

TCL/Corp/Renew/Ratlam/44/2/2

Date: December 7th, 2016

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. 44/2/2 admeasuring 0.100 Hectares situated at
Village Bhaisadarbar, Ratlam, Madhya Pradesh (GA/114-610)
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. | July 11, 2016 | Registered Sale Deed in favor of Kshema Power and Infrastructure Company Private Limited by Sh. Babulal, S/o Sh. Karulal Ji | Photocopy |
| 2. | | RinPustika of Kshema | Photocopy |
| 3. | | Patwari Trace Map Certified | Photocopy |

| | | | |
|----|------------|--|--------------|
| 4. | | Family tree certified | Photocopy |
| 5. | 18.02.2016 | Paper Publication/ Notice | Photocopy |
| 7. | 21.03.2016 | Bank NOC from SBI | Photocopy |
| 8. | | Khasra Record for the year 2016- 2017 | Photocopy |
| 9 | | NAC in regard to mutation order dated 30 th September, 2006 in favour of Shri Babulal | 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. | 44/2/2 | 0.100 Hectares | Bhaisadarbar, Ratlam, Madhya Pradesh | East: Survey No. 50 West: Survey No. 41/1 North: Survey No. 44/2/1 South: Survey No. 44/2/2 |

3. FLOW OF TITLE

The subject property bearing survey no. 44/2/2, admeasuring 0.100 hectares is currently owned by M/s Kshema Power and Infrastructure Company Private Limited, who purchased the same from Sh. Babulal, S/o Sh. Karulal Ji vide a

registered sale deed dated 11.07.2016. The electronic registration number of the sale deed is MP319522016A1416399. The mutation order in favour of M/s Kshemadated 27.07.2016 has been produced.

Shri Babulal, sold land admeasuring 0.100 Hectares out of a total land of 2.450 Hectares.

The revenue records for the year 2007-08 till 2015-16 record the subject land in the name of ShBabulal. Though at places the name of father of Shri Babulal has been recorded as Karu while at others it is mentioned at Kalu, however, keeping in view that the Rinpustika mentions name of the father of Babulal as Karu, this objection is not pressed.

It appears that Shri Babulal acquired the property from his father Shri Karu, who was the recorded owner from the years 1986-87 till 2006-07.

Mutation order in favour of ShBabulal has not been produced instead a NAC has been produced in regard to mutation order dated 30th September, 2006. It is advisable that mutation order obtained.

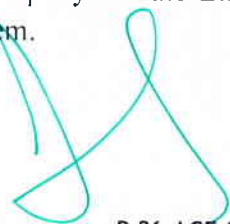
4. NATURE OF THE TITLE OF THE OWNER

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 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

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 absolute owner of the property bearing Survey no. 44/2/2, admeasuring 0.100 hectares, situated at Village Bhaisadarbar, District Ratlam, Tehsil Ratlam, Madhya Pradesh (GA/114-610).

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.