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

Date : 02/01/2025

FORMAT- A
(Circular No.28/2021)

To,
MAHA RERA

Legal Title Report

Sub : Title Clearance Certificate With respect of property admeasuring 569.5 Sq .Mtrs Plot No 10, Part of Survey No. 1/2 , Situated at Asif Baug, Taluka & District Aurangabad, within the limits of Aurangabad Municipal Corporation

1. **Description of Property :-**

Plot No 10, Part of Survey No. 1/2 , Situated at Asif Baug, Taluka & District Aurangabad, bounded by

TOWARD EAST	:	Arif Colony Housing Society
TOWARD WEST	:	Plot No.8 and 9
TOWARD NORTH	:	Plot No. 22 and 23
TOWARD SOUTH	:	Land part of Survey No.1/2.

2. **The Documents of Allotment of Plot:-**

- Copy of Registry Deed No 1891 Dated 12/04/1984.
- Memorandum of Understanding Vide Registered Sale Deed No 2085/2003 Dated 07/07/2003.
- 7/12 Copy with Mutation No 333 Dated 07/07/2003
- Correction Deed vide Registered Sale deed No 3862/2005 Dated 29/10/2005 and Mutation Entry No 434
- Copy of Layout Order
- Copy of N.A Order dated 05/09/2006

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- Copy of Registered Sale Deed Vide No 311/2007 dated 18/01/2007
- Copy of Deed of Transfer of Development Rights dated 03/05/2013
- Commencement Certificate Permission No 893/2014-15 dated 07/01/2015
- Gift Deed Vide No 5134/2016 dated 02/08/2016
- Copy of Registered Sale deed of undivided Share Between Mohammed Mujtaba Khan vide and Mohammed Altaf Ahmed vide Registered No 10271-2022.

3.Search Report for 30 Years From 1994 to 2025.

On perusal of the above mentioned documents and all other relevant documents relating to the said property I am of the opinion that the Possessor of Plot Mohammed Mujtaba Khan Raza Khan and Mohammed Altaf Ahmed Manzoor Ahmed is clear and marketable and free from reasonable doubt for unknown claims paper proclamation is advisable.

Owner of Plots :-

1. Mohammed Mujtaba Khan Raza Khan and Mohammed Altaf Ahmed Manzoor Ahmed

2. Qualifying comments/remarks is any.....

The report reflecting the flow of the title of the Mohammed Mujtaba Khan Raza Khan and Mohammed Altaf Ahmed Manzoor Ahmed on the said plot is enclosed herewith as annexure.

Encl: Annexure.

Dated : 02/01/2025

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Advocate
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FORMAT –A

CIRCULAR NO. 28/2021

FLOW OF THE TITLE OF THE SAID PROPERTY

In pursuance to the above property , I submitted Search Application for 30 Years and deposited search fees of Rs 750/- in the office of Sub-Registrar , Aurangabad vide receipt No GRN MH012270550220125 3E Dated 02/01/2025 for the purpose of Search of Title in respect of above mentioned property and I personally taken Search of the documents and papers available in the office and my report is as under :-

(Hereinafter referred to as said plot for the for the sake of brevity and convenience and which is more particularly described in schedule written hereunder)

Whereas Mr. Mohammed Mujtaba Khan S/o Raza Khan and Mohammad Altaf Ahmed approached me with copies of documents and records and requested me to issue title report in respect of Plot No.10 admeasuring 569.5 Sq.Mtrs forming part of Survey no 1/2 , situated at Asif Baug, Taluka and District Aurangabad

