

To,

The Maharashtra Real Estate Regulatory Authority

(MahaRERA)

FORMAT - A
(Circular 28/2021 dated 08/03/2021)
LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to land admeasuring 07 Hectare 85.76 Ares out of Gat No. 1286 (Old Gat No. 2272) totally admeasuring 16 Hectare 54 Ares, situated at Village Wagholi, Taluka Haveli, District Pune. *(For sake of convenience and brevity hereinafter referred to as "the said property").*

I have investigated the title of M/s. Logipark Warehousing LLP (formerly known as Logipark Warehousing Private Limited and now converted to a Limited Liability Partnership Firm, w.e.f. 1st May, 2015. Vide Identification No. AAD-8624, a certificate in Form - 19 under Rule 32(1) of the LLP Rules, 2009 vide LLP issued by Ministry of Company Affairs, Registrar ROC-Pune, Maharashtra, India, having its office at 96, Suvarnarekha Boulevard, Office No. 202, Ghodake Chowk, Prabhat Road, Pune, 411004 by the hands of its Designated Partner/s Mr. Sachin Ishwarchand Goyal on the request, to the said property and we have inspected the following documents:-

1. DESCRIPTION OF THE SAID PROPERTY :

All that piece and parcel of the land or ground admeasuring 07 Hectare 70.76 Ares + Potkharaba 15 Ares i.e. collectively admeasuring 07 Hectare 85.76 Ares (i.e. 78,576 Sq.mtrs.) or thereabouts being a portion out of the land admeasuring 16 Hectare 39 Ares + Potkharaba 15 Ares i.e. collectively 16 Hectare 54 Ares bearing New Gat No. 1286 (Old Gat No. 2272) situate, lying and being at Village Wagholi, Taluka Haveli, District Pune which is within the jurisdiction of sub-

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registrar Haveli, and within the limits of the Pune Municipal Corporation and the same is bounded as follows:

- | | |
|-------------------------|---|
| On or towards the East | : By 15 Mtr wide road |
| On or towards the South | : By New Gat No. 1285 |
| On or towards the West | : By 24 Mtr wide road |
| On or towards the North | : By remaining portion out of land bearing New Gat No. 1286 |

Along with the right of ingress, egress, pathways, and other incidental, complementary, and ancillary rights thereto. (*For sake of convenience and brevity hereinafter referred to as "the said property").*

2. THE DOCUMENTS OF ALLOTMENT OF PROPERTY (ALL PHOTOCOPIES)

- 1) Agreement to Sell dated 06/03/1987 executed by Mr. Vithoba Kondiba Chavan, Mr. Sakharan Vithoba Chavan, Mr. Dattatray Vithoba Chavan in favor of Smt. Indumati Anandlal Shah, Mr. Shantilal Motilal Kothari, Mr. Vijaykant Motilal Kothari, which is registered before sub-registrar Haveli No. 1 at Serial No. 2989/1987 dated 06/03/1987.
- 2) Sale Deed dated 31/03/1987 executed by Mr. Vithoba Kondiba Chavan, Mr. Sakharan Vithoba Chavan, Mr. Dattatray Vithoba Chavan in favor of Smt. Indumati Anandlal Shah, Mr. Shantilal Motilal Kothari, Mr. Vijaykant Motilal Kothari, which is registered before sub-registrar Haveli No. 1 at Serial No. 10205/1991 dated 26/07/1991.
- 3) Sale deed dated 12/10/2004 executed by Smt. Indumati Anandlal Shah and others in favor of Logipark Warehousing Pvt. Ltd. which is registered before sub-registrar Haveli No. 7 at Serial No. 4392/2004 dated 15/10/2004.
- 4) Deed of Cancellation of right of way dated 26/12/2019 executed by Logipark Warehousing LLP (Formerly known as Logipark Warehousing Pvt. Ltd.) in favor of Mr. Jaiprakash

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Sitaram Goel and others which is registered before sub-registrar Haveli No. 11 at Serial No. 22544/2019 dated 27/12/2019.

