

GAJENDER TANWAR

ADVOCATE

ENROL NO. P/3115/2008

GT/JMS/1/2026

02.02.2026

LAND SEARCH REPORT

RE: TITLE SEARCH IN RESPECT OF COMMERCIAL COMPLEX "JMS GROUP ELEGANTE" SITUATED IN MEGA CITY RESIDENTIAL PROJECT (DDJAY) SECTOR-5, SOHNA, GURUGRAM SITUATED IN THE REVENUE ESTATE OF SOHNA, GURUGRAM

OWNER & SUBJECT PROPERTY:

JMS INFRABUILD PVT. LTD. HAVING ITS OFFICE AT PLOT NO.2380-SP, SECTOR-46, GURUGRAM BEING DEVELOPER OF MEGA CITY SECTOR-5, SOHNA DISTRICT GURUGRAM WANT THE VERIFICATION OF TITLE OF THE SAID PROPERTY i.e. "JMS GROUP ELEGANTE", 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, for developing a Commercial Complex in project MEGA CITY Plotted Colony under DDJAY Scheme in Sector-5, Sohna Gurugram have been supplied by the developer to verify the 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 commercial complex " JMS GROUP ELEGANTE" in MEGA CITY Sector-5, Sohna, Gurugram.

Documents supplied by owner for scrutiny:

In order to enable the said due diligence process, the owner/developer of the land has supplied photocopies of following documents for perusal.

Scanned copy of the Revenue record Jamabandi of Village Sohna of Khasra no.137 of year 1991-1992, 1996-1997, 2006-2007, 2011-2012, 2016-2017 and 2021-2022 of Vedram S/o Layakram S/o Dalip owned the land in Khasra no.137 having killa no. 2/1(3-18), 3/1/1(4-12) 3/2 (2-2), 7(2-6), 8(8-0), 9(8-0)10/2 (2-0),12 (8-0) 13(8-0), 14(3-16), 21 (8-0),

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22(8-0) total Kita 12 having area 64 Kanal 12 Marla situated in the revenue estate of Sohna, Tehsil Sohna, Distt. Gurugram. In the Jamabandi of year 2001-2002 the recorded land was same except killa no.10/2 (2-0) were recorded in another khata number and later the same was got corrected vide Badar no.95 stating that it was recorded in other khata inadvertently and the same was approved vide order dated 15.01.2013 and rectified to 64 Kanal 12 Marla. The agricultural land was transferred in the name of Sh. Krishan Pal, Sh. Satpal and Sh. Shripal sons of Sh. Vedram by Sh. Vedram vide Transfer Deed bearing vasika no. 8517 dated 25.02.2022 and it was mutated in records vide order of AC-II vide order dated 20.05.2022 vide intkal no. 28576.

- b) Scanned Copy of Sale Deed executed by Sh. Krishan Pal and Sh. Satpal and Sh. Shripal sons of Sh. Vedram in favour of M/S JMS Infra Build Pvt. Ltd. bearing registration no.1189 dated 09.05.2022 of Khewat Khata No.534/563 Mustil No.137 Killa No.2/1(3-18), 3/1/1(4-12) 3/2 (2-2), 7(2-6), 8(8-0), 9(8-0)10/2 (2-0),12 (8-0) 13(8-0), 14(3-16), 21 (8-0), 22(8-0) total Kita 12 having area 64 Kanal 12 Marla situated in the revenue estate of Sohna, Tehsil Sohna, Distt. Gurugram before the Sub-Registrar Sohna, Distt. Gurugram
 - c) Scanned copy of intkal no.28681 approved by AC-II dated 20.05.2022 of the land purchased by the JMS Infra Build Pvt. Ltd. vide sale deed bearing registration no.1189 dated 09.05.2022 from Sh. Krishan Pal and Sh. Satpal and Sh. Shripal sons of Sh. Vedram.
 - d) Scanned copy of Akash Sizra of Khasra no.137 Killa no.8(8-0) and 7(2-6) situated in the revenue estate of village Sohna, Tehsil Sohna, Distt. Gurugram
 - e) Scanned Copy of Registration Certificate of Real Estate Project of Affordable Residential Plotted Colony under DDJAY bearing no. 64 of 2023 of project MEGA CITY situated in Sector-5, Sohna, Gurugram having total licensed area of the project 15.06875 Acres out of which the total saleable area is 37316.53 sq m. (Residential 35822.86 sq. m. + Commercial 1493.67 sq. m.).
- Scanned copy of Demarcation Plan of MEGA CITY situated in Sector-5, Sohna, Gurugram having total licensed area of the project 15.06875 Acres under DDJAY plotted colony approved vide License no. 81 of

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2023 dated 17.04.2023, the commercial site as per the demarcation plan is situated in Killa No.7(2-6) of Khasra no.137.

- g) Scanned Copy of Proposed Building Plan of Commercial Site area measuring 1493.67 sq m. falling in residential plotted colony project MEGA CITY situated in Sector-5, Sohna, Gurugram approved vide License no. 81 of 2023 dated 17.04.2023.

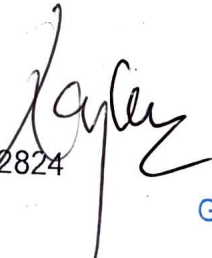
BREIF DETAIL OF PROPERTY AND THE LICENSE FOR DEVELOPING A COMMERCIAL COLONY:

On the examination of the Scanned/photocopies of the above mentioned documents, verification and inspection of the records it is revealed that the commercial complex "JMS GROUP ELEGANTE" to be developed on area admeasuring 1493.67 sq. mtr. in Killa no.7(2-6) out of the total land of 15.06875 Acres in the Residential colony MEGA CITY, Sector-5, Sohna, District Gurugram and the developer is the owner of the land comprising in Khasra no.137 admeasuring 64 Kanal 12 Marla as per the revenue records.

Conclusion:

On the basis of above analysis of the documents the commercial complex "JMS GROUP ELEGANTE" is to be developed on area admeasuring 1493.67 sq. mtr. in Killa no.7(2-6) out of the total land of 15.06875 Acres of Khasra no.137 in the Residential plotted colony MEGA CITY, Sector-5, Sohna, District Gurugram and the developer is the owner of the land comprising in Khasra no.137 admeasuring 64 Kanal 12 Marla as per the revenue records situated in the revenue estate of Sohna, Tehsil Sohna and Distt. Gurugram.

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