

FORMAT-TITLE-REPORT

-----Advocate letter head (with complete address and registration/enrolment no.) -----

Dated:

Title Report

To,
Central Transmission Utility of India Limited
"Saudamini", 1st Floor, Plot No.2,
Sector-29, Gurugram-122001, (Haryana)

Subject: Title report (Due Diligence Report) of the land use rights of M/s _____

Dear Sir,

We have prepared and furnished due title report diligence reports confirming the land use rights of M/s _____ on various land parcels measuring ____ Acres situated at _____ Village, _____ District, _____ State through registered land documents for the development of ____ MW (capacity for which Connectivity is sought) Wind/Solar/Hybrid power project.

The details of the properties over which M/s _____ holds clear title and possession via _____ (registered lease deed, sale deed etc) is attached as **Appendix-I**.

I certify that I have conducted the title verification on the identified land for a period of ____ <insert no. of years> (minimum 30 years) considering the following.

- Pending litigations, acquisition proceedings (initiated or proposed), in relation to each parcel of the identified land and the use of the land as agricultural/residential/industrial/grazing land/tribal land, etc.
- Charge recorded against the identified land found during search conducted at the office of the respective jurisdictional sub-registrar where the identified land is located;
- Restrictions on land pertaining to: the applicability of any ceiling restrictions; applicable tenancy laws; sale by member of a scheduled caste/tribe; requirement of conversion of land and application status if conversion is required; applicability of local rules promulgated under the Land Acquisition Act, 2013; or any other local law applicable on the identified land;

Based on the above searches and verifications of all relevant documents, I certify that M/s _____ have clear and present vesting of land rights through registered documents (ownership or lease rights or land use rights) on various land parcels measuring total ____ Acres situated at _____ Village, _____ District, _____ State.

I certify that I have personally searched & verified the above land documents and statements/information furnished in this report are correct and true to the best of my knowledge. The Title report reflects the correct position of the land as on the date of its issuance.

I am aware that if at any stage any falsity / inaccuracy / incorrectness is detected in this report, I shall be liable for all associated consequences in this regard.

Yours truly,

Name, Sign & Stamp of registered advocate

Counter Sign by applicant

Detail of land documents available for the project (Certified by advocate)
(Appendix-I to FORMAT-TITLE-REPORT)

State@:

Sl. No.	Land Owners Name	Start & End Page No. of paginated land document*	Area as per Land Documents (Acre)# (maximum upto 2 decimal points)	Village Name, Tehsil/Taluka, District	Khasra/ Survey/ Gut No.	Unique Registration No.	Date of Registration (DD.MM. YY)	Nature of Land Rights [sale deed/ lease deed etc.]	Agreement Period (From/To Duration)
1.	Name-1	1-40							
2.	Name-2	41-87							
3.									
Total Area (Acre)									

@ : In case the land is in multiple states, separate appendix shall be added for each state.

* : Every page of the land documents shall be uniquely numbered

: Applicant to ensure that area in Acre is mentioned in the respective land documents and in the above table. Conversion rate from Hectare to Acres may be considered as 1 Hectares = 2.471 Acres.

Applicant is advised to highlight the above information in respective land documents.

Note: Insert as many lines in the above table based on the number of land parcels are being submitted.

Sign & seal/stamp of advocate