

OFFICE OF THE SUB REGISTRAR

Office :- Banjar

Print Date Time:- 27-Nov-2024

Date of Receipt: 27-11-2024

Original Copy

Copying/Inspection/Visiting_Receipt	
Receipt Number	283
Request No	198
Request Date	27-11-2024
Request By	Sudhir Bhatnagar
Address	Advocate District Courts Kullu District Kullu HP
Fee Type	Inspection Fees
Purpose	Inspection of revenue record in KK NO. 529/625 in Jamabandi for the year 2017-2018 Phati Kotla Tehsil Banjar Distt Kullu HP
No.of Copies	-
No.of Years	13
Grand Total	Rs.650/-

me
Sub-Registrar
Banjar, Distt Kullu (H.P.)
(Himachal Pradesh)

OFFICE OF THE SUB REGISTRAR

Office :- Sainj

Original Copy

Print Date Time:- 25-Nov-2024

Date of Receipt: 25-11-2024

Copying/Inspection/Visiting Receipt	
Receipt Number	97
Request No	54
Request Date	25-11-2024
Request By	Sudhir Bhatnagar Advocate Kullu District Court Kullu H P
Address	Distt Courts Kullu
Fee Type	Inspection Fees
Purpose	Inspection of land comprised in Khata No. 572 incorporated in Jamabandi for the year 2019-20 of Muhal Suchain Tehsil Sainj of NHPC
No.of Copies	-
No.of Years	13
Grand Total	Rs.650/-

उप-सूचीकाध्यक्ष
तहसील सैनज
(Himachal Pradesh)
जिला कुल्लू (हि.प्र.)
Sai

OFFICE OF THE SUB REGISTRAR

Office :- Sainj

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Copying/Inspection/Visiting Receipt	
Receipt Number	96
Request No	53
Request Date	25-11-2024
Request By	Sudhir Bhatnagar Advocate Kullu District Court Kullu H P
Address	Distt Courts Kullu
Fee Type	Inspection Fees
Purpose	Inspection of land comprised in Khata No. 829 incorporated in Jamabandi for the eyar 2019-20 of Muhal Raila Tehsil Sainj of NHPC
No.of Copies	-
No.of Years	13
Grand Total	Rs.650/-

उप-पंजीकाध्यक्ष
तहसील सैनज Sai
जिला न्यायालय (वि. नं.)
Kullu District

OFFICE OF THE SUB REGISTRAR

Office :- Sainj

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Print Date Time:- 25-Nov-2024

Date of Receipt: 25-11-2024

Copying/Inspection/Visiting Receipt	
Receipt Number	95
Request No	52
Request Date	25-11-2024
Request By	Sudhir Bhatnagar Advocate Kullu District Court Kullu H P
Address	Distt Courts Kullu
Fee Type	Inspection Fees
Purpose	Inspection of land comprised in Khata No. 611 incorporated in Jamabandi for the year 2021-22 of Muhal Rote-1 Tehsil Sainj of NHPC
No.of Copies	-
No.of Years	13
Grand Total	Rs.650/-

उप-निरीक्षक
तहसील सैनज
जिला कुल्लू (हिमाचल प्रदेश)
Sai
(Himachal Pradesh)

OFFICE OF THE SUB REGISTRAR

Office :- Sainj

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Print Date Time:- 25-Nov-2024

Date of Receipt: 25-11-2024

Copying/Inspection/Visiting Receipt	
Receipt Number	94
Request No	51
Request Date	25-11-2024
Request By	Sudhir Bhatnagar Advocate Kullu District Court Kullu H P
Address	Distt Courts Kullu
Fee Type	Inspection Fees
Purpose	Inspection of land comprised in Khata Nos 541, 542, 543 incorporated in Jamabani for the year 2018-19 of Muhal Manyashi Tehsil Sainj Distt. Kullu
No.of Copies	-
No.of Years	13
Grand Total	Rs.650/-

उप-रेजीस्ट्रार
तहसील सैन्ज
जिला कुल्लू (हि.प्र.) Sai
Himachal Pradesh

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Office :- Sainj

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Print Date Time:- 25-Nov-2024

Date of Receipt: 25-11-2024

Copying/Inspection/Visiting Receipt	
Receipt Number	98
Request No	55
Request Date	25-11-2024
Request By	Sudhir Bhatnagar Advocate Kullu District Court Kullu H P
Address	Distt Courts Kullu
Fee Type	Inspection Fees
Purpose	Inspection of land comprised in Khata No. 481 incorporated in Jamabandi for the year 2018-19 of Muhal Kanon Tehsil Sainj of NHPC
No.of Copies	-
No.of Years	13
Grand Total	Rs.650/-

