

J.P. SHARMA,

Advocate

M: 9313762449, 8398095528

Office at: Chamber no. 59-60, C-Block,  
District Courts, Gurugram.

Date: 28.03.2024

To

The Director,  
Town & Country Planning Haryana,  
Chandigarh.

**Sub: -Legal scrutiny report in respect of property belonging to M/s Azumi Developers Private Limited, Registered Office: 1962/3, Rajeev Nagar, Gurugram, Tehsil & Distt. Gurugram.**

I.

**Description of documents scrutinized**

Sr. No.	Date of Document	Nature of Documents	Whether original/ certified/ photocopy/ certified copy
1.	08.02.2023	Sale Deed vasika no. 7656	Original
2.	08.02.2023	Collaboration Agreement vasika no. 7657	Original
3.	06.06.2023	Tatima Deed vasika no. 1847	Original
4.	01.06.2023	Tatima Deed vasika no. 1704	Original
5.	01.06.2023	Tatima Deed vasika no. 1705	Original
6.	28.03.2024	Inspection Receipt no. 4123	Original
7.	29.03.2024	Jamabandi for the year 2018-19, 2013-14 & 2008-09	Certified
8.		Mutation no. 371, 387, 394, 397, 398, 413, 414, 415, 416, 417, 418, 422	Photocopy
9.	04.04.2024	x-sizra	Original

II.

**Description of property**

Survey no.	Extent	Area	Location
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Property comprised in khewat no. 11 min, khatoni no. 19 min & 20 min, rect. no. 10, killa no. 4(8-0), 5(8-0), rect. no. 4, killa no. 15(8-0), 16(8-0), 25(8-0), 6/3(5-10), rect. no. 5, killa no. 19/2(7-12), 20(7-16), 22/1(7-0) total field 9

For AZUMI DEVELOPERS PVT. LTD.

Authorized Signatory



measuring 67 kanal 18 marla of its 440/2916<sup>th</sup> i.e. **10 kanal 4 marla**; khewat no. 11 min, khatoni no. 19 min & 20 min, rect. no. 4, killa no. 14(5-18), 17(8-0), 24(8-0) total field 3 measuring 21 kanal 18 marla of its 108/438<sup>th</sup> i.e. **5 kanal 8 marla**; khewat no. 11 min, khatoni no. 19 min & 20 min, rect. no. 10, killa no. 15(6-17), 3(9-14), 6(8-0), 7(8-11), rect. no. 4, killa no. 18(2-14), 23(7-6), rect. no. 5, killa no. 10/2(0-6), 11/2(6-10), 12/2(6-2) total field 9 measuring 56 kanal 0 marla of its 168/1120<sup>th</sup> i.e. **8 kanal 8 marla** situated within revenue estate of Vill. Ladhuwas, Tehsil & Distt. Rewari vide jamabandi for the year 2018-19 & Sale Deed vasika no. 7656 dated 08.02.2023. **Total admeasuring 24 kanal 0 marla.**

....Property-A

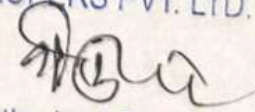
**NOTE: THE APPLICANT IS THE ABSOLUTE OWNER OF THE ABOVE SAID 'PROPERTY-A'.**

khewat no. 11 min, khatoni no. 19 min & 20 min, rect. no. 4, killa no. 6/3/2(1-8), 15/1(4-0), 16/2(6-11), 25(8-0), rect. no. 5, killa no. 19/2/2(4-17), 20/2(4-18), 22/1(7-0), rect. no. 10, killa no. 4/2(4-12), 5/1(6-14) total field 9 measuring 48 kanal 0 marla of its FULL i.e. **48 kanal 0 marla** situated within revenue estate of Vill. Ladhuwas, Tehsil & Distt. Rewari vide jamabandi for the year 2018-19 & Collaboration Agreement vasika no. 7657 dated 08.02.2023 & Tatima Deed vasika no. 1704 dated 01.06.2023 & Tatima Deed vasika no. 1705 dated 01.06.2023 & Tatima Deed vasika no. 1847 dated 06.06.2023. **Total admeasuring 48 kanal 0 marla.**

....Property-B

**NOTE: THE APPLICANT HAS ACQUIRED THE RIGHT TO DEVELOP RESIDENTIAL COLONY THROUGH COLLABORATION DEED VASIKA NO. 7657 DATED 08.02.2023 & TATIMA DEED VASIKA NO. 1704 DATED 01.06.2023 & TATIMA DEED VASIKA NO. 1705 DATED 01.06.2023 & TATIMA DEED VASIKA NO. 1847 DATED 06.06.2023 IN THE ABOVE SAID 'PROPERTY-B'.**

For AZUMI DEVELOPERS PVT. LTD.

