

TCL/Corp/Renew/Ratlam/110/2

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. 110/2 admeasuring 0.600 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.	01.07.2016	Registered Sale Deed in favour M/s Kshema Power and Infrastructure Company Private Limited by Sh. Radheshyam S/o Sh Ambaram	Photocopy
2.	27.07.2016	Mutation order in favour of M/s Kshema Power and	Photocopy

		Infrastructure Company Private Limited	
3.		Rin Pustika of Radheysyam	Photocopy
4.		Rin Pustika of M/s Kshema	Photocopy
5.		Patwari Trace Map Certified	Photocopy
6.		Family tree certified	Photocopy
7.	25.06.2016	Paper Publication	Photocopy
8.	29.06.2016	TSR by Sh. Mahesh Kumar Yadav, Advocate	Photocopy
9.		Khasra Record for the year 2015-2017	Photocopy
10		Khasra Record for the year 2013-2015	Photocopy
11	---	Khasra Record for the year 2009-2013	Photocopy
12	---	Khasra Record for the year 2004-2009	Photocopy
13	---	Khasra Record for the year 1999-2004	Photocopy
14	---	Khasra Record for the year 1993-1999	Photocopy
15	---	Khasra Record for the year 1982-1993	Photocopy
16		Khatuni 2015-16 and 2016-17	Photocopy
17	02.07.2016	Bank NOC Punjab National Bank	Photocopy

18	29.10.2016	Diversion Order	Photocopy
19	09.07.2004	Old Sale Deed from Sh Rameshchandra to Smt Kiran	Photocopy
20	11.08.2004	Mutation Order in favour of Sh Vinay Kumar	Photocopy
21	05.07.2008	Old Sale Deed from Smt Kiran to Radheyshyam and Smt Nanibai	Photocopy
22	02.09.2008	Mutation order in favour of Sh Radheyshyam	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.	110/2	0.600 Hectares	Bhaisadabur, Piploda, Ratlam, Madhya Pradesh	East: Survey No. 109 West: Survey No. 110/1/2 North: Survey No. 111/1/2 South: Aam Rasta

3. FLOW OF TITLE



The subject property was converted to Industrial nature vide diversion order dated 29.10.2016.

The subject property bearing survey no. 110/2, admeasuring 0.600 hectares is currently owned by M/s Kshema Power and Infrastructure Company Private Limited who purchased the same from Sh. Radheshyam S/o Sh Ambaram vide a registered sale deed dated 01.07.2016. The electronic registration number of the sale deed is MP319522016A1400336. The subject land was mutated in the name of M/s Kshema Power and Infrastructure Company Private Limited vide mutation entry dated 27.07.2016.

Between the years 2008-09 till 2016-17 revenue records reflect the name Sh. Radheshyam S/o Sh Ambaram, who became the owner of the subject property vide a sale deed executed by Smt Kiran on 05.07.2008. The subject land was then mutated in favour of Sh Radheyshyam Ji vide order dated 02.09.2008.

Between the years 2004-05 till 2007-08 the revenue records reflect the name of Smt Kiran W/o Sh Vinay Kumar Ji as the owner of the subject property. Smt Kiran became the owner of the subject land vide a sale deed executed by Sh Rameshchandra Ji s/o Sh Bhuvan Singh on 09.07.2004. The subject land was then mutated in the name of Smt Kiran vide an order dated 11.08.2004.

Between the years 1987-88 till the years 2003-04 the revenue records reflect the name of Sh Rameshchandra Ji s/o Sh Bhuvan Singh 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 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

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

N/A

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. 110/2, admeasuring 0.600 hectares, situated at Village Bhaisadabur, District Piploda, Tehsil Rattlam, 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.