

TCL/Corp/Renew/Ratlam/354

Date: 24<sup>th</sup> March, 2017

To,

**ReNew Power Ventures Pvt. Ltd.**  
**10<sup>th</sup> 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. 354 admeasuring 0.470 Hectares situated at Village Khokhara, Piploda, Ratlam, Madhya Pradesh (GA/114-743) 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.	December 24, 2016	Registered Sale Deed in favour M/s Kshema Power and Infrastructure Company Private Limited by Smt Shashikala W/o Sh. Govardhan Lal ji	Photocopy
2.		RinPustika of Smt Shashikala	Photocopy
3.		Patwari Trace Map Certified	Photocopy
5.	26.12.2016	TSR by Sh. Mahesh Kumar Yadav,	Photocopy

		Advocate	
6.		Khasra Record for the year 2016-2017	Photocopy
7.		Khasra Record for the year 2013-2014	Photocopy
8.	---	Khasra Record for the year 2009-2013	Photocopy
9.	---	Khasra Record for the year 2004-2009	Photocopy
10.	---	Khasra Record for the year 1999-2004	Photocopy
11.	---	Khasra Record for the year 1993-1999	Photocopy
12.	---	Khasra Record for the year 1982-1993	Photocopy
13.		Khatuni 2016-17	Photocopy
14.	15.11.2000	Old sale deed in favour of Smt Shashikala	Photocopy
15.	21.11.2000	Mutation order in favour of Smt Shashikala	Photocopy
16.	09.01.2017	Mutation order in favour of M/s Kshema Power and Infrastructure Company Private Limited	Scanned Copy
17.	21.05.1999	Mutation cum partition order in favour of Sh Shambu	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.	354	0.470 Hectares	Khokhara, Piploda, Ratlam,	East: Survey No. 357

			Madhya Pradesh	West: Survey No. 354 and survey no. 366 North: Survey No. 353 and survey no. 354 South: Survey No. 355 and survey no. 356
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### 3. FLOW OF TITLE

The subject property bearing survey no. 354, admeasuring 0.470 hectares is currently owned by M/s Kshema Power and Infrastructure Company Private Limited who purchased the same from Smt Shashikala W/o Sh. Govardhan Lal ji vide a registered sale deed dated 24.12.2016. The electronic registration number of the sale deed is MP319522016A1667648. The mutation order in favour of M/s Kshema Power and Infrastructure Company Private Limited is dated 09.01.2017

Smt Shashikala W/o Sh. Govardhan Lal ji, sold land admeasuring 0.470 Hectares out of a total land of 0.620 Hectares.

Smt Shashikala has been recorded as the owner in the Khasra records since the year 2000-01 till the year 2016-17 save for the year 2015-16. In view of record for a long period of time absence of records for the years 2015-16 is waived.

Smt Shashikala became the owner of the subject land vide a sale deed dated 15.11.2000, wherein she purchased the land from Sh Shambu S/o Sh Gangaram. The subject land was also mutated in favour of Smt Shashikala vide an order dated 21.11.2000

Between the years 1999 till 2000-01 though Sh Shambu is recorded as the owner as the owner in the khasra records. The name of Sh Shambu was mutated as the owner of the subject property vide a mutation cum partition order dated 21.05.1999.

Between the years 1986-87 till 1998-99 revenue records reflect the name ShVasudev Ji 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.

It is also advisable to verify the RinPustika of M/s Kshema Power and Infrastructure Company Private Limited to determine if any 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 16<sup>th</sup> 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?**

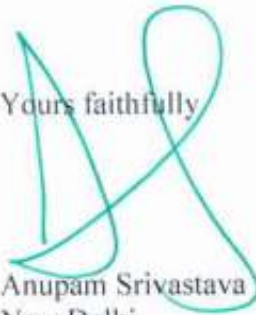
It is necessary to obtain relevant resolution from M/s Kshema authorising the sale of the property in favour of M/s Renew Power Ventures Pvt. Ltd

**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. 354, admeasuring 0.470 hectares, situated at Village Khokhara, District Piploda, Tehsil Ratlam, Madhya Pradesh (GA/114-743).

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.