1) On perusal of records and documents placed before me it appears that a) Mr. Mohd Murtuza Khan S/o Raza Khan, b) Mr. Mohd Mustafa Khan S/o Raza Khan c) Mr. Mohd Mujtaba Khan S/o Raza Khan and d) Mrs Gulbano W/o K.Kaleemuddin jointly purchased land admeasuring 35 Gunthas, forming part of survey no 1/2, Situated at Asif Baug Taluka and District Aurangabad within the limits of Aurangabad Municipal Corporation, from its previous owners and possessors Mirza Mehmood Ali Baig, Mirza Ashraf Ali Baig, Smt. Bashirunnisabegum W/o Mirza Mosin Ali Baig , by virtue of registered sale Deed dated 18-09-2001 registered at Day-Book Serial No . 5838/2001, with the office of Sub-Registrar, Aurangabad . In pursuance to the said Sale Deed dated 18-09-2001 names a) Mr. Mohd Murtuza Khan S/o Raza Khan b) Mr. Mohd. Mustafa Khan S/o Raza Khan c) Mr. Mohd. Mujtaba Khan S/o Raza Khan and d) Mrs Gulbano W/o Kaleemuddin were mutated as owners and possessors of 35 Gunthas, forming part of Survey No. 1/2 , Situated at Asif Baug, Tq and Dist :- Aurangabad vide mutation entry no.283 dated 08.10.2001. The Copy of

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Registered Sale Deed dated 18.09.2001 and Mutation entry No. 283, are annexed hereto and marked as Annexure A and B respectively .

2) On perusal of documents and records placed before, it appears that the above mentioned four owners prepared a tentative layout plans by carving out 10 Plots over the said land 35 Gunthas of land and divided them amongst the above mentioned four owners by executing a registered Memorandum of Understanding dated 07-07-2003, registered at day book serial no. AGG-5-2085/2003, with the office of Sub-Registrar, Aurangabad, it appears that the as per said Memorandum of Understanding the said 10 Plots are divided amongst the 04 owners in the following manner:-

Sr.No	Plot No.	Area in Sqm	Allotted to
01	Plot No.1	687.50	Gulbano W/o K. Kaleemuddin
02	Plot No.2	299.97	Mohd. Murtuza Khan, Mr. Mohd Mustafa Khan and Mr. Mujtaba Khan
03	Plot No.3	299.75	Mohd. Murtuza Khan, Mr. Mohd Mustafa Khan and Mr. Mujtaba Khan
04	Plot No.4	200.00	Mohd. Murtuza Khan, Mr. Mohd Mustafa Khan and Mr. Mujtaba Khan
05	Plot No.5	200.00	Mohd. Murtuza Khan, Mr. Mohd Mustafa Khan and Mr. Mujtaba Khan
06	Plot No. 6	190.50	Gulbano W/o K. Kaleemuddin
07	Plot No. 7	201.92	Gulbano W/o K. Kaleemuddin
08	Plot No. 8	190.50	Gulbano W/o K. Kaleemuddin

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09	Plot No. 9	251.17	Gulbano W/o K. Kaleemuddin
10	Plot No. 10	190.50	Gulbano W/o K. Kaleemuddin

3) It Further appears that in pursuance to the said Memorandum of Understanding dated 07-07-2003 name of the owners named above are mutated against the plots allotted to them under the Memorandum of understanding dated 07-07-2003 vide Mutation entry no. 333 dated 20-08-2003. The Copy of registered Memorandum of Understanding dated 07-07-2003 and Mutation entry No. 333 are annexed hereto and marked as Annexure C and D respectively.

4) The Assistant Director Town Planning, Aurangabad Municipal Corporation sanctioned the layout of Said 35 Gunthas land forming part of Survey no. 1/2 , Situated at Asif Baug, Tq and Dist Aurangabad. Within the limits of Aurangabad Municipal Corporation Vide its order bearing layout no. 144/2005, outward no. AMC/NRV/NR-1/SSNR/1692/2005 dated 03-09-2005. The Copy of Layout order along with Map is annexed hereto and marked as Annexure "E"