प्रियजीकाध्यक्ष
तहसील सैनज
(Himachal Pradesh)
Sai

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Office :- Sainj

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Date of Receipt: 25-11-2024

Original Copy

Copying/Inspection/Visiting_Receipt	
Receipt Number	93
Request No	50
Request Date	25-11-2024
Request By	Sudhir Bhatnagar Advocate Kullu District Court Kullu H P
Address	Distt Courts Kullu
Fee Type	Inspection Fees
Purpose	Inspection of land comprised under Khasra No. 488 of Muhal Dushad, Tehsil Sainj Distt. Kullu
No.of Copies	-
No.of Years	13
Grand Total	Rs.650/-

उप-पंजीकृत
तहसील सैनज
जिला कुल्लू (हिमाचल)

Sai

(Himachal) Prades

Sh. Sudhir Bhatnagar, Advocate
Distt. Courts Kullu, H.P.
Mob No. 94180-04328
Ph. No. 01902-224328



Residence
Akhara Bazar Kullu
Teh. & Distt. Kullu, H.P.

REPORT

IN RESPECT OF

**LANDS MEASURING 568-05-07 BIGHAS i.e. 113.463
ACRES SITUATED AT DISTRICT: KULLU,
HIMACHAL PRADESH**

PROJECT : PARBATI-III Power Station (520 MW)

*Prepared
By*

Sudhir Bhatnagar, Advocate



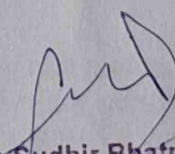
Sudhir Bhatnagar
ADVOCATE
District Courts Kullu (H.P.)

**Sudhir Bhatnagar, Advocate,
Distt. Courts Kullu, H.P.**

29/11/2024

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 **Sudhir Bhatnagar**
ADVOCATE
District Courts Kullu (H.P.)
29/11/2024

CHAPTER -1

INTRODUCTION

REPRESENTATION:-

IDBI Trusteeship Services Ltd. has instructed the undersigned to prepared the title search report with respect to lands admeasuring 568-05-07 bighas (approximately) (the "Subject Lands") situated in the District of Kullu in the State of Himachal Pradesh belonging to NHPC Limited (formerly National Hydroelectric Power Corporation) for construction and development of the Parbati HE Project-Stage-III (the "Project") which comprise of the following :-

1. Land admeasuring 568-05-07 bighas has been acquired by the Government under the ambit of Land Acquisition Act, 1894 and handed over/transferred to NHPCL for development of the Project.

MANDATE :

On the instructions of the IDBI Trusteeship Services Ltd, NHPCL has provided me with certain relevant record with respect to Project Stage-III (520 MW) to carry out the assigned task of title search report. The descriptions of the lands have been provided by NHPC Ltd. is given in Chapter-II.

REPORT :

Contents of the report are confidential and subject to legal professional privilege. Neither this report nor any of its contents may be disclosed to any person other than the officers and employees, who are directly involved in the proposed transaction nor may it be referred to or be quoted, or filed with, any person or body, without my express written consent.

This report may not be regarded as absolute and should not be relied upon as a substitute for set of indemnities, representations, covenants and warranties, obligations, conditions precedent, conditions subsequent and others that could be structured commensurate with the nature of the proposed transaction.

METHODOLOGY AND SCOPE OF EXERCISE :

To carry out the assigned task the Revenue Records was personally verified by the representatives of the undersigned and on the basis of personal verification of the revenue record and the record of Civil Court the present report is being prepared with the clear assumption that the task assigned has been carried out with utmost sincerity. Hence the authenticity of the report is certified.

The Report Certifies the latest position regarding the property with respect to any encumbrance created on the property, status of the title and/or pendency of any litigation. To do the needful fresh independent review search inspection & verification of documents & records at jurisdiction Govt. Offices has been carried out.

CHAPTER-II

DESCRIPTION OF LANDS

(As supplied by NHPC Ltd.)

This Chapter outlines the description of LAND emergent from review of the documents furnished by NHPCL. This land description has been used in my observations in subsequent Chapters of the Report.

