

TCL/Corp/ Renew/ Ratlam/ 255/2

Date: January 20, 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. 255/2 admeasuring 1.178 Hectares situated at
Piploda, District Ratlam, Madhya Pradesh (GA/114-275)
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.	March 16, 2016	Registered Sale Deed in favor of Sh Manu Verghese by Sh. Bhagwanlal and ors	Photocopy
2.		Khatoni in favour of Sh Manu (Nominee)	Photocopy
3.		Mutation in favour of Sh Manu (Nominee)	Photocopy
4.		RinPustika of seller (Sh. Bhagwanlal and ors)	Photocopy

5.		Patwari Trace Map certified	Photocopy
6.		Family Tree certified	Photocopy
7.	12/02/2016	Paper publication/ Notice	Photocopy
9.	26/02/2016	TSR by Varun Shrotriya	Photocopy
10.	---	Khasra Record for the year 2014-16	Photocopy
11.	---	Khasra Record for the year 2007-13	Photocopy
12.	---	Khasra Record for the year 1997-2006	Photocopy
13.	---	Khasra Record for the year 1983-1996	Photocopy
14	28 th September, 2015	Mutation order after the demise of Smt Deu Bai	Scanned copy
15		NAC in respect of sale deed in favour of Shri Kaluram	Scanned copy
16	18.04.2016	Diversion order	Photocopy
17	28.05.1992	Sale deed in favour of Bhagwanlal and ors	Photocopy

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.	255/2	1.178 Hectares	Piploda, Ratlam, Madhya Pradesh	North- Survey 254/1, 254/2 South- Survey No. 256 East- Survey No. 255/2 West- Survey No. 252



3. FLOW OF TITLE

The subject property bearing survey number 255/2/1 is admeasuring 1.178 Hectares which is carved out of survey no. 255/2 ad measuring 2.428 hectares.

The subject property bearing survey no. 255/2/1 admeasuring 1.178 hectares is currently owned by Sh Manu Verghese, who purchased the same from Sh. Bhagwanlal, Sh Sitaram, Sh Babulal alias Gopal, Smt Kamla Bai, Smt. Suraj Bai, Smt. Avanti Bai, and Smt Gattu Bai all children of Sh Lakshman ji vide a registered sale deed dated 16.03.2016. The electronic registration number of the sale deed is MP319522016A1150329. The subject land is mutated in favour of Sh Manu Verghese vide mutation entry dated 16/04/2016.

Sh. Bhagwanlal, Sh Sitaram, Sh Babulal alias Gopal are recorded as the owners of the subject land since the years 1992-93 till 2014-15 along with their mother Smt. Deu Bai. They became the owner vide sale deed dated 28th May, 1992 executed by Shri Kaluram son of Shri Ambalal ji. Mutation order in favour of Shri Bhagwanlal, Sh Sitaram, Sh Babulal alias Gopal and Smt. Deu Bai has not been produced, however mutation order after the death of Smt. Deubai has been produced which covers the deficiency.

Sm Kamla Bai, Smt. Suraj Bai, Smt. Avanti Bai, and Smt Gattu Bai reflected as the owner of the subject property since the year 2015-16 after the demise of their mother Smt. Deu Bai. Mutation order after the demise of Smt. Deu Bai has been produced.

From the years 1986-87 till the year 1991-92, Sh Kaluram was recorded as the owner of the subject land admeasuring 2.428 Hectares. It appears he purchased the same in the year 1986-87 from Shri Hariprasad. Sale deed in favour of Shri Kaluram has not been produced, instead an NAC has been produced, which is accepted.

4. NATURE OF THE TITLE OF THE OWNER

Sh Manu Verghese is the absolute owner of the subject land which is Industrial in nature. The sale deed and the mutation order state the possession of the subject land is with Sh Manu Verghese, the same be verified on site.

5. ENCUMBRANCES

Subject land is free from encumbrance.

It is advisable to verify the RinPustika of Shri Manu Verghese be obtained.

6. OTHER COMPLIANCE REQUIREMENTS

Diversion order dated 18/ 04/ 2016 has been passed converting the subject land to industrial 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?

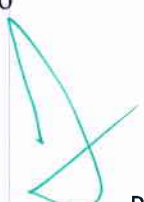
M.P Land Revenue Code 1959

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?

No

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 Shri Manu Varghese is absolute owner of the property bearing **Survey No. 255/2 admeasuring 1.178 Hectares situated at Piploda, District Ratlam, Madhya Pradesh (GA/114-275).**

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.