3. 7/12 EXTRACT & MUTATION ENTRIES, etc. :

- a. 7/12 Extract of Gat No. 2272 from 1974 to 2006
- b. 7/12 Extract of Gat No. 1286 from 2007 to 2023.
- c. Mutation Entries: 2720, 4655, 4656, 4657, 1, 2080, 11889.
- d. Non-Agriculture permission no. PMH/NASR/374/2004 dated 10/03/2005.
- e. Commencement Certificate issued by PMRDA bearing no. BHA/Mau.Wagholi/Gat No. 1286/Pra. Kra. 706/19-20 dated 10/08/2020.
- f. Certificate of Registration on Conversion issued by Ministry of Corporate Affairs 01/05/2015.
- g. No objection letter dated 02/01/2024 issued by Hindustan Petroleum Corporation Ltd.

4. SEARCH REPORT: Report of searches carried out on the index II records in respect of the said property for a period of the last 30 years.

5. ENCUMBRANCE AND LITIGATIONS:

- a. At present no charges/ mortgages are subsisting in respect of the said property.
- b. At present no litigation is pending in respect of the said property.

6. OWNER OF THE SAID PROPERTY: M/s Logipark Warehousing LLP (formerly known as Logipark Warehousing Private Limited).

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as "Annexure-I".

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7. OPINION :

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/s Logipark Warehousing LLP** is clear, marketable and without any encumbrances.

ENCLOSURE:

1. Annexure 1 – Flow of Title
2. Annexure 2 – Search Fees Challan
3. Annexure 3 – Search Receipt

Date : 11/12/2023



Kapil D. Gundawar
Advocate

ANNEXURE - 1
FORMAT - A
(Circular 28/2021 dated 08/03/2021)
FLOW OF THE TITLE OF THE SAID PROPERTY

- I. It appears from the revenue record that, land bearing Gat No. 2272 admeasuring 16 Hectare 39 Ares + Potkharaba admeasuring 15 Ares, i.e. totally admeasuring 16 Hectare 54 Ares situated at Village Wagholi, Taluka Haveli, District Pune was owned by Mr. Vithoba Kondiba Chavan and his name appears on the 7/12 extract for year 1973-1990 as the owner of the land.
- II. It appears from the Agreement to Sell dated 06/03/1987 that, Mr. Vithoba Kondiba Chavan, Mr. Sakharan Vithoba Chavan, Mr. Dattatray Vithoba Chavan agreed to sell land bearing Gat No. 2272 (Old Survey No. 262) admeasuring 40 Acre 20 Guntha + Potkharaba admeasuring 15 Guntha, i.e. totally admeasuring 40 Acre 35 Guntha situated at Village Wagholi, Taluka Haveli, District Pune by agreement to sell dated 06/03/1987, to Smt. Indumati Anandlal Shah, Mr. Shantilal Motilal Kothari, Mr. Vijaykant Motilal Kothari, which is registered before sub-registrar Haveli No. 1 at Serial No. 2989/1987 dated 06/03/1987.
- III. It appears from the Sale Deed dated 31/03/1987 that, as per the agreement to sell dated 06/03/1987 said landowners i.e. Mr. Vithoba Kondiba Chavan, Mr. Sakharan Vithoba Chavan, Mr. Dattatray Vithoba Chavan sold land bearing Gat No. 2272 (Old Survey No. 262) admeasuring 40 Acre 20 Guntha + Potkharaba admeasuring 15 Guntha, i.e. totally admeasuring 40 Acre 35 Guntha situated at Village Wagholi, Taluka Haveli, District Pune vide Sale Deed dated 31/03/1987, to Smt. Indumati Anandlal Shah, Mr. Shantilal Motilal Kothari, Mr. Vijaykant Motilal Kothari, which is registered before sub-registrar

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Haveli No. 1 at Serial No. 10205/1991 dated 26/07/1991. Accordingly, the names of the purchasers recorded on the 7/12 extract vide mutation no. 2720 dated 09/08/1991.

