

TCL/Corp/ Renew/ Ratlam/ 21/1/1

Date: March 14th 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. 21/1/1/1 admeasuring 0.590 Hectares situated at
Village Khedavada, Tehsil Piploda, District Ratlam, Madhya
Pradesh (GA/114-656) 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.	June23, 2016	Registered Sale Deed in favor of Kshema Power and Infrastructure Company Private Limited by Sh. Wahid Khan s/o Sh. Rehmat Khan	Photocopy
2.		Khatoni in favour of Kshema(developer)	Photocopy

3.		Mutation in favour of Kshema (developer)	Photocopy
4.		Rin Pustika of seller (Sh. Wahid Khan)	Photocopy
5.	October 1, 2016	Patwari Trace Map certified	Photocopy
6.		Family Tree certified	Photocopy
7.	March02, 2016	Paper publication/ Notice	Photocopy
9.	June23, 2016	TSR by Varun Shrotriya	Photocopy
10.	---	Khasra Record for the year 2014-16	Photocopy
11.	---	Khasra Record for the year 2007-10	Photocopy
12.	---	Khasra Record for the year 1997-2007	Scanned Copy
13.	---	Khasra Record for the year 1983-1996	Photocopy
14.	10.05.2013	Old Sale Deed for S.No.21/1/1	Photocopy
15		Mutation entry in favour of Sh Wahid Khan	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.	21/1/1	0.590 Hectares	Khedavada, Piploda, Ratlam, Madhya Pradesh	North- Survey 21/1/3 and Survey No. 19 South- Survey No. 21/2 East- Survey No. 38, 21/1 and 21/1/2 West- Survey

				No. 24 and 25
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3. FLOW OF TITLE

The subject property 21/1 admeasuring 0.590 Hectares was earlier known as survey number 20/1 which is evident from the renumbering list of 1998-99. There is nothing on record to show that there was division of the said property into 21/1 and 21/2. Also there is nothing on record to show that 21/1 was further divided into 21/1/1, 21/1/2, 21/1/3 and 21/1/4.

The subject property is currently owned by M/s Kshema Power and Infrastructure Company Private Limited, who purchased the same from Sh. Wahid Khan s/o Sh. Rehmat Khan vide a registered sale deed dated 23.06.2016. The electronic registration number of the sale deed is MP319522016A1380036. The subject land is mutated in favour of M/s Kshema Power and Infrastructure Company Private Limited vide mutation entry dated 30.07.2016 bearing no. 121/A-3/15-16.

Shri Wahid Khan became the owner of the land admeasuring 1.40 hectares and 0.65 hectares vide sale deeds dated 10th June, 2003 and 26th April, 2004. The land was purchased from Sh Puna, son of Sh Sagla caste Chamar. Despite the ownership being vested in his favour in 2003/2004, the revenue records for the period 2007-2015 continue reflect the name of Shri Puna as the owner. However vide a mutation entry of which the date is not known the land bearing survey No. 21/1/1 was mutated in the name of Sh Wahid Khan from Sh Puna

The name of Sh Wahid Khan is also reflected in the Khasra records of the year 2005-06, which reflect the survey No. 21/1/1 for the first time being carved out of survey No. 21/1. It is commented by M/s Kshema that the record is available however the available records mention the name of Sh Puna for the relevant year.

From the year 1986-87 till 2007, Sh. Puna s/o Sh. Sagla (Chamar) is recorded as the owner of the subject property as per the revenue records.

There is a trace map on record which reflects that the survey no. 21/1 is further divided into 21/1/1, 21/1/2, 21/1/3 and 21/1/4. However, there is no document on record to show a division of the said survey no. 21/1.

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 and the mutation order state 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 subject land is free from encumbrance.

It is advisable to verify the Rin Pustika 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 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.

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 the absolute owner of the property bearing Survey no. 21/1/1 admeasuring 0.590, situated at Village Khedavada, Tehsil Piploda, District Ratlam, Madhya Pradesh (GA/114-656).

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.