5) That at the time of Final sanction of Layout, the area of Plot No 10 was revised from 190.50 Sq.Mtrs , therefore a) Mr. Mohd Murtuza Khan S/o Raza Khan b) Mr. Mohd. Mustafa Khan S/o Raza Khan c) Mr. Mohd. Mujtaba Khan S/o Raza Khan and d) Mrs Gulbano W/o Kaleemuddin executed registered Correction Deed dated 29.10.2005 registered at Day Book Sr.No AGG-5-3862/2005 with the office of Sub Registrar Aurangabad whereby area of Plot No. 10 mentioned in the memorandum of Understanding dated 07.07.2003 (Registered at day book serial no AGG-5-2085/2003) as 190.50 Sq.Mtrs is Corrected as 569.50 Sq.Mtrs. The Mutation entry in respect of above mentioned correction deed is entered into revenue records of the said property vide Mutation Entry no. 434 dated 12.12.2005. The registered Correction Deed dated 29.10.2005 and Mutation entry no. 434 is annexed hereto and marked as Annexure F and G respectively.

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6) On Perusal of Documents and records placed before me it appear that the Collector, Aurangabad vide dated 05-09-2006 bearing no. 2002//MSH/ Land-1/ Non- Agri/12-2002 converted the user of said 35 gunthas Land from agriculture use to Non-agriculture use. The Copy of N.A order dated 05.09.2006 is annexed hereto and marked as Annexure H.

7) On perusal of records and documents placed before me it appears that Mrs. Gulabano W/o K.Kaleemuddin transferred all her rights title and interest on respect of plot no. 10 admeasuring 569.5 sq.mtrs forming part of Survey No. 1/2 , situated at Asif Baug , Taluka & District Aurangabad within the limits of Aurangabad Municipal Corporation in favor of Mohd. Mustafa Khan S/o Raza Khan and Mohd. Murtuza Khan S/o Raza Khan (both represented by their registered power of attorney holder Mr. Mohd Mujtaba Khan S/o Raza Khan) by virtue of registered at day book serial no AGG-2-311/2007, with the office of Sub-Registrar, Aurangabad No. 02, it further appears that in pursuance to the said Sale Deed name of the purchaser Mohd. Mustafa Khan S/o Raza Khan and Mohd Murtuza Khan S/o Raza Khan have been mutated in the revenue records of survey no .1/2 Asif Baug, Aurangabad as owner and possessor of plot no 10, vide mutation entry no.500. The Copy of Sale Deed dated 18.01.2007 and mutation entry no.500 dated 12.02.2007 is annexed hereto and marked as Annexure I and J respectively.

8) On perusal of records placed before me, it appears that Mohd. Mustafa Khan S/o Raza Khan and Mohd. Murtuza Khan S/o Raza Khan (both represented by their registered power of attorney holder Mr. Mohd Mujtaba Khan S/o Raza Khan) purchased transferable Development Rights to the extent of 232.00 Sq.mtrs out of DRC certificate bearing no. AMC/TP/DRC/E/41/ 2012, dated (04-06-2012) by virtue of registered sale deed dated 03-05-2013, registered at Day Book serial No. AGG-2-2307/2013, with the office of Sub -Registrar, Aurangabad no.02, from its owner and possessors M/S Skyline Developers for utilizing it over the said plot no. 10, forming part of sanctioned layout, Survey 10/2, forming part of

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Survey no.1/2, situated at Asif Bagh , Tq and Dist:- Aurangabad. The said TDR adm 232 Sq.Mtrs is loaded on said plot no 10 in the Development Right Certificate bearing no. AMC/TP/DRC/E/41/2012. The Copy of Deed of Transfer of Development Rights dated 03.05.2013 and the Development Right Certificate is annexed hereto and marked as Annexure K and L respectively.

9) On perusal of records and documents placed before me it appears that the Assistant Director Town Planning , Aurangabad Municipal Corporation vide commencement certificate dated 07-01-2015 in permission no. 893/2014-15 in file No 107/17/2014-15 has granted permission for carrying on construction over the said plot No. 10 , Survey no 1/2 , Asif Baug Tq. And Dist Aurangabad The Commencement Certificate dated 07.01.2015 as for Maharera registration the Commencement Certificate have been revised on dated 01/10/2024 with registration no 2257/2024 is annexed hereto and marked as Annexure M .