LAND admeasuring 568-05-07 bighas forming part of the Subject Lands, acquired by the State Government under the Land Acquisition Act, 1894 and transferred/handed over to NHPCL for the project.

Reference No.	Location	Area			Area (in acres)
		Bigha	Biswa	Biswansi	
LAND A1	Muhal Dashad, Kothi Banogi Tehsil Sainj, Distt. Kullu, H.P.	15	05	03	3.052
LAND A2	Muhal Suchain, Kothi Banogi, Tehsil Sainj, Distt. Kullu, H.P.	40	07	09	8.075
LAND A3	Muhal Manyashi, Kothi Banogi, Tehsil Sainj, Distt. Kullu, H.P.	195	12	00	39.012
LAND A4	Muhal Rot, Kothi Bhallan, Tehsil Sainj, Distt. Kullu, H.P.	10	10	00	2.010
LAND A5	Muhal Kanoun, Kothi Buga, Tehsil Sainj, Distt. Kullu, H.P.	195	01	00	39.001
LAND A6	Muhal Raila, Kothi Bhallan, Tehsil Sainj, Distt. Kullu, H.P.	58	07	06	11.673
LAND A7	Muhal Kotla, Kothi Bunga, Tehsil Banjar, Distt. Kullu, H.P.	53	04	00	10.640
Total		568	05	07	113.463

Detailed description of land as emergent after verification from revenue records is stated in **Schedule –A-1 to A-7** to this Report.

CHAPTER-III

DOCUMENTS PROVIDED

Copies of the following documents have been furnished by NHPC Ltd. for carrying out the legal/statutory compliances :-

1. Copies of mutations pertaining to all lands sanctioned and attested in favour of NHPCL.
2. Copies of award Nos. 19, 20, 23, 24, 34, 35, 36, 37, 38, 40, 41, 42, 43, 44, 45, 50, 53 & 54 passed by land acquisition Collector-Parbati HE Project Larji, Distt. Kullu, H.P.

Documents Obtained

I have obtained the jamabandies of the land described by the NHPCL from the official website of the revenue department of the Government of Himachal Pradesh.

CHAPTER-IV OBSERVATIONS

LAND

Acquisition of lands

As per the records NHPCL has acquired the entire Land through the State Government of Himachal Pradesh by virtue of various acquisition proceedings under the Land Acquisition Act, 1894 for the project. It has been represented that the process of acquisition was concluded as per the relevant provisions of Land Acquisition Act. 1894 and thereafter the lands have been transferred/handed over to NHPCL for the purpose of the project. The land has been acquired by State Govt. of Himachal Pradesh vide award Nos. 19, 20, 23, 24, 34, 35, 36, 37, 38, 40, 41, 42, 43, 44, 45, 50, 53 & 54 passed by land acquisition Collector-Parbati HE Project Larji, Distt. Kullu, H.P.

It is mentioned that the observation stated are on the basis of review of documents and searches/inspections detailed therein. It is stated that NHPCL possesses clear and marketable title to Land mentioned in Schedule A-1 to A-7.

Mutations in the Revenue Records

Revenue Records do not, by itself, confer title and are not conclusive proof of ownership. However, such records amongst others accord presumption of ownership which needs to be rebutted in the Court of Law in case of any challenge, such records also necessary for fiscal aspect such as payment of land revenue. The inspection of Revenue Records has been conducted. As per revenue record, NHPCL is recorded as the owner in possession of lands as mentioned in schedule A-1 to A-7.

As per the record, the mutation of land in various revenue estates are as under :-

1. The mutations of land measuring 195-12-00 bighas in Phati Manyashi has been sanctioned and attested by the Revenue Officer in favour of the NHPCL vide mutation Nos. 2552 to 2575, 2605 to 2653, 2712, 2723 to 2731, 2733 to 2736, 2753 to 2755, 2770 to 2779, 2804, 2805, 2927 to 2932.
2. The mutations of land measuring 196-01-0 bighas in Phati Kanon has been sanctioned and attested by the Revenue Officer in favour of the NHPCL vide mutation Nos. 1933 to 1959, 1961 to 1982, 2024 to 2028, 2045, 2046 & 2212.
3. The mutations of land measuring 40-07-09 bighas in Phati Suchain has been sanctioned and attested by the Revenue Officer in favour of the NHPCL vide mutation Nos. 2025 to 2047, 2052, 2056 & 2091.

