

TCL/Corp/Renew/Ratlam/289/3

Date: January, 11, 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. 289/3 admeasuring 1.500 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.289/3)	Photocopy
2.		Patwari Trace Map of S.no. 289/3	Photocopy
3.		RinPustika of farmer (Smt. Ramibai)	

6.	07.09.2016	TSR by Sh. MaheshYadav, Advocate for S.no. 289/3	Photocopy
8.	07.09.2016	Bank NOC from Satpura Narmada Gramin Bank(S.no. 289/3)	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		Mutation order in favour of Kshema	Scanned copy
21	25.05.2011	Sale deed in favour of Deepak	Scanned copy
22	01.02.2012	Sale deed in favour of Ramibai	Scanned copy

2. DESCRIPTION OF THE PROPERTY/PROPERTIES (As appearing in the records of the relevant sub-registrar)

ITEM	SURVEY	EXTENT AREA	Location	Boundaries
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NO.	NO.	(in acres/hectares etc.)		
1.	289/3	1.500 Hectares	Khokhara, Ratlam, Ratlam, Madhya Pradesh	East: Survey No. 297 West: Path North: Survey No. 289/2 South: Survey No. 289/1

3. FLOW OF TITLE

The survey No. 289/3 was earlier a part of Survey No. 289 and 289/1

The subject property bearing survey no.289/3, admeasuring 1.500 hectares is currently owned by M/s Kshema Power and Infrastructure Company Private Limited, who purchased the same from Smt Ramibai Jat, W/o Sh. Gopal Ji vide a registered sale deed dated 23.08.2016 (hereinafter referred to as said property). The electronic registration number of the sale deed is MP319522016A1492093. The mutation order in favour of M/s Kshema Power and Infrastructure Company Private Limited has been produced.

Smt Ramibai Jat, W/o Sh. Gopal Ji is recorded as the owner of the subject property since the year 2011-2012 till the year 2015-16 for land admeasuring 1.500 Hectares. It appears from the mutation record that Smt. Rami Bai purchased the same from Shri Deepak vide sale deed dated 1st February, 2012. The sale deed dated 1st February, 2012 has been produced.

It appears from the mutation order that Shri Deepak purchased the said property from Shri Umrao Singh vide sale deed dated 25th May, 2011. The sale deed in favour of Shri Deepak has been produced. The said Shri Deepak is recorded as owner in revenue records for the period 2010-11.

Prior to the ownership of Shri Deepak the subject land was a part of large tract of land admeasuring 3.230 hectares in the name of Shri Bhawar Singh and Umrao 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.

It appears from mutation order that the sale deed has been executed in favour of Shri Deepak only by Shri Umrao Singh. It is submitted that Shri Bhawar Singh was a joint owner of property, who should have joined in execution of sale deed.

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

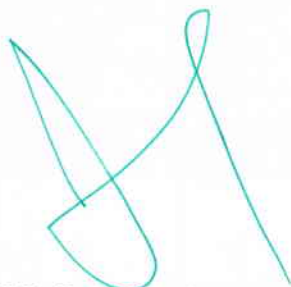
M/s Kshema Power and Infrastructure Company Private Limited is the absolute owner of the subject land which is Industrial in nature. The sale deed states the possession of the subject land is with M/s Kshema Power and Infrastructure Company Private Limited, the same be verified on site.

5. ENCUMBRANCES

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 29th 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. 289/3 located at Khokhara, Tehsil Ratlam, Ratlam, Madhya Pradesh(GA/114-651) subject to the the following:

- Survey no. 289/1 belonged to Bhawar Singh and another. The sale deed in favour of Deepak has been executed only by Umrao Singh.

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.