  
Authorized Signatory

III. Placing of Title for the last 13 years


24



I, undersigned, has inspected the revenue and registration with the regards of above property detailed in Schedule II from the office of Sub-Registrar, Rewari for the last 13 years and finding are as under: -

That the chain of title of the abovementioned land is completed more than the last 13 years as Sh. Jagmal, Bani Ram, Hari Ram, Ram Narayan Ss/o Sh. Shiv Lal s/o Sh. Digh Ram as per jamabandi for the year 2008-09. After the death of Sh. Bani Ram, his share was inherited by his LRs namely Deepak, Babu Lal Ss/o, Usha d/o Sh. Bani Ram s/o Sh. Shiv Lal vide Rapat Rojnamcha vasika no. 130 dated 17.11.2021 and mutation no. 387 dated 30.11.2021 was also stood sanctioned for the same. Further, above said khewat no. 11 got partitioned between the co-sharers by the court of ACIG, Rewari vide case no. 2027 decided on 27.07.2022 and partition mutation no. 394 dated 17.10.2022 was also stood sanctioned for the same. Further, Smt. Usha d/o Sh. Bani Ram s/o Sh. Shiv Lal transferred her share to his brother namely Babu Lal, Deepak Ss/o Sh. Bani Ram s/o Sh. Shiv Lal vide Transfer Deed vasika no. 4999 dated 02.11.2022 and mutation no. 397 dated 24.11.2022 was also stood sanctioned for the same. Further above said partitioned mutation no. 394 was also got rectified vide Rapat Rojnamcha vasika no. 130 dated 24.11.2022 and rectified partitioned mutation no. 398 dated 24.11.2022 was also stood sanctioned for the same. Further, Smt. Mukesh w/o Sh. Rajpal s/o Sh. Hari Ram transferred her 11 kanal 3 marla land to her husband namely Rajpal s/o Sh. Hari Ram s/o Sh. Shiv Lal vide Transfer Deed vasika no. 7564 dated 06.02.2023 and mutation no. 414 dated 08.02.2023 was also stood sanctioned for the same. Further, Jagmal s/o Sh. Shiv Lal s/o Sh. Digh Ram, Babu Lal, Deepak Ss/o Sh. Bani Ram s/o Sh. Shiv Lal, Rajpal s/o Sh. Hari Ram s/o Sh. Shiv Lal, Prem Prakash s/o Sh. Ram Narayan s/o Sh. Shiv Lal sold out their 24 kanal 0 marla land described as **Property-A** to M/s Azumi Developers Private Limited Registered Office: 1962/3, Rajeev Nagar, Gurugram, Tehsil & Distt. Gurugram vide Sale Deed vasika no. 7656 dated 08.02.2023 and mutation no. 415 dated 10.02.2023 was also stood sanctioned for the same. Further, M/s Azumi Developers Private Limited Registered Office: 1962/3, Rajeev Nagar, Gurugram, Tehsil &

For AZUMI DEVELOPERS PVT. LTD.

  
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Distt. Gurugram has acquired the collaboration rights to develop the Residential Colony on the **Property-B** on behalf of Sh. Jagmal s/o Sh. Shiv Lal s/o Sh. Digh Ram, Babu Lal, Deepak Ss/o Sh. Bani Ram s/o Sh. Shiv Lal, Rajpal s/o Sh. Hari Ram s/o Sh. Shiv Lal, Prem Prakash s/o Sh. Ram Narayan s/o Sh. Shiv Lal vide Collaboration Agreement vasika no. 7657 dated 08.02.2023. Further, a Tatimanama/Supplementary Deed vasika no. 1847 dated 06.06.2023 was executed and registered on behalf of Collaboration Agreement vasika no. 7657 dated 08.02.2023 regarding the terms and conditions to develop the residential colony on **Property-B**. Now, as per Transfer Deed vasika no. 3368 dated 21.01.2022 & Jamabandi for the year 2018-19, the applicant is showing as owner in possession of the **Property-A** and the applicant acquired the rights to develop residential colony on the **Property-B** in question.

Hence the title of the said lands is verified which is marketable.

**IV. Encumbrance certificate for the last 13 years:**

That the undersigned has inspect the records of registration with regard to the above said property of applicant from the office of Sub-Registrar Rewari for the last 13 years i.e. 29.03.2011 to 28.03.2024 and found that the present owner has not created any charge on his said property by way of sale, mortgage, gift, lease or otherwise. It is certified that the above property is free from all sorts of encumbrances and charges.

