

TCL/Corp/ Renew/ Ratlam/ 254/1

Date: January 20th, 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. 254/1 admeasuring 0.368 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 15, 2016	Registered Sale Deed in favor of Sh Manu Verghese by Sh. KantilPatidar s/o Sh Mangilal	Photocopy
2.		Khatoni in favour of Sh Manu (Nominee)	Photocopy
3.		Mutation in favour of Sh Manu (Nominee)	Photocopy
4.		RinPustaka of seller (Sh. KantilPatidar s/o ShMangilal)	Photocopy

5.		Patwari Trace Map certified	Photocopy
6.		Family Tree certified	Photocopy
9.	11/03/2016	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	21.01.2016	Sale deed in favour of Shri Kanti Lal	Scanned copy
15	29.06.2013	Mutation order	Scanned copy
16	18.04.2016	Diversion order	Scanned copy
17		Rinpustika in favour of Manu Varghese	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.	254/1	0.368 Hectares	Piploda, Ratlam, Madhya Pradesh	North- Survey 253 South- Survey No. 255/2 East- Survey No. 254/2 West- Survey No. 252

3. FLOW OF TITLE

The subject property bearing survey number 254/1 is admeasuring 0.368 Hectares was earlier part of Survey No. 254 admeasuring 1.104 Hectares.

The subject property bearing survey no. 254/1 admeasuring 0.368 hectares is currently owned by Sh Manu Verghese, who purchased the same from Sh. Kantilal Patidar S/o Sh Mangilalji vide a registered sale deed dated 15.03.2016. The electronic registration number of the sale deed is MP319522016A1147176. The subject land is mutated in favour of Sh Manu Verghese vide mutation entry dated 16/04/2016.

Sh Kantilal Patidar S/o Sh Mangilal ji is reflected as the owners of the subject property for the year 2015-16 for land admeasuring 0.368 Hectares who became the owner via registered sale deed dated 21.01.2016. Sh Kantilal Patidar purchased the subject land from Sh Karu and Ors

Between the years 1999-00 till 2014-15 Shri Karulal, Shri Bherulal and Smt. Sunderbai were recorded as the owners of the property bearing survey no. 254 admeasuring 1.104 hectares. In the year 2013-14 a partition was effected whereby property bearing survey no. 254/1 admeasuring 0.368 fell to the share of Karulal, Bharatlal and Sunderbai and property bearing survey no. 254/2 admeasuring 0.368 hectares fell to the share of Bherulal. It appears that they became owner by way of inheritance upon the demise of Shri Mangilal. The Mutation order whereby property bearing Survey No. 254 was divided is available, the mutation order dated 29.06.2013 has been produced

From the years 1986-87 till the year 1998-99, Sh Mangilal S/o Sh Kanilal Ji was recorded as the owner of the total land admeasuring 1.104 Hectares.

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

Revenue records for the year 2014-15 mention about removal of mortgage vide letter dated 28th August, 2015. An explanation has been given that the said letter has been misplaced by the farmer. Keeping in view an entry has been made in the revenue records about this letter, requirement of NOC has been dispensed with.

It is advisable to verify the RinPustika of Sh Manu Verghese to see If any mortgage has been created by him.

6. OTHER COMPLIANCE REQUIREMENTS

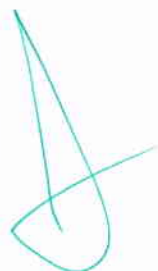
Diversion order dated 18/ 04/ 2016 has been passed converting the subject land to industrial purpose.

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 Sh Manu Verghese is absolute owner of the property bearing Survey No. 254/1 admeasuring 0.368 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.