4. The mutations of land measuring 58-07-06 bighas in Phati Raila has been sanctioned and attested by the Revenue Officer in favour of the NHPCL vide mutation Nos. 3675 to 3701, 3919, 4072 to 4075 & 4426.
5. The mutations of land measuring 15-05-03 bighas in Phati Dashad has been sanctioned and attested by the Revenue Officer in favour of the NHPCL vide mutation Nos. 2133, 2140 to 2144, 2166, 2172 to 2174.
6. The mutations of land measuring 53-04-00 bighas in Phati Kotla has been sanctioned and attested by the Revenue Officer in favour of the NHPCL vide mutation Nos. 1695 to 1697, 1700, 1703 to 1708, 1718, 1732 to 1734, 1765, 1766, 1990 & 1991.
7. The mutation of land measuring 10-10-00 bighas in Phati Rot-I has been sanctioned and attested by the Revenue Officer in favour of the NHPCL vide mutation No. 745.

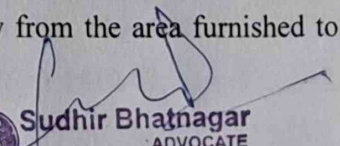
Note : As per the new norms, the revenue estate is referred to as Muhal in place of Phati in the revenue record.

Search/Inspection at the office of the Sub Registrar, Sainj, Distt. Kullu as well as concerned Revenue Estate Officers.

As per the Indian Registration Act and other relevant provisions, registered documents are maintained with the jurisdictional office of the Sub Registrar Sainj. It deserves mention that searches have been conducted at the office of Sub Registrar, Sainj upto date further records in the offices of the concerned revenue estate officers were searched and inspected and no encumbrances in respect of Land mentioned in schedule A1 to A7 were found.

Thus I conclude that Land in measurement may vary from the area furnished to me but the same is free from encumbrances.

Dated :


 **Sudhir Bhatnagar**
ADVOCATE
District Courts Kullu (H.P.)
Sudhir Bhatnagar, Advocate Kullu
29/11/2024

SCHEDULE -A -1

Land measuring 15-05-03 bighas i.e. 3.052 Acres situated in Muhal Dashad, Tehsil Sainj, Distt. Kullu, H.P. and comprised in following Khasra Numbers:-

Khasra Nos. 1459/1391/145, 1457/145/1, 1474/1868/146, 1469/1169/146, 1466/1167/146, 1467/1167/146, 1463/147, 1464/147, 1461/1394/148, 1471/149, 160, 1472/1203, 1507/1473/1203, 1457/1400/168, 1481/1223, 1477/1226.

SCHEDULE A-2

Land measuring 40-7-9 bighas i.e. 8.075 Acres situated in Muhal Suchain, Tehsil Sainj, Distt. Kullu, H.P. and comprised in following Khasra Numbers:-

Khasra Nos. 2, 1765/3, 1771/7, 8, 9, 10, 1773/11, 2012/1774/11 TO 2020/1774/11, 13, 1778/14, 15, 16, 1787/394, 2022/1789/395, 1795/396, 1802/398, 1717, 1891, 1763/1, 1767/4, 1769/6.

SCHEDULE A-3

Land measuring 195-15-09 bighas i.e. 39.15 Acres situated in Muhal Manyashi, Tehsil Sainj, Distt. Kullu, H.P. and comprised in following Khasra Numbers:-

Khasra Numbers 3/1, 4/1, 17/2/1, 1861/1804/18/1, 20, 1964/1960/1869/22, 1966/1961/1869/22, 1962/1868/22, 1869/22/2/1, 1899/26, 1810/41, 42, 43, 1856/1812/44, 1857/1812/44, 1814/45, 1858/46, 1859/46, 48, 1817/49, 1819/49, 1795/51, 1796/51, 1823/52, 1825/53, 1827/54, 1829/55, 1831/56, 57, 57/1, 1833/58, 59, 1835/61, 1767/62, 1768/62, 63, 63/1, 63/2, 64, 65, 66, 67, 68, 69, 88, 89, 90, 91, 92, 92, 1837/93, 1839/94, 1840/94, 1842/95, 1844/96, 97, 98, 99, 100, 101, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 1846/127, 1847/127, 1850/1849/129, 1853/1849/129, 130, 131, 132, 133, 134, 137, 138, 139, 140, 141, 142, 143, 1901/144, 1902/144, 145, 146, 1851/129, 1852/1849/129, 1903/1888/179, 1906/1890/179, 186, 191, 197, 198, 199, 200, 1879/201, 1880/201, 1881/201, 1884/201, 202, 203, 204, 205, 206, 207, 208, 209, 218,

221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 263, 268, 269, 270, 271, 277, 278, 279, 291, 343, 1926/659, 1784,

SCHEDULE A-4

Land measuring 10-10-00 bighas i.e. 2.010 Acres situated in Muhal Rot-I, Tehsil Sainj, Distt. Kullu, H.P. and comprised in following Khasra Numbers:-
Khasra Nos. 2047, 2048, 2049, 4803/2054 & 4804/2054.

