

TCL/Corp/Renew/Ratlam/125/3

Date: November 11, 2016

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. 125/3 admeasuring 0.240 Hectares situated at Village Bodina, Ratlam, Madhya Pradesh ( GA/114-612) recorded in the name of M/s Kshema Power and Infrastructure Company Private Limited**

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.	August 12, 2016	Registered Sale Deed in favor of Kshema Power and Infrastructure Company Private Limited (Survey No.125/3)	Photocopy
2.		FMB of the location	Photocopy
3.		Patwari Trace Map of S.no. 125/3	Photocopy

4.		RinPustaka of Anandilal S.no. 125/3	Photocopy
5.		Family tree of Kamlashankar, Anandilal, Rajaram	Photocopy
6.	9.08.2016	TSR by Sh. MaheshYadav, Advocate for S.no. 125/1,125/2,125/3	Photocopy
8.	17.08.2016	Bank NOC from PNB S.no. 125/1,125/2,125/3	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 2003-2008	Photocopy
13.	---	Khasra Record for the year 1999-2003	Photocopy
14.	---	Khasra Record for the year 1994-1998	Photocopy
15.	---	Khasra Record for the year 1989-1993	Photocopy
16.	---	KhasraRecord for the year 1983-1989	Photocopy
17	---	KhasraRecord for the year 1979-1982	Photocopy
18		Khatuni B1 2015-16	Photocopy
19	03.10.2016	Namantranpanji in favour of Kshema 52,53,54	Photocopy
20	04.02.2002	Sale deed dated 04.02.2002 in favour of ShirAnandi Lal	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.	125/3	0.240 Hectares	Bodina, Ratlam, Madhya Pradesh	East: Path and Survey No. 125/3 West: Survey No. 125/2 and 127/7 North: Survey No. 125/2 and Path South: Survey No. 125/3 and 127/6

**3. FLOW OF TITLE**

The survey No. 125/3 was earlier a part of Survey No. 125.

The subject property bearing survey no.125/3, admeasuring 0.240 hectares is currently owned by M/s Kshema Power and Infrastructure Company Private Limited, who purchased the same from Shri AnandilalKulambi, S/o Sh. Rajaram Ji vide a registered sale deed dated 12.08.2016. The electronic registration number of the sale deed is MP319522016A1483833. The subject land is mutated in favour of M/s Kshema Power and Infrastructure Company Private Limited vide mutation entry dated 1.09.2016

Shri AnandilalKulambi, S/o Sh. Rajaram Ji is recorded as the owner of the subject property since the year 2002-03 till the year 2015-16 for land admeasuring 1.00 Hectares out of which land admeasuring 0.240 Hectares is sold. The survey No.

125 was divided in three parts. Survey No. 125/3 was purchased by ShAnandilalKulambi. It appears that Sh Shanti Lal sold the subject land to ShRajaram vide sale deed dated 04.02.2002., which is evident from mutation entry dated 10.02.2002. The sale deed dated 04.02.2002 in favour of ShAnandilalKulambihas been produced.

Between the year 1986 till 2001-02 Sh Shanti Lal S/o ShShaitanlal is recorded as the owner of land admeasuring 2.840 Hectares.

It is further necessary to obtain latest revenue records reflecting the name of M/s Renew Power as the owner in the land records.

Shri AnandilalKulambi, S/o Sh. Rajaram Ji is recorded as the owner in the Khasra since the year 2002-03 till the year 2015-16 for a portion of land admeasuring 0.240 hectares, out of land admeasuring 1.00 hectares is sold to M/s Kshema Power. It is necessary to demarcate the land which is under the ownership of M/s Kshema.

It is further necessary to obtain latest revenue records reflecting the name of M/s Renew Power as the owner in the land records.

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

M/s Kshema Power and Infrastructure Company Private Limited 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 M/s Kshema Power and Infrastructure Company Private Limited, the same be verified on site.

#### **5. ENCUMBRANCES**

Khasra Record for the years 2013-2016 and TSR mentions about mortgage in respect of the subject land in favour of Punjab National Bank. A letter dated

17.08.2016 from Punjab National Bank is produced releasing the subject property from mortgage. As of now the subject property is free from encumbrance.

It is advisable to verify the RinPustika of Kshema Power and Infrastructure Company Private Limited 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?**

It is necessary to obtain relevant resolution from M/s Kshema authorising the sale of the property in favour of M/s Renew Power.

**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 M/s Kshema Power and Infrastructure Company Private Limited is absolute owner of the property bearing Survey no. 125/3 admeasuring 0.240 Hectare , situated at Village Bodina, District Ratlam, Tehsil Ratlam, Madhya Pradesh( GA/114-612) .

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.