

TCL/Corp/Renew/Ratlam/44/2

Date: 3<sup>rd</sup> January, 2017

To,

**ReNew Power Ventures Pvt. Ltd.**  
10<sup>th</sup> Floor, DLF Square, M Block,  
Jacaranda Marg, DLF City, Phase II,  
Gurgaon - 122002

Dear Sir,

**Subject: Title search report in respect of property bearing  
Survey No. 44/2 admeasuring 1.400 Hectares situated at  
Village Bhaissadarbar, Ratlam, Madhya Pradesh (GA/114-610)  
recorded in the name of Sh Manu Verghese**

I have perused the documents/records listed in Para No. 1 below in respect of properties located in Para 2 below and furnish the report as under.

The documents / records listed in Para No. 1 have been provided by the Proposed Vendor (M/s Kshema Power and Infrastructure Company Private Limited.) in photocopy and no original document(s) has been provided to.

**1. DESCRIPTION OF THE DOCUMENTS SCRUTINIZED**

S.No	Date of the Document	Name of the Document	Whether Original/Certified/True Copy/Photocopy
1.	March07, 2016	Registered Sale Deed in favor of Sh Manu Verghese by Sh. Babulal, S/o Sh. Karulal Ji	Photocopy
2.		RinPustika of Babulal	Photocopy
3.		Patwari Trace Map Certified	Photocopy
4.		Family tree certified	Photocopy

5.	18.02.2016	Paper Publication/ Notice	Photocopy
6.	17.02.2016	TSR by Sh. Mahesh Kumar Yadav, Advocate	Photocopy
7.	21.03.2016	Bank NOC from SBI	Photocopy
9.		Khasra Record for the year 2015- 2016	Photocopy
10.		Khasra Record for the year 2013- 2015	Photocopy
11.	---	Khasra Record for the year 2009- 2013	Photocopy
12.	---	Khasra Record for the year 2004- 2008	Photocopy
13.	---	Khasra Record for the year 1999- 2003	Photocopy
14.	---	Khasra Record for the year 1993- 1998	Photocopy
15.	---	Khasra Record for the year 1982- 1988	Photocopy
16		Reveune record for the year 2015-16 in favour of Shri Manu Verghese in respect of Survey no. 44/2/1	Scanned copy

**2. DESCRIPTION OF THE PROPERTY/PROPERTIES (As appearing  
in the records of the relevant sub-registrar)**

ITEM NO.	SURVEY NO.	EXTENT AREA (in acres/hectares etc.)	Location	Boundaries
1.	44/2	1.400 Hectares	Bhaisadarbar, Ratlam, Madhya Pradesh	East: Survey No. 50 West: Survey

				No. 34/5 and survey no. 41/1 North: Survey No. 52 South: Survey No. 44/2
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### 3. FLOW OF TITLE

The subject property bearing survey no. 44/2, admeasuring 1.400 hectares is currently owned by Sh Manu Verghese who purchased the same from Sh. Babulal, S/o Sh. Karulal Ji vide a registered sale deed dated 07.03.2016. The electronic registration number of the sale deed is MP319522016A1128902. The mutation order in favour of Sh Manu Verghese dated 1.04.2016 has been produced.

Shri Babulal, sold land admeasuring 1.400 Hectares out of a total land of 2.450 Hectares.

The revenue records for the year 2007-08 till 2015-16 record the subject land in the name of Sh Babulal. Prior to which the father of Shri Babulal namely Shri Karu is recorded as the owner of the subject property from the year 1986-87 till 2006-07.

At places the father of Sh Babulal has been stated as Sh. Kalu whereas at some places it mentions Sh. Karu. The name in the Rinpustika of Shri Babula mentions name as Shri Karu hence this objection is not pressed.

Mutation order in favour of Sh Babulal has not been produced, instead a NAC has been produced for the same. It is advised the mutation order be obtained.

### 4. NATURE OF THE TITLE OF THE OWNER

Shri Manu Verghese is the absolute owner of the subject land which is Agricultural in nature. The sale deed states the possession of the subject land is with Shri Manu Verghese the same be verified on site.

#### **5. ENCUMBRANCES**

Khasra Record for the years 2015-2016 and TSR mentions about mortgage in respect of the subject land in favour of State Bank of India and HDFC. A letter dated 22.03.2016 from State Bank of India is produced releasing the subject property from mortgage. Revenue records mentions that the subject property is free from mortgage of HDFC.

As of now the subject property is free from encumbrance.

It is advisable to verify the Rinpustika of Shri Manu Verghese to determine if any encumbrance has been created by them.

#### **6. OTHER COMPLIANCE REQUIREMENTS**

The property is Agricultural. Section 172 of MPLRC inter-alia provides that if an agricultural land is intended to be used for Industrial purpose, diversion order is not needed. Intimation is required to be sent to the Collector. This is fortified by a notification dated 16<sup>th</sup> January, 2015 issued by the Chief Secretary, Government of Madhya Pradesh. . Renew Power shall not need a diversion certificate in case they intend to use the subject land for Industrial purpose. Diversion order shall be required if the land is intended to be used for any other purpose.

#### **7. WHETHER THE LAND HAS BEEN AFFECTED BY ANY REVENUE AND TENANCY LEGISLATIONS? IF SO, HOW AND TO WHAT EXTENT AND THE REMEDY, IF ANY?**

M.P Land Revenue Code 1959



8. IF OWNER IS A COMPANY, PARTNERSHIP FIRM, TRUST, TEMPLE OR ANY OTHER LEGAL PERSON, WHETHER THEY HAVE PROCURED DUE AUTHORIZATIONS UNDER THEIR CONSTITUTIONAL DOCUMENTS AND WHETHER THE TITLE IS AFFECTED BY ANY RULES, BYE-LAWS OR BY TRUST ACT OR ANY OTHER SPECIAL ACTS?

NA

9. WHETHER ANY OF THE PROPERTY INTENDED TO BE GIVEN BY WAY OF SALE IS SUBJECT TO ANY MINOR OR OTHER CLAIMS?

No

10. **CERTIFICATE OF TITLE**

I hereby confirm that **Sh Manu Verghese** is absolute owner of the property bearing Survey no. 44/2, admeasuring 1.400 hectares, situated at Village Bhaissadarbar, District Ratlam, Tehsil Ratlam, Madhya Pradesh (GA/114-610).

Yours faithfully

Anupam Srivastava  
New Delhi

The Vendee – **M/s ReNew Power Ventures Pvt. Ltd.** is hereby advised to obtain the Original / Certified Copies of all the relevant documents at the time of affecting the sale.

It is necessary to demarcate the land which ReNew Power Ventures Pvt. Ltd. intends to buy.