SCHEDULE A-5

Land measuring 53-4-00 bighas i.e. 10.640 Acres situated in Muhal Kotla, Tehsil Banjar, Distt. Kullu, H.P. and comprised in following Khasra Numbers:-
Khasra Nos. 2157/36, 2159/37, 38, 2161/39, 40, 41, 2164/42, 2168/44, 45, 68, 69, 1, 2, 3, 2140/4, 2142/5, 2145/9, 10, 2147/12, 2149/14, 2151/15, 66, 67, 2266/2110/43, 2111/43.

SCHEDULE A-6

Land measuring 195-01-0 bighas i.e. 39.900 Acres situated in Muhal Kanoun, Kothi Bunga, Tehsil Sainj, Distt. Kullu, H.P. and comprised in following Khasra Numbers:-
Khasra Numbers 1, 1/1, 2, 3, 4, 5, 5/1, 6, 7, 8, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 95, 96, 97, 98, 99, 1369/29, 1370/29, 30, 360, 361, 362, 381, 382, 1263, 1264, 1266, 1424, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 185/1, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 1330, 1331, 1368, 1398, 1399, 1400, 1406, 1409, 1410, 1411, 1414, 383, 364, 380/1.

SCHEDULE A-7

Land measuring 58-07-06 bighas i.e. 11.673 Acres situated in Muhal Raila, Kothi Bhallan, Tehsil Sainj, Distt. Kullu, H.P. and comprised in following Khasra Numbers:-
Khasra Nos. 3712/1929, 3713/1929, 3714/1929, 3715/1929, 3716/1929, 1924, 1930, 4442/1931, 4443/1931, 1932, 4446/1934, 1935, 1936, 1937, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 4447/1948, 4449/1948, 4451/1949, 4452/1949,

3709/1951, 3703/1952, 3704/1952, 3708/1923, 4454/1953, 3691/1854, 4456/3692/1954,
4784/1956, 1957, 4785/1973, 1974, 4787/4459/1979, 4781/4462/1981, 4782/4462/1981,
4789/1969, 4791/1971, 4793/1972, 4469/2010, 1146, 4949/1147, 3707/1923.


 **Sudhir Bhatnagar**
ADVOCATE
District Courts Kullu (H.P.)
29/11/2024

*Sh. Sudhir Bhatnagar, Advocate
Distt. Courts Kullu, H.P.
Mob No. 94180-04328
Ph. No. 01902-224328*



*Residence
Akhara Bazar Kullu
Teh. & Distt. Kullu, H.P.*

TO WHOMSOEVER IT MAY CONCERN

TITLE SEARCH REPORT

Sir,

I have personally got the relevant revenue records searched/inspected through my representative from the office of Sub Registrar Sainj, Distt. Kullu and examined the documents and records relating to the property which is mentioned in the schedule below and after due consideration I certify as under :-

1. I have search the relevant record in regard to the immovable property as per schedule below in the office of Sub Registrar Sainj till date.
2. That on the basis of such search I confirm that the NPHCL Faridabad (A Govt. of India Enterprise) has a clear, legal and marketable title of the said immovable property. The title holder is legally entitled to transfer or create charge on the title and possession and has appropriate title documents establishing its title.
3. I further certify that the documents tendered by the title holder are genuine.
4. I have checked the record of local authority/revenue authority and said property stands in the name of Rashtriya Jal Vidyut Pariyojna Nigam, Faridabad Bharat Sarkar Ka Udyam (National Hydroelectric Power Corporation, Faridabad. A Govt. of India Enterprise).
5. I further confirm that there are no impediments on the subject property and the title flow is clear, marketable and fit for the purpose of the sale, mortgage and creation of charge.
6. That the property does not come within the purview of Urban Land Ceiling and Regulation, Act, 1976 or any other land ceiling law.
7. That on the basis of the search, I find that no suit or other litigation is pending in any court regarding this land.
8. That there is no third party interest in the property.

