

GAJENDER TANWAR

ADVOCATE

ENROL NO. P/3115/2008

GT/JMS/12/2025

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 OF MANESAR UNDER DEEN DAYAL JAN AWAS
YOJNA SCHEME, GURUGRAM MANESAR URBAN COMPLEX BY
"JMS GROUP THE MAJESTIC FLOORS" SITUATED WITHIN THE
REVENUE ESTATE OF VILLAGE BANS HARIA AND BANS
KHUSLA, TEHSIL HARSARU, DISTRICT GURUGRAM

1. OWNER & SUBJECT PROPERTY:

M/S JMS INFRA BUILD PVT. LTD. HAVING ITS REGISTERED OFFICE AT PLOT NO.2380-SP, SECTOR-46, GURUGRAM-122001 BEING OWNER OF 19 PLOTS (LIST ENCLOSED AS SCHEDULE-A) RESIDENTIAL FLOORS IN RESIDENTIAL PHASE OF INDUSTRIAL PLOTTED COLONY PLOTS IN SECTOR M-9 MANESAR URBAN COMPLEX BY "JMS GROUP THE MAJESTIC FLOORS" 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".

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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 Independent Residential Floors in Residential phase of Industrial Plotted Colony to build Residential Floors on 19 Plots in Sector M-9 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 FLOORS".

Documents supplied by owner for scrutiny:

In order to enable the said due diligence process, the owner has supplied photocopies of following documents for perusal of 19 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 Infra Build Pvt. Ltd. in the plotted colony "THE GOLDEN CITY" of 19 plots dated 10.02.2025.
- b) Scanned Copy Builder Buyer Agreement of 19 plots executed by Worldwide Resorts and Entertainment Pvt. Ltd. in favour of M/S JMS Infra Build Pvt. Ltd. in the plotted colony "THE GOLDEN CITY" of 19 plots registered before the Sub-Registrar, Harsaru, Gurugram on 13.03.2025.
- c) Scanned Copy Conveyance Deed executed by Worldwide Resorts and Entertainment Pvt. Ltd. in favour of M/S JMS Infra Build Pvt. Ltd. in the plotted colony "THE GOLDEN CITY" of 19


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plots registered before the Sub-Registrar, Harsaru, Gurugram as per the list enclosed.

- d) Scanned Copy Possession letter executed by Worldwide Resorts and Entertainment Pvt. Ltd. in favour of M/S JMS Infra Build Pvt. Ltd. in the plotted colony "THE GOLDEN CITY" of 19 plots enclosed herewith.
- e) Scanned copy of the ICICI Bank Ltd. forwarding Home loan for an amount of Rs.8.95 Crores to M/S JMS Infra Build Pvt. Ltd. vide Home Loan A/C No.TBGUR00007399977 dated 08.03.2025 ON Plot No.D-219 to D-226 total 8 plots situated in Sector M-9 Manesar, Gurugram Manesar Urban Complex, within the revenue estate of village Bans Haria and Bans Khusla, Tehsil Harsaru, District Gurugram, Haryana.
- f) Scanned copy of the TATA Capital Housing Finance Ltd. forwarding Home loan for an amount of Rs.13,55,50,000/- to M/S JMS Infra Build Pvt. Ltd. vide Loan A/C No.TCHHF0310000100414525 dated 07.04.2025 ON Plot No.D-237 to D-240, D-256 to D-258, D-319, D-337, D-339 & D-340 total 11 plots situated in Sector M-9 Manesar, Gurugram Manesar Urban Complex, within the revenue estate of village Bans Haria and Bans Khusla, Tehsil Harsaru, District Gurugram, Haryana.
- g) That the Promoter M/S JMS Infra Build Pvt. Ltd., 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 MAJESTIC FLOORS" is having 76 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.

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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 Build Pvt. Ltd. is owner in possession of 19 plots (List Enclosed as Schedule-A) in Sector M-9, 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 Infra Build Pvt. Ltd. is owner in possession of the 19 plots as per the list enclosed as Schedule-A and there is encumbrance of Rs. 8,95,00,000/- of ICICI Bank on 8 plots and encumbrance of Rs.13,55,50,000/- on remaining 11 plots of is of TATA Capital Housing Finance Ltd. and no other loan is encumbered on the present 19 plots.

Conclusion:

On the basis of above analysis of the documents, it appears that the total subject property 19 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 in sq yds.	Conveyance deed Vasika No.	Date of Conveyance deed and possession letter
1.	D-219	175.234	17289	04.04.2025
2.	D-220	175.234	17287	04.04.2025
3	D-221	175.234	17286	04.04.2025
4	D-222	175.234	17284	04.04.2025
5	D-223	175.234	17290	04.04.2025
6	D-224	175.234	17291	04.04.2025
7	D-225	175.234	17285	04.04.2025
8	D-226	175.234	17288	04.04.2025
9	D-237	175.234	378	18.04.2025
10	D-238	175.234	372	18.04.2025
11	D-239	175.234	352	18.04.2025
12	D-240	175.234	357	18.04.2025
13	D-256	169.239	374	18.04.2025
14	D-257	169.239	377	18.04.2025
15	D-258	169.239	353	18.04.2025

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16	D-319	176.829	373	18.04.2025
17	D-337	172.419	376	18.04.2025
18	D-339	172.419	354	18.04.2025
19	D-340	172.419	355	18.04.2025

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