10) On Perusal of records and Documents placed before me it appears that Mohd. Mustafa Khan S/o Raza Khan and Mohd. Murtuza Khan S/o Raza Khan executed registered gift Deed dated 02-08-2016 registered at Day book Serial No AGG-2-5134/2016 with the office Sub-registrar, Aurangabad in respect of Plot no 10. Admeasuring 569.5 Sq.Mtrs forming Part of Survey No. 1/2, Situated at Asif Baug , Aurangabad within limits of Aurangabad Municipal Corporation in favour of their real brother Mr. Mohd Mujtaba Khan S/o Raza Khan. In pursuance to said Gift Deed name of Mr. Mohd Mujtaba Khan S/o Raza Khan is mutated as owner and possessor of Said Plot no. 10 in the 7/12 Extract vide mutation Entry no 881 dated 27.12.2016 .The registered Gift Deed dated 02.08.2016 and Mutation entry No. 881 is annexed hereto and marked as Annexure N and O respectively.

11) On Perusal of records and Documents placed before me it appears that Mr. Mohammed Mujtaba Khan S/o Raza Khan have sold 50% undivided share of plot no 10. Admeasuring 569.50 Sq.Mtrs Survey No 1/2, Asif Baug , Aurangabad together with TDR admeasuring 232.00 Sq.mtrs loaded theron to Mohammed Altaf Ahmed S/ o Manzoor Ahmed with registered Sale Deed no 10279-2022 , Dated 30-12-2022 before Sub-Registrar office ,

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Aurangabad . Hence Mohammed Mujtaba Khan and Mohammad Altaf Ahmed have been Owner and Possessor for Plot No 10 , Survey no 1/2 Asif Bagh Aurangabad

12) Search of the records maintained in the office of the Sub Registrar, Aurangabad is taken for 30 years . It is revealed that, Said Plot no. 10 , admeasuring 569.5 Sq.Mtrs forming Part of Survey No 1/2, Asif Baug Aurangabad, within the limits of Aurangabad Municipal Corporation is free from reasonable doubts.

13) In view of the above documents and records, it appears that the, title of Mr. Mohd Mujtaba Khan S/o Raza Khan over the plot No 10 admeasuring 569.5 sq.Mtrs forming Part of Survey No 1/2, Asif Baug Aurangabad, within the limits of Aurangabad Municipal Corporation is Clear and marketable and free from reasonable doubt for unknown claims paper proclamation is advisable

14) I have gone through available record sand Sale Deed and from the perusal of the same it is reveal that,, said Property is having Boundaries as Under :

Toward East	:	Arif Colony Housing Society
Toward West	:	Plot No.8 and 9,
Towards South	:	Plot No.22 and 23,
Towards North	:	Land Part of Survey No.1/2

Mohammad Jalal Ahmed
Advocate

Adv. Mohd. Jalal Ahmed
R.No. MAH/2597/2003
Beri Baugh, Aurangabad
(M): 8793000300

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

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) 7 /12 extract Survey No 1/2 on the name Mohammad Altaf Ahmed and Mohammad Mujtaba Khan Raza Khan as on date of application for registration.

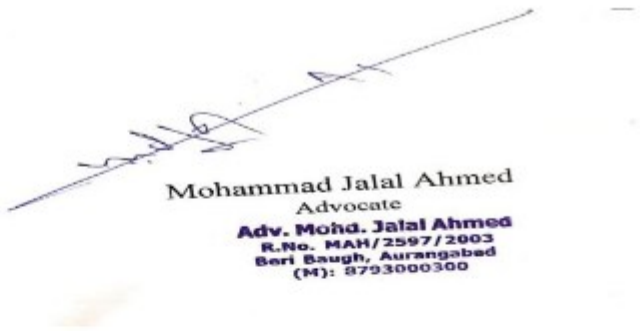
2) Mutation Entry No 1215

3) Search report for 30 years from 1995 to 2025Taken from Sub-Registrar' office at Aurangabad

4) Any other relevant title. NA

5) Litigations if any. **No**

Date: 02/01/2025



Mohammad Jalal Ahmed
Advocate

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