Mohammad Jalal Ahmed
Advocate
Off.Beri Baugh, Harsool Road, Behind Little Master English School, Aurangabad. Mob. 8793000300.

Date : 01/01/2023

FORMAT- A
(Circular No.28/2021)

To,
MAHA RERA

Legal Title Report

Sub : Title Clearance Certificate With respect of property S.No 121 Part, Gut No. 229/2, total admeasuring 4715 Sq.Mtrs Situated at village Sawangi, Aurangabad.

1. **Description of Property :-**

S.No 121 Part, Gut No. 229/2, total admeasuring 4715 Sq.Mtrs Situated at village Sawangi, Aurangabad bounded by

TOWARD EAST	:	Gut No 229/2/Part
TOWARD WEST	:	Land of Mohammad Muntajibuddin Kazi
TOWARD NORTH	:	Land of Mohammad Muntajibuddin Kazi
TOWARD SOUTH	:	Naygaon to Kabir Madh Raod & Gut No. 28

2. **The Documents of Allotment of Agriculture Land:-**

- 7/12 Extract of Gut No . 229/2.
- Registered Sale Deed No . 605/1984 dated 07.02.1984
- Correction Deed bearing No . 6420 dated 04.08.2010
- Hibba Naama dated 22.07.2015

3.Search Report for 30 Years From 1992 to 2022.

On perusal of the above mentioned documents and all other relevant documents relating to lease hold rights of the said property I am of the opinion that the lease hold rights of Smt. Atiya Shaenaz W/o Mohammad Muntajibuddin Kazi is clear marketable and without any encumbrances.

Owner of Plots :-

1. Smt. Atiya Shaenaz W/o Mohammad Muntajibuddin Kazi Qualifying comments/remarks is any.....

The report reflecting the flow of the title of the Smt. Atiya Shaenaz W/o Mohammad Muntajibuddin Kazi on the said plot is enclosed herewith as annexure.

Encl: Annexure.

Dated : 01/01/2023

Jalal 02/01/2023.

Adv. Mohd. Jalal Ahm...
(B.A.LL.B.)
ADVOCATE
Beri Bagh Aurgul,
Aurangabad (M.S.)-431...

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FORMAT –A

CIRCULAR NO. 28/2021

FLOW OF THE TITLE OF THE SAID PROPERTY

Search- Cum- title report of the agriculture land bearing S.no.121 part, Gut No 229/2, totally admeasuring 4715 Sq.mtrs. Situated at village Sawangi , Aurangabad, presently owned by and possessed by Smt. Atiya Shaenaz W/o Mohammad Muntajibuddin Kazi , R/o Jaisingpura , Aurangabad which is bounded by boundaries

TOWARD EAST	:	Gut No 229/2/Part
TOWARD WEST	:	Land of Mohammad Muntajibuddin Kazi
TOWARD NORTH	:	Land of Mohammad Muntajibuddin Kazi
TOWARD SOUTH	:	Naygaon to Kabir Madh Raod & Gut No. 28

That I have gone through the records of Sub-Registrar Aurangabad Talathi office , Gram panchayat, area Aurangabad and records which are put before me . i.e

1. 7/12 Extract of Gut No . 229/2.
2. Registered Sale Deed No . 605/1984 dated 07.02.1984
3. Correction Deed bearing No . 6420 dated 04.08.2010
4. Hibba Naama dated 22.07.2015
5. Search fees receipt No . MH00201193202223E dated 31/12/2022for the last 30 years (1992-2022) in the office of Sub-Registrar Aurangabad.

After perusal of all the records as mentioned above and after deposition earch fees receipt No . MH00201193202223E dated 31/12/2022for the last 30 years (1992-2022) in the office of Sub-Registrar Aurangabad.my search report of the above said property is as under.

1. That, agriculture land bearing S.No 121, Gut No 229/2 total admeasuring 4715 Sq.Mtrs situated at village Sawangi , Aurangabad , presently owned and possessed by Shaikh Nasir s/o Shaikh Chand from whom kazi Muntajibuddin S/o Kazi Mohammad Gayasuddin has purchased for the consideration of RS 80,000/- by executing registered Sale deed No .605/1984 dated 07.02.1984 , the necessary entry to this effect was passed & the name of purchaser i.e, Kazi Muntajibuddin S/o Kazi Mohammed Gayasuddin was recorded by the Talathi office Aurangabad , by sanctioning Mutation Entry No. 423 on 7/12 extract .
2. It reveals from the record that in Sale Deed bearing No . 605/1984 dated 07.02.1984 , Gut No 129/1 was wrongly mentioned instead of gut No . 229/2 & to that effect Correction

Deed bearing No . 6420/2010 dated 04.08.2010 was executed by both the parties before the Sub Registrar at Aurangabad.

3. It appears from the record that on 22.06.2015 Kazi Muntajibuddin S/o Kazi Mohammed Gayasuddin has gifted the said property to his wife Atiya Shahenaz by executing Gift Deed dated 22.06.2015. On the basis of said Gift Deed, the name of Donce i.e Atiya Shahenaz W/o Mohammed Muntajibuddin Kazi was recorded by the talathi by sanctioning Mutation Entry No . 4028on 7/12 Extract.

4. Thus , Atiya Shahenaz w/o Mohammad Muntajibuddin has become the legal and sole owner of the agricultural land bearing S.No 121. Part, Gut No .229/2, totally admeasring 4715 Sq.Mtrs Situated at Village Sawani , Aurangabad on the strength of Gift Deed dated 22.06.2015.

5. As per records available , I hereby give my legal opinion that, the property mentioned above is nowhere transferred by way of Sale Deed, mortgage, Gift, Lease and Tenancy etc. and the said property cab be mortgaged for the purpose if obtaining the loan from the Banks or any financial institutes.

6. Hence , I hereby certify that Atiya Shahenaz W/o Mohammad Muntajibuddin is the exclusive owner of the agriculture land bearing S.No 121 Part , Gut No 229/2 , Total Admeasuring 4715 Sq. Mtrs situated at Village Sawangi , Aurangabad and having clear and marketable title over the property . Hence, this Search-Cum Title Report.

7. Whereas Smt. Atiya Shaenaz W/o Mohammad Muntajibuddin Kazi have executed General Power of Attorney on the name of Mr Khan Adeeb Akhtar Vide registered Deed No 5707 dated 2021 of the agriculture land bearing S.No 121 Part , Gut No 229/2 , Total Admeasuring 4715 Sq. Mtrs situated at Village Sawangi , Aurangabad before Sub-Registrar Aurangabad .

Date : 01/01/2023

Place : Aurangabad

Jalal 02/01/2023

Adv. Mohd. Jalal Ahmed
(B.A.LL.B.)
ADVOCATE
Beri Bagh Harsul,
Aurangabad (M.S.)-431001