In view of the above, I hereby certify that the subject property as mentioned below is free from all encumbrances and the title holder holds good and clear marketable title in the property.

SCHEDULE OF PROPERTY

Land measuring 15-05-03 bighas i.e. 3.052 Acres situated in Muhal Dashad, Tehsil Sainj, Distt. Kullu, H.P. and comprised in following Khasra Numbers:-

Khasra Nos. 1459/1391/145, 1457/145/1, 1474/1868/146, 1469/1169/146, 1466/1167/146, 1467/1167/146, 1463/147, 1464/147, 1461/1394/148, 1471/149, 160, 1472/1203, 1507/1473/1203, 1457/1400/168, 1481/1223, 1477/1226. incorporated in Jamabandi for the year 2017-18 situated in Muhal Dashad, Kothi Banogi, Tehsil Sainj, Distt. Kullu, H.P.


 **Sudhir Bhatnagar**
ADVOCATE
District Courts Kullu (H.P.)
29/11/2024

*Sh. Sudhir Bhatnagar, Advocate
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TITLE SEARCH REPORT

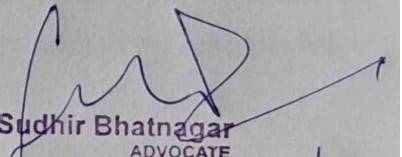
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6. That the property does not come within the purview of Urban Land Ceiling and Regulation, Act, 1976 or any other land ceiling law.
7. That on the basis of the search, I find that no suit or other litigation is pending in any court regarding this land.
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Land measuring 40-7-9 bighas i.e. 8.075 Acres situated in Muhal Suchain, Tehsil Sainj, Distt. Kullu, H.P. and comprised in Khasra Numbers:- 2, 1765/3, 1771/7, 8, 9, 10, 1773/11, 2012/1774/11 TO 2020/1774/11, 13, 1778/14, 15, 16, 1787/394, 2022/1789/395, 1795/396, 1802/398, 1717, 1891, 1763/1, 1767/4, 1769/6. incorporated in Jamabandi for the year 2019-2020 situated in Muhal Suchain, Kothi Banogi, Tehsil Sainj, Distt. Kullu, H.P.


 **Sudhir Bhatnagar**
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Sir,

I have personally got the relevant revenue records searched/inspected through my representative from the office of Sub Registrar Sainj, Distt. Kullu and examined the documents and records relating to the property which is mentioned in the schedule below and after due consideration I certify as under :-

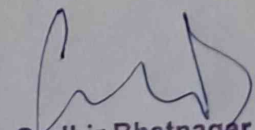
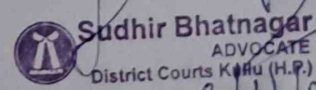
1. I have search the relevant record in regard to the immovable property as per schedule below in the office of Sub Registrar Sainj till date.
2. That on the basis of such search I confirm that the NPHCL Faridabad (A Govt. of India Enterprise) has a clear, legal and marketable title of the said immovable property. The title holder is legally entitled to transfer or create charge on the title and possession and has appropriate title documents establishing its title.
3. I further certify that the documents tendered by the title holder are genuine.
4. I have checked the record of local authority/revenue authority and said property stands in the name of Rashtriya Jal Vidyut Pariyojna Nigam, Faridabad Bharat Sarkar Ka Udyam (National Hydroelectric Power Corporation, Faridabad. A Govt. of India Enterprise).
5. I further confirm that there are no impediments on the subject property and the title flow is clear, marketable and fit for the purpose of the sale, mortgage and creation of charge.
6. That the property does not come within the purview of Urban Land Ceiling and Regulation, Act, 1976 or any other land ceiling law.
7. That on the basis of the search, I find that no suit or other litigation is pending in any court regarding this land.
8. That there is no third party interest in the property. However ,the land comprised under Khasra No. 52/1,measuring 0-7-00 bigha was wrongly not recorded in the name of NHPCL but now the same stands corrected vide order dated 15.10.20224. Also in Khasra No.1840/94 Khata Khatauni No.541/596 land measuring 1-14-14 bigha was wrongly recorded instead of 1-14-4 bigha and now vide order dated 15.10.2024 same stands

corrected. Furthermore, in khasra no.1880/201 Khata Khatauni No.541/596 land measuring 0-19-0 bigha was wrongly entered in place of 0-14-0 bigha which now stands corrected as 0-14-0 bigha. Also, as per rapat No.338 dated 12.06.2018 , the land comprised under Khata Kathauni No.541/596 was attached by the Additional District Judge Kullu vide order dated 16.05.2018. However, vide order dated 05.10.2024 in CMP No.490/2024 Ld. Additional District Judge Kullu has passed an order to vacate the said attachment and the entries qua the vacation of the said attachment has been made in the revenue recourd rapat No. 100 dated 11.11.2024.

