type-A-3BHK	D-302-F1	78.96	11.58
70	D302	JMS Realty Developers LLP	-	Type-A-3BHK	D-302-F2	78.96	11.58
71	D302	JMS Realty Developers LLP	-	Type-A-3BHK	D-302-F3	78.96	11.58
72	D302	JMS Realty Developers LLP	-	Type-A-3BHK	D-302-F4	78.96	11.58
73	D303	JMS Realty Developers LLP	146.51	Type-A-3BHK	D-303-F1	78.96	11.58
74	D303	JMS Realty Developers LLP	-	Type-A-3BHK	D-303-F2	78.96	11.58
75	D303	JMS Realty Developers LLP	-	Type-A-3BHK	D-303-F3	78.96	11.58
76	D303	JMS Realty Developers LLP	-	Type-A-3BHK	D-303-F4	78.96	11.58
77	D304	JMS Realty Developers LLP	146.51	Type-A-3BHK	D-304-F1	78.96	11.58
78	D304	JMS Realty Developers LLP	-	Type-A-3BHK	D-304-F2	78.96	11.58
79	D304	JMS Realty Developers LLP	-	Type-A-3BHK	D-304-F3	78.96	11.58
80	D304	JMS Realty Developers LLP	-	Type-A-3BHK	D-304-F4	78.96	11.58
	D305	JMS Realty Developers LLP	146.51	Type-A-3BHK	D-305-F1	78.96	11.58



82	D305	JMS Realty Developers LLP	-	Type-A-3BHK	D-305-F2	78.96	11.58
83	D305	JMS Realty Developers LLP	-	Type-A-3BHK	D-305-F3	78.96	11.58
84	D305	JMS Realty Developers LLP	-	Type-A-3BHK	D-305-F4	78.96	11.58
85	D306	JMS Realty Developers LLP	146.51	Type-A-3BHK	D-306-F1	78.96	11.58
86	D306	JMS Realty Developers LLP	-	Type-A-3BHK	D-306-F2	78.96	11.58
87	D306	JMS Realty Developers LLP	-	Type-A-3BHK	D-306-F3	78.96	11.58
88	D306	JMS Realty Developers LLP	-	Type-A-3BHK	D-306-F4	78.96	11.58
Total			3065.66			6,576.64	955.68



Annexure II
DETAILS OF THE OTHER 22 SECURITY PLOTS

Sr. No.	Plot No.	Plot Owner Name	Plot Area
			In Sqm
1	D294	JMS Realty Developers LLP	126.81
2	D295	JMS Realty Developers LLP	126.81
3	D296	JMS Realty Developers LLP	126.81
4	D297	JMS Realty Developers LLP	126.81
5	D341	JMS Realty Developers LLP	149.93
6	D342	JMS Realty Developers LLP	149.93
7	D343	JMS Realty Developers LLP	149.93
8	D344	JMS Realty Developers LLP	149.93
9	D345	JMS Realty Developers LLP	149.93
10	D346	JMS Realty Developers LLP	149.93
11	D347	JMS Realty Developers LLP	149.93
12	D348	JMS Realty Developers LLP	149.93
13	D349	JMS Realty Developers LLP	149.93
14	D350	JMS Realty Developers LLP	149.93
15	D351	JMS Realty Developers LLP	149.93
16	D352	JMS Realty Developers LLP	149.93
17	D353	JMS Realty Developers LLP	149.93
18	D354	JMS Realty Developers LLP	149.93
19	D355	JMS Realty Developers LLP	149.93
20	D356	JMS Realty Developers LLP	149.93
21	D357	JMS Realty Developers LLP	149.93
22	D360	JMS Realty Developers LLP	149.93
Total			3205.98

