

TCL/Corp/Renew/Ratlam/289/2

Date: January, 11<sup>th</sup> 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. 289/2 admeasuring 0.150 Hectares located at Khokhara, Tehsil Ratlam, Ratlam (GA/114-651) 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 23, 2016	Registered Sale Deed in favor of Kshema Power and Infrastructure Company Private Limited (Survey No. 289/2)	Photocopy
2.		Patwari Trace Map of S.no. 289/2	Photocopy
6.	07.09.2016	TSR by Sh. Mahesh Yadav, Advocate	Photocopy

		for S.no. 289/2	
8.	23.08.2016	Bank NOC from SBI S.no. 289/2	Photocopy
		Paper Publication/ Notice	Photocopy
		Khasra Record for the year 2016-2017	Photocopy
9.		Khasra Record for the year 2015-2016	Photocopy
10.		Khasra Record for the year 2013-2015	Photocopy
		Khasra records for the year 2008-2013	Photocopy
12.	---	Khasra Record for the year 2003-2007	Photocopy
13.	---	Khasra Record for the year 1998-2002	Photocopy
14.	---	Khasra Record for the year 1992-1997	Photocopy
15.	---	Khasra Record for the year 1988-1992	Photocopy
16.	---	Khasra Record for the year 1983-1987	Photocopy
19	29.10.2016	Diversion order	Photocopy
20		Khasra record of 2016-17 showing Kshema as recorded owner	Scanned copy
21	01.07.1999	Sale deed in favour of Chain Ram	Scanned copy
22	14.06.1996	Sale deed in favour of Harzoo Bai	Scanned copy
23		Mutation order in favour of Kshema	Scanned copy
24		Mutation order in favour of Bhawar Singh	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.	289/2	0.150 Hectares	Khokhara, Ratlam, Ratlam, Madhya Pradesh	East: Survey No. 297 West: Path North: Survey No. 289/2 South: Survey No. 289/3

**3. FLOW OF TITLE**

The survey No. 289/2 was earlier a part of Survey No. 289

The subject property bearing survey no.289/2, (now known as 289/2/2) admeasuring 0.150 hectares is currently owned by M/s Kshema Power and Infrastructure Company Private Limited, who purchased the same from Shri Chain Ram Kulambi, S/o Sh. Dev Ram Ji, out of his total land admeasuring 1.330 hectares, vide a registered sale deed dated 23.08.2016 (hereinafter referred to as subject property). The electronic registration number of the sale deed is MP319522016A1492129. Mutation order in favour of Kshema has been produced.

Shri Chain Ram Kulambi, S/o Sh. Dev Ram Ji is recorded as the owner of the subject property since the year 1999-2000 till the year 2015-16 for land admeasuring 1.330 Hectares, who purchased the same from Smt Hujar Bai vide sale deed dated 1<sup>st</sup> July, 1999, which is evident from the mutation order. The sale deed in favour of Shri Chain Ram Kulambi has been produced.

The said Smt. Hujar Bai is reported to have become the owner of the same vide a sale deed from Shri Bhawar Singh and Shri Up Rao Singh sons of Shri Lal Singh Rajput, which is evident from mutation order dated 17<sup>th</sup> July, 1996. The sale deed dated 14<sup>th</sup> June, 1996 in favour of Smt Hujar Bai has been produced. Revenue records reflect her name in respect of the subject property since the year 1996-97 till 1998-1999.

Prior to the ownership of Smt Hujar Bai the subject land was a part of large tract of land admeasuring 3.230 hectares in the name of Shri Bhawar Singh and Um Rao Singh since 1983-84 till 1995-1996. The subject land admeasuring 1.330 hectares was given survey no. 289/2 and land admeasuring 1.900 hectares continued in the name of Shri Bhawar Singh and another and was known as survey no. 289/1. Mutation order in favour of Smt. Hujar Bai has been produced

The Revenue records of the year 2016-17 reflecting the name of M/s Kshema Power and Infrastructure Company Private Limited as the owner are available.

#### **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 Industrial 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 State Bank of India. A letter dated 23.08.2016 from State Bank of India 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**

Diversion order dated 29<sup>th</sup> October, 2016 has converted the subject land to Industrial purpose subject to payment of revised land revenue. It would be appropriate to determine if the revised land revenue has been deposited.

#### **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. 289/2 located at Khokhara, Tehsil Ratlam, Ratlam, Madhya Pradesh(GA/114-651).

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.