In view of the above, I hereby certify that the subject property as mentioned below is free from all encumbrances and the title holder holds good and clear marketable title in the property.

Land measuring 195-15-09 bighas i.e. 39.15 Acres situated in Muhal Manyashi, Tehsil Sainj, Distt. Kullu, H.P. and comprised in Khasra Numbers:-

3/1, 4/1, 17/2/1, 1861/1804/18/1, 20, 1964/1960/1869/22, 1966/1961/1869/22, 1962/1868/22, 1869/22/2/1, 1899/26, 1810/41, 42, 43, 1856/1812/44, 1857/1812/44, 1814/45, 1858/46, 1859/46, 48, 1817/49, 1819/49, 1795/51, 1796/51, 1823/52, 1825/53, 1827/54, 1829/55, 1831/56, 57, 57/1, 1833/58, 59, 1835/61, 1767/62, 1768/62, 63, 63/1, 63/2, 64, 65, 66, 67, 68, 69, 88, 89, 90, 91, 92, 92, 1837/93, 1839/94, 1840/94, 1842/95, 1844/96, 97, 98, 99, 100, 101, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 1846/127, 1847/127, 1850/1849/129, 1853/1849/129, 130, 131, 132, 133, 134, 137, 138, 139, 140, 141, 142, 143, 1901/144, 1902/144, 145, 146, 1851/129, 1852/1849/129, 1903/1888/179, 1906/1890/179, 186, 191, 197, 198, 199, 200, 1879/201, 1880/201, 1881/201, 1884/201, 202, 203, 204, 205, 206, 207, 208, 209, 218, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 263, 268, 269, 270, 271, 277, 278, 279, 291, 343, 1926/659, 1784, incorporated in Jamabandi for the year 2018-2019 situated in Muhal Manyashi, Tehsil Sainj, Distt. Kullu, H.P.



29/11/2024

*Sh. Sudhir Bhatnagar, Advocate
Distt. Courts Kullu, H.P.
Mob No. 94180-04328
Ph. No. 01902-224328*



*Residence
Akhara Bazar Kullu
Teh. & Distt. Kullu, H.P.*

TO WHOMSOEVER IT MAY CONCERN

TITLE SEARCH REPORT

Sir,

I have personally got the relevant revenue records searched/inspected through my representative from the office of Sub Registrar Sainj, Distt. Kullu and examined the documents and records relating to the property which is mentioned in the schedule below and after due consideration I certify as under :-

1. I have search the relevant record in regard to the immovable property as per schedule below in the office of Sub Registrar Sainj till date.
2. That on the basis of such search I confirm that the NPHCL Faridabad (A Govt. of India Enterprise) has a clear, legal and marketable title of the said immovable property. The title holder is legally entitled to transfer or create charge on the title and possession and has appropriate title documents establishing its title.
3. I further certify that the documents tendered by the title holder are genuine.
4. I have checked the record of local authority/revenue authority and said property stands in the name of Rashtriya Jal Vidyut Pariyojna Nigam, Faridabad Bharat Sarkar Ka Udyam (National Hydroelectric Power Corporation, Faridabad. A Govt. of India Enterprise).
5. I further confirm that there are no impediments on the subject property and the title flow is clear, marketable and fit for the purpose of the sale, mortgage and creation of charge.
6. That the property does not come within the purview of Urban Land Ceiling and Regulation, Act, 1976 or any other land ceiling law.
7. That on the basis of the search, I find that no suit or other litigation is pending in any court regarding this land.
8. That there is no third party interest in the property.

In view of the above, I hereby certify that the subject property as mentioned below is free from all encumbrances and the title holder holds good and clear marketable title in the property.

Land measuring 10-10-00 bighas i.e. 2.010 Acres situated in Muhal Rot-I, Tehsil Sainj, Distt. Kullu, H.P. and comprised in Khasra Numbers. 2047, 2048, 2049, 4803/2054 & 4804/2054. incorporated in Jamabandi for the year 2021-2022 situated in Muhal Rot-I, Kothi Bhallan, Tehsil Sainj, Distt. Kullu, H.P.


