

TCL/Corp/ Renew/ Ratlam/ 21/1/3

Date: March 21st 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. 21/1/3 admeasuring 0.250 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.	September 08, 2016	Registered Sale Deed in favor of Kshema Power and Infrastructure Company Private Limited by Sh. Sher Khan s/o Sh. Dildar Khan	Photocopy
2.		Khatoni in favour of Kshema(developer)	Photocopy

3.		Mutation in favour of Kshema (developer)	Photocopy
4.		Rin Pustika of seller (Sh. Sher Khan)	Photocopy
	March 02, 2016	Paper publication/ Notice	Photocopy
5.	October 1, 2016	Patwari Trace Map certified	Photocopy
6.		Family Tree certified	Photocopy
9.	August 29, 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.	20.07.2005	Old Sale Deed for S.No.21/1/3	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.	21/1/3	0.250 Hectares	Khedavada, Piploda, Ratlam, Madhya Pradesh	North- Survey 22 South- Survey No. 21/1/1/1 East- Survey No. 21/1/1/1 West- Survey No. 24

3. FLOW OF TITLE

The subject property bearing survey number 21/1/3 admeasuring 0.250 Hectares was the part of Survey No. 20/1 as appears from the renumbering list of 1998-1999. There is nothing on record to show that there was division of the said property into 21/1 and 21/2.

The subject property bearing survey no.21/1/3 admeasuring 0.250 Hectares is currently owned by M/s Kshema Power and Infrastructure Company Private Limited, who purchased the same from Sh. Sher Khan s/o Sh. Dildar Khan vide a registered sale deed dated 08.09.2016. The electronic registration number of the sale deed is MP319522016A1523650. The subject land is mutated in favour of M/s Kshema Power and Infrastructure Company Private Limited vide mutation entry dated 29.09.2016.

Sh. Sher Khan became the owner vide a sale deed dated 20.07.2005 wherein the subject land was purchased from Sh. Puna s/o Sh. Sagla (Chamar). He is reflected as the owner of the subject property in the Khasra Records for the years 2005-06 till 2015-2016.

From the year 1987-88 till 2003, 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.

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

Khasra Record for the years 2008-2015 mentions about mortgage in respect of the subject land in favour of Central Madhya Pradesh Gramin Bank. A letter dated 21.09.2016 from Central Madhya Pradesh Gramin Bank is on record to show the release of the subject property from mortgage.

As of now the subject property is free from encumbrance.

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. 21/1/3 admeasuring 0.250, situated at Village Khedavada, Tehsil Piploda.

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.