**V.**

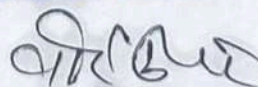
**Evidence of possession**

That from the perusal of Jamabandi for the year 2018-19 & Sale Deed vasika no. 7656 dated 08.02.2023 & Collaboration Agreement vasika no. 7657 dated 08.02.2023 & Tatima Deed vasika no. 1704 dated 01.06.2023 & Tatima Deed vasika no. 1705 dated 01.06.2023 & Tatima Deed vasika no. 1847 dated 06.06.2023, registered with the Sub-Registrar, Rewari, it is quite clear that the applicant is in self possession of the abovementioned property.

**VII. Certificate of title**

On the basis of my scrutiny of documents mentioned in Schedule-I, I certify that:-

For AZUMI DEVELOPERS PVT. LTD.

  
Authorized Signatory



That **M/s Azumi Developers Private Limited, Registered Office: 1962/3, Rajeev Nagar, Gurugram, Tehsil & Distt. Gurugram** has valid, clear and marketable title over the property.

1. That the above-mentioned lands is not subject to any minors or others claim as mentioned in Schedule-II.
2. That I had verified the certified copy of all the above stated title deeds and the above property is covered under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

**Yours Faithfully,**

JP Sharma Adv.,

Gurugram

**DRAFTED BY**

**J.P. SHARMA**

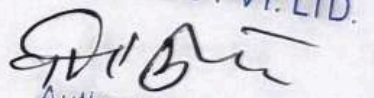
**Advocate**

**Distt. Court, Gurugram**

**Mob. 9313762494**

14.04.24

For AZUMI DEVELOPERS PVT. LTD.

  
Authorized Signatory



J.P. SHARMA,

Advocate

M: 9313762449, 8398095528

Office at: Chamber no. 59-60, C-Block,  
District Courts, Gurugram.

Date: 28.03.2024

To

The Director,  
Town & Country Planning Haryana,  
Chandigarh.

Subject: **CERTIFICATE ABOUT THE MARKETABLE TITLE OF PROPERTY**

I have gone through the original title deeds intended to be deposited relating to the property for the captioned property and other documents relating to property and the documents to title referred to above are perfect evidence of title and I further certified that: -

1. I have made a search in the land/revenue records and do not find any adverse features, which would prevent the applicant/s from creating a valid mortgage.
2. I have visited the Registrar/Sub Registrar's office, Rewari on 28.03.2024 and verified the records/details of the property belonging to **M/s Azumi Developers Private Limited, Registered Office: 1962/3, Rajeev Nagar, Gurugram, Tehsil & Distt. Gurugram.**
3. There are no prior mortgages/charges, as could be seen from the encumbrance certificate for the period from 29.03.2011 to 28.03.2024 pertaining to the immovable property/ies covered by the above said title deed.
4. There are prior mortgages/charges of **NIL** which are liable to be cleared or satisfied by complying with the following.
5. There are claim from minor/s and his/her/their interest in the property/ies is to the extent of **NIL**. (specify the share of minor/s with name).

For AZUMI DEVELOPERS PVT. LTD.

  
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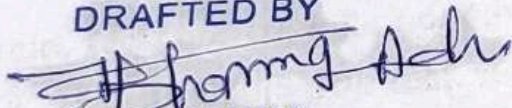
6. The undivided share of minor/s is (whether there is a claim or not) NIL.  
(specify the share of minor/s)
7. The property/ies is/are subject to the payment of all the dues of NIL.  
(specify the liability that is fastened or could be fastened on the property/ies)
8. The provisions of Urban Ceiling Act are not applicable.
9. Holding/Acquisition is in accordance with the provisions of the Land Reforms Act.
10. The mortgage if created will be available to the bank for the liability of the applicant/s.

I certify that **M/s Azumi Developers Private Limited, Registered Office: 1962/3, Rajeev Nagar, Gurugram, Tehsil & Distt. Gurugram** is having a valuable marketable title over the property in question as shown in Schedule – II of the legal scrutiny report.

**Yours Faithfully,**

JP Sharma Adv.,  
Gurugram

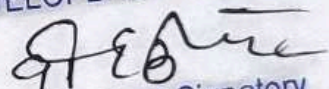
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Advocate

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M: 9313762449, 8398095528

Office at: Chamber no. 59-60, C-Block,  
District Courts, Gurugram.