Sudhir Bhatnagar
ADVOCATE
District Courts Kullu (H.P.)
29/11/2024

*Sh. Sudhir Bhatnagar, Advocate
Distt. Courts Kullu, H.P.
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Ph. No. 01902-224328*



*Residence
Akhara Bazar Kullu
Teh. & Distt. Kullu, H.P.*

TO WHOMSOEVER IT MAY CONCERN

TITLE SEARCH REPORT

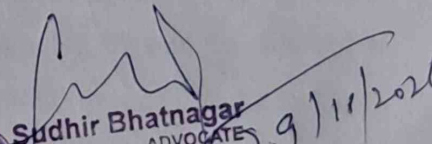
Sir,

I have personally got the relevant revenue records searched/inspected through my representative from the office of Sub Registrar Banjar, Distt. Kullu and examined the documents and records relating to the property which is mentioned in the schedule below and after due consideration I certify as under :-

1. I have search the relevant record in regard to the immovable property as per schedule below in the office of Sub Registrar Banjar till date.
2. That on the basis of such search I confirm that the NPHCL Faridabad (A Govt. of India Enterprise) has a clear, legal and marketable title of the said immovable property. The title holder is legally entitled to transfer or create charge on the title and possession and has appropriate title documents establishing its title.
3. I further certify that the documents tendered by the title holder are genuine.
4. I have checked the record of local authority/revenue authority and said property stands in the name of Rashtriya Jal Vidyut Pariyojna Nigam, Faridabad Bharat Sarkar Ka Udyam (National Hydroelectric Power Corporation, Faridabad. A Govt. of India Enterprise).
5. I further confirm that there are no impediments on the subject property and the title flow is clear, marketable and fit for the purpose of the sale, mortgage and creation of charge.
6. That the property does not come within the purview of Urban Land Ceiling and Regulation, Act, 1976 or any other land ceiling law.
7. That on the basis of the search, I find that no suit or other litigation is pending in any court regarding this land.
8. That there is no third party interest in the property.

In view of the above, I hereby certify that the subject property as mentioned below is free from all encumbrances and the title holder holds good and clear marketable title in the property.

Land measuring 53-4-00 bighas i.e. 10.640 Acres situated in Muhal Kotla, Tehsil Banjar, Distt. Kullu, H.P. and comprised in Khasra Numbers 2157/36, 2159/37, 38, 2161/39, 40, 41, 2164/42, 2168/44, 45, 68, 69, 1, 2, 3, 2140/4, 2142/5, 2145/9, 10, 2147/12, 2149/14, 2151/15, 66, 67, 2266/2110/43, 2111/43. incorporated in Jamabandi for the year 2017-2018 situated in Muhal Kotla, Kothi Bunga, Tehsil Banjar, Distt. Kullu, H.P.


Sudhir Bhatnagar
ADVOCATE
District Courts Kullu (H.P.)
29/11/2021

Sh. Sudhir Bhatnagar, Advocate
Distt. Courts Kullu, H.P.
Mob No. 94180-04328
Ph. No. 01902-224328



Residence
Akhara Bazar Kullu
Teh. & Distt. Kullu, H.P.

TO WHOMSOEVER IT MAY CONCERN

TITLE SEARCH REPORT

Sir,

I have personally got the relevant revenue records searched/inspected through my representative from the office of Sub Registrar Sainj, Distt. Kullu and examined the documents and records relating to the property which is mentioned in the schedule below and after due consideration I certify as under :-

1. I have search the relevant record in regard to the immovable property as per schedule below in the office of Sub Registrar Sainj till date.
2. That on the basis of such search I confirm that the NPHCL Faridabad (A Govt. of India Enterprise) has a clear, legal and marketable title of the said immovable property. The title holder is legally entitled to transfer or create charge on the title and possession and has appropriate title documents establishing its title.
3. I further certify that the documents tendered by the title holder are genuine.
4. I have checked the record of local authority/revenue authority and said property stands in the name of Rashtriya Jal Vidyut Pariyojna Nigam, Faridabad Bharat Sarkar Ka Udyam (National Hydroelectric Power Corporation, Faridabad. A Govt. of India Enterprise).
5. I further confirm that there are no impediments on the subject property and the title flow