

TCL/Corp/Renew/Ratlam/353

Date: 24th March, 2017

To,

ReNew Power Ventures Pvt. Ltd.
10th 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. 353 admeasuring 0.050 Hectares situated at Village Khokhara, Piploda, Ratlam, Madhya Pradesh (GA/114-743) 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.	December 24, 2016	Registered Sale Deed in favour M/s Kshema Power and Infrastructure Company Private Limited by Sh. Anokhi Lal S/o Sh. Mangilal ji	Photocopy
2.		RinPustika of Sh. Anokhi Lal	Photocopy
3.		Patwari Trace Map Certified	Photocopy
5.	26.12.2016	TSR by Sh. Mahesh Kumar Yadav,	Photocopy

		Advocate	
6.		Khasra Record for the year 2016-2017	Photocopy
7.		Khasra Record for the year 2013-2014	Photocopy
8.	---	Khasra Record for the year 2009-2013	Photocopy
9.	---	Khasra Record for the year 2004-2009	Photocopy
10.	---	Khasra Record for the year 1999-2004	Photocopy
11.	---	Khasra Record for the year 1993-1999	Photocopy
12.	---	Khasra Record for the year 1982-1993	Photocopy
13.		Khatuni 2016-17	Photocopy
14.	16.01.1996	Old sale deed in favour of ShAnokhi Lal	Photocopy
15.	22.03.1990	Mutation order in favour of ShKaru	Photocopy
16.	09.01.2017	Mutation order in favour M/s Kshema Power and Infrastructure Company Private Limited	Scanned Copy
17.	02.02.1996	Mutation order in favour of ShAnokhilal	Scanned Copy
18.	13.03.1990	Sale Deed in favour of Sh Karu executed by ShDevilal	Scanned Copy
19.	24.03.2017	NOC from State Bank Of India	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
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1.	353	0.050 Hectares	Khokhara, Piploda, Ratlam, Madhya Pradesh	East: Survey No. 352 West: Survey No. 353 North: Survey No. 353 South: Survey No. 354
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3. FLOW OF TITLE

The subject property bearing survey no. 353, admeasuring 0.050 hectares is currently owned by M/s Kshema Power and Infrastructure Company Private Limited who purchased the same from Sh. Anokhi Lal S/o Mangilal Ji vide a registered sale deed dated 24.12.2016. The electronic registration number of the sale deed is MP319522016A1667537. The mutation order in favour of M/s Kshema Power and Infrastructure Company Private Limited dated 09.01.2017 is produced.

Sh. Anokhi Lal S/o Mangilal Ji, sold land admeasuring 0.050 Hectares out of a total land of 1.000 Hectares.

Sh. Anokhi Lal has been recorded as the owner in the Khasra records since the year 1996-97 till the year 2016-17 save for the records for the year 2015-16. Keeping in view that records for a large period are available, this objection is not pressed.

Sh Anokhi Lal became the owner of the subject land vide a sale deed dated 16.01.1996, wherein he purchased the land from Sh Karu. The subject land was mutated in favour of Sh Anokhilal vide an order dated 02.02.1996

Between the years 1990-91 till 1995-96 Sh Karu is recorded as the owner of the subject land admeasuring 1.00 Hectares bearing survey no. 353. Sh Karu became the owner of the subject land vide a sale deed executed by Sh Devilal on 13.03.1990. The subject land was mutated in favour of Sh Karu vide a mutation order dated 22.03.90 which records the name of Sh Karu in place of Sh Devi Lal.

Between the years 1986-87 till 1989-90 revenue records reflect the name Sh Devi Lal Ji as the owner of the subject property.

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

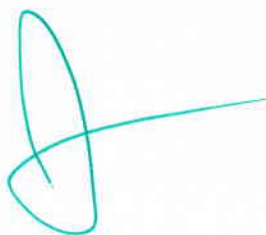
The Khasra records between the years 2013-14 till 2016-17 record a mortgage from State Bank of India. There is a NOC from State Bank Of India dated 24.03.2017 releasing the subject property from encumbrance.

The subject property is free from encumbrance.

It is also advisable to verify the RinPustika of M/s 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 16th 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 Ventures Pvt. Ltd

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 of M/s Kshema Power and Infrastructure Company Private Limited is absolute owner of the property bearing Survey no. 353, admeasuring 0.050 hectares, situated at Village Khokhara, District Piploda, Tehsil Ratlam, Madhya Pradesh (GA/114-743)

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.