Date: 28.03.2024

To,

The Director,  
Town & Country Planning Haryana,  
Chandigarh.

Sir,

Subject: Verification of records of landed property at Registrar/Sub-Registrar's office, REWARI.

This is to confirm that I have visited the Registrar/Sub-Registrar's office at Rewari on 28.03.2024 and verified the details of the property standing in the name of **M/s Azumi Developers Private Limited, Registered Office: 1962/3, Rajeev Nagar, Gurugram, Tehsil & Distt. Gurugram.**

The property details are as under:-

Property comprised in khewat no. 11 min, khatoni no. 19 min & 20 min, rect. no. 10, killa no. 4(8-0), 5(8-0), rect. no. 4, killa no. 15(8-0), 16(8-0), 25(8-0), 6/3(5-10), rect. no. 5, killa no. 19/2(7-12), 20(7-16), 22/1(7-0) total field 9 measuring 67 kanal 18 marla of its 440/2916<sup>th</sup> i.e. **10 kanal 4 marla**; khewat no. 11 min, khatoni no. 19 min & 20 min, rect. no. 4, killa no. 14(5-18), 17(8-0), 24(8-0) total field 3 measuring 21 kanal 18 marla of its 108/438<sup>th</sup> i.e. **5 kanal 8 marla**; khewat no. 11 min, khatoni no. 19 min & 20 min, rect. no. 10, killa no. 15(6-17), 3(9-14), 6(8-0), 7(8-11), rect. no. 4, killa no. 18(2-14), 23(7-6), rect. no. 5, killa no. 10/2(0-6), 11/2(6-10), 12/2(6-2) total field 9 measuring 56 kanal 0 marla of its 168/1120<sup>th</sup> i.e. **8 kanal 8 marla** situated within revenue estate of Vill. Ladhuwas, Tehsil & Distt. Rewari vide jamabandi for the year 2018-19 & Sale Deed vasika no. 7656 dated 08.02.2023. **Total admeasuring 24 kanal 0 marla.**

For AZUMI DEVELOPERS PVT. LTD.

  
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....Property-A



**NOTE: THE APPLICANT IS THE ABSOLUTE OWNER OF THE ABOVE SAID 'PROPERTY-A'.**

khewat no. 11 min, khatoni no. 19 min & 20 min, rect. no. 4, killa no. 6/3/2(1-8), 15/1(4-0), 16/2(6-11), 25(8-0), rect. no. 5, killa no. 19/2/2(4-17), 20/2(4-18), 22/1(7-0), rect. no. 10, killa no. 4/2(4-12), 5/1(6-14) total field 9 measuring 48 kanal 0 marla of its FULL i.e. **48 kanal 0 marla** situated within revenue estate of Vill. Ladhuwas, Tehsil & Distt. Rewari vide jamabandi for the year 2018-19 & Collaboration Agreement vasika no. 7657 dated 08.02.2023 & Tatima Deed vasika no. 1704 dated 01.06.2023 & Tatima Deed vasika no. 1705 dated 01.06.2023 & Tatima Deed vasika no. 1847 dated 06.06.2023. **Total admeasuring 48 kanal 0 marla.**

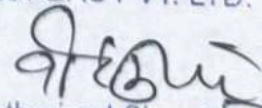
**....Property-B**

**NOTE: THE APPLICANT HAS ACQUIRED THE RIGHT TO DEVELOP RESIDENTIAL COLONY THROUGH COLLABORATION DEED VASIKA NO. 7657 DATED 08.02.2023 & TATIMA DEED VASIKA NO. 1704 DATED 01.06.2023 & TATIMA DEED VASIKA NO. 1705 DATED 01.06.2023 & TATIMA DEED VASIKA NO. 1847 DATED 06.06.2023 IN THE ABOVE SAID 'PROPERTY-B'.**

Further, I certify as under:-

1. That I have verified the certified copy of material title deeds as mentioned in Schedule no. 1 of the report from the office of Registrar/Sub-Registrar and confirm that the original title deeds are genuine.
2. That there are no prior charges over the said property and **M/s Azumi Developers Private Limited, Registered Office: 1962/3, Rajeev Nagar, Gurugram, Tehsil & Distt. Gurugram** is the absolute owner of the said property as per the records available and verified by me in the Registrar/Sub-Registrar's office.

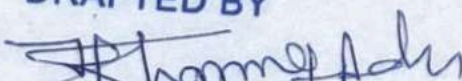
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**Yours Faithfully,**

JP Sharma Adv.,  
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