- IV. It appears from the revenue record that, Mr. Vijaykant Motilal Kothari sold 01 Hectare 37.5 Ares out of his share in the land bearing Gat No. 2272 situated at Village Wagholi, Taluka Haveli, District Pune to Mr. Hiralal Dahyalal Shah vide sale deed dated 10/08/1993 bearing registration No. 1092/1993. According to the above-mentioned sale deeds name of Mr. Hiralal Dahyalal Shah was recorded for an area admeasuring 01 Hectare 37.5 Ares out of Gat No. 2272 situated at Village Wagholi, Taluka Haveli, District Pune vides mutation nos. 4655 dated 24/09/1996.
- V. It appears from the revenue record that, Mr. Shantilal Motilal Kothari sold 01 Hectare 37.5 Ares out of his share in the land bearing Gat No. 2272 situated at Village Wagholi, Taluka Haveli, District Pune to Mr. Hiralal Dahyalal Shah vide sale deed dated 10/08/1993 bearing Registration No. 1093/1993. According to the said sale deeds name of Mr. Hiralal Dahyalal Shah was recorded for an area admeasuring 01 Hectare 37.5 Ares out of Gat No. 2272 situated at Village Wagholi, Taluka Haveli, District Pune vides mutation nos. 4656 dated 24/09/1996.
- VI. It appears from the revenue record that, Mrs. Indumati Anandlal Shah sold 02 Hectare 76 Ares out of his share in the land bearing Gat No. 2272 situated at Village Wagholi, Taluka Haveli, District Pune to Mr. Hiralal Dahyalal Shah vide sale deed dated 10/08/1993 bearing Registration No. 1094/1993. According to the said sale deeds name of Mr. Hiralal Dahyalal Shah was recorded for an area admeasuring 02 Hectare 76 Ares out of Gat No. 2272 situated at Village Wagholi, Taluka Haveli, District Pune vides mutation nos. 4657 dated 24/09/1996.

- VII. It appears from the revenue record that, vide letter issued by Taluka Inspector of Land record bearing no. Bhumapan/Vadi Vibhajan/Akar Band/97 dated 20/10/1997 and order of Tahasildar Taluka Haveli bearing no. Tahaj/863/97 dated 12/11/1997 Village Wagholi and Avhalwadi became separate revenue villages accordingly land records of the respective villages were prepared. Accordingly, Gat No. 2272 changed to 1286 new 7/12 extract of new Gat No. 1286 was prepared vide mutation no. 1 dated 07/02/2002.
- VIII. It appears from the sale deed dated 12/10/2004 that, Mrs. Indumati Anandlal Shah, Mr. Hiralal Dahyalal Shah, Mr. Shantilal Motilal Kothari, Vijaykant Motilal Kothari (The Vendors/Landowners) with the consent of Mr. Jayprakash Sitaram Goel, Mr. Subhash Sitaram Goel, Mr. Rajendra Sitaram Goel, Mr. Umesh Sitaram Goel, Mr. Atul Jayprakash Goel, Mr. S. M. Agarwal, M/s Goel Associates (The Consenting Party) sold land admeasuring 07 Hectare 85.76 Ares out of Gat No. 2272 totally admeasuring 16 Hectare 54 Ares situated at Village Wagholi, Taluka Haveli, District Pune, (i.e. the said land which is the subject matter of present report) to Logipark Warehousing Pvt. Ltd. (The Purchaser) vide sale deed dated 12/10/2004 which is registered before sub-registrar Haveli No. 7 at Serial No. 4392/2004 dated 15/10/2004. Pursuant to the sale deed the vendors have given right of way on a strip of land having a width of 7.50 mtr., area admeasuring 8055 sq.mtrs., to the purchaser from the southern boundary of the remaining land i.e. 08 Hectares 68.24 Ares which is to be purchased by the consenting party and agreed to keep the same always open and unbuilt. Further, the Purchaser also agreed to keep open and unbuilt upon a portion having a width of 7.50 meters and admeasuring 8055 sq.mtrs., along the northern boundary of the said 07 Hectare 85.76 Ares. According to this sale deed name of the purchaser recorded on the 7/12 extract of Gat No. 2272 vide mutation no. 2080 dated 10/12/2005.

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- IX. It appears from the record that, the Ministry of Corporate Affairs issued a certificate of Registration on Conversion of Logipark Warehousing Pvt. Ltd. to Logipark Warehousing LLP dated 01/05/2015. Accordingly, the name of Logipark Warehousing LLP was recorded on the 7/12 extract vide mutation no. 11889 dated 26/11/2015.
- X. It appears from the record that, Mr. Jaiprakash Sitaram Goel and other (Party of the First Part) and M/s Logipark Warehousing LLP (formerly known as Logipark Warehousing Pvt. Ltd.) (The party of the Second Part) executed the Deed of Cancellation of right of way dated 26/12/2019, which is registered before sub-registrar Haveli No. 11 at Serial No. 22544/2019 dated 27/12/2019. According to this cancellation deed both parties cancelled right of way of 7.5 mtr. wide road entitled by them in the Gat No. 2272, Wagholi vide sale deed no. HVL-7-4392-2004, HVL-7-4394-2004.
- XI. It appears that, M/s Logipark Warehousing LLP through its Director Mr. Mayur Umeshkumar Jalan, Omprakash Madanlal Chamadia, Ishwarchand Kishorilal Goel executed Lease Deed dated 03/11/2021 for 5 years from date of registration, in respect to the land admeasuring 25 Sq.mtrs. out of the said land 07 Hectare 85.76 Ares out of Gat No. 1286 (Old Gat No. 2272), Wagholi, Taluka Haveli, District Pune; in favor of Maharashtra State Electricity Distribution Company Ltd. represented through Mr. Vijay Narsingh Jadhav, and the same is registered before sub-registrar Haveli No. 27 at Serial No. 11532/2021 on 10/11/2021.
- XII. It appears that, Hindustan Petroleum Corporation Ltd. has been given right over 32.40 Ares from the Gat No. 1286, Wagholi, Pune and High Pressure Petroleum pipeline is passing from the some portion of the said property therefore Hindustan Petroleum Corporation Ltd. has given no objection to carry out construction on the remaining area

of the said property on the terms and conditions mentioned in their NOC letter dated 02/01/2024.

XIII. Non-Agriculture Permission:

- a. It appears from the record that, the Collector Pune (Revenue Branch) vide their order No. PMH/NASR/374/2004 dated 10/03/2005 allowed non-agriculture use of the said land admeasuring 78,576 Sq. mtrs. out of Gat No. 2272, Wagholi, for transit godown on the terms and conditions mentioned there.
- b. It appears from the record that, the Pune Metropolitan Regional Development Authority, Pune approved revised layout in respect to the said land admeasuring 78,576 Sq. mtrs. out of Gat No. 1286 (Old Gat No. 2272), Wagholi, Pune and accordingly issued commencement certificate bearing no. BHA / Mauje Wagholi / Gat No. 1286 / Pra. Kra.706 / 19-20 dated 10/08/2020 for the construction of Storage Godown.

XIV. Revenue Record: I have inspected the Revenue Record in respect of the property from the year 1974-75 onwards. Such search has not disclosed any fact or circumstance prejudicial to the title of the said owner/promoter to the said property.

XV. Search: I have carried out search in respect to the said land in the office of sub-registrar Haveli No. VII for the period 1993 to 2001. It is observed that all records are not maintained properly and most of the Index II Registers of this period are missing and those available for search are partly torn, pages are missing, and also not readable. During search of this type of available record, I did not come across any

entries concerning the said property. I have carried out an online search for the years 2002 to 2023 through the Index II search facility available on the IGR department portal. During the search, I did not come across any adverse entry concerning the said property.

XVI. The opinion is based on the document provided as listed above and information provided above, which I believe to be true and genuine. Those record documents not available or not produced, reference, existence of that considered and assumed from the other relevant record.

XVII. Litigations if any: NIL

Place: Pune

Date: 11/12/2023




Advocate

MH012184988202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Dec 2023	Receipt	Receipt no.: 1113209152
	Name of the Applicant :	Kapil Gundawar
	Details of property of which document has to be searched :	Dist :Pune Village :Wagholi(avhalwadi) S.No/CTS No/G.No. : 1286
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH012184988202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		



MH012184988202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Dec 2023	Receipt	Receipt no.: 1113209152
	Name of the Applicant :	Kapil Gundawar
	Details of property of which document has to be searched :	Dist :Pune Village :Wagholi(avhalwadi) S.No/CTS No/G.No. : 1286
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH012184988202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		

