

TCL/Corp/Renew/Ratlam/110/1/1

Date: 30th March, 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. 110/1/1 admeasuring 0.330 Hectares situated at Village Bhaisadabur, Ratlam, Madhya Pradesh (GAK/114-336) 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.	24.11.2016	Registered Sale Deed in favour M/s Kshema Power and Infrastructure Company Private Limited by Smt Nanibai w/o Sh Kailash	Photocopy
2.	09.01.2017	Mutation order in favour of favour M/s Kshema Power and	Photocopy

		Infrastructure Company Private Limited	
3.		Rin Pustika of Nanibai	Photocopy
4.		Rin Pustika of M/s Kshema	Photocopy
5.		Patwari Trace Map Certified	Photocopy
6.		Family tree certified	Photocopy
7.		Khasra Record for the year 2015-2017	Photocopy
8.		Khasra Record for the year 2013-2015	Photocopy
9.	---	Khasra Record for the year 2009-2013	Photocopy
10	---	Khasra Record for the year 2004-2009	Photocopy
11	--	Khasra Record for the year 1999-2004	Photocopy
12	---	Khasra Record for the year 1993-1999	Photocopy
13	---	Khasra Record for the year 1982-1993	Photocopy
14		Khatuni for 2016-17	Photocopy
15	13.06.1991	Old Sale Deed from Mohanlal to Sh Ramesh chandra	Photocopy
16	07.09.1991	Mutation order in favour of Sh Ramesh chandra	
17	09.07.2004	Old Sale Deed from Sh Ramesh chandra to Sh Maganlal and Smt	Photocopy

		Jaya Prabha	
18	11.08.2004	Mutation Order in favour of Sh Maganlal and Smt Jaya Prabha	Photocopy
19	05.07.2008	Old Sale Deed from Sh Maganlal and anr to Radheyshyam and Smt Nanibai	Photocopy
20	02.09.2008	Mutation order in favour of Sh Nanibai	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.	110/1/1	0.330 Hectares	Bhaisadabur, Piploda, Ratlam, Madhya Pradesh	East: Survey No. 110/1/2 West: Survey No. 110/1/1 North: Survey No. 111/1/1 South: Aam Rasta

3. FLOW OF TITLE

The subject property bearing survey no. 110/1/1, admeasuring 0.330 hectares is currently owned by M/s Kshema Power and Infrastructure Company Private Limited who purchased the same from Sh. Nanibai w/o Sh Kailash ji vide a

registered sale deed dated 24.11.2016. The electronic registration number of the sale deed is MP319522016A1632406. The subject land was mutated in the name of M/s Kshema Power and Infrastructure Company Private Limited vide mutation entry dated 09.01.2017.

Between the years 2008-09 till 2016-17 revenue records reflect the name Smt. Nanibai w/o Sh Kailash, who became the owner of the subject property vide a sale deed executed by Sh Maganlal and Smt Jaya Prabha on 05.07.2008 in favour of Nanibai and Radheyshyam. The subject land was then mutated in favour of Smt. Nanibai and Radheysham vide order dated 02.09.2008. An undated partition order has been produced whereby subject property bearing no. 110/1/1 fell to the share of Nanibai.

Between the years 2004-05 till 2007-08 the revenue records reflect the names of Sh Maganlal Ji s/o Sh Harilal and Smt Jaya Prabha W/o Sh Maganlal Ji as the owners of the subject property. They became the owners of the subject land vide a sale deed executed by Sh Ramesh Chandra Ji s/o Sh Bhuvan Singh on 09.07.2004. The subject land was then mutated in the name of Sh Maganlal Ji and Smt Jaya Prabha vide an order dated 11.08.2004.

Between the years 1990-91 till 2003-04 the subject land was recorded in the name of Sh Rameshchandra s/o Sh Bhuvan singh. He became the owner of the subject property vide a sale deed executed by Sh Mohanlal dated 13.06.1991. The subject land was then mutated in his name vide an order dated 07.09.1991.

Between the years 1987-88 till the years 1989-90 the revenue records reflect the name of Sh Mohanlal s/o Sh Sava as the owner of the subject property.

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 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

As of now the subject property is free from encumbrance.

The Rin Pustika of M/s Kshema Power and Infrastructure Company Private Limited is available and no 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 Ventures Pvt. Ltd

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 of M/s Kshema Power and Infrastructure Company Private Limited is absolute owner of the property bearing Survey no. 110/1/1, admeasuring 0.330 hectares, situated at Village Bhaisadabur, District Piploda, Tehsil Ratlam, Madhya Pradesh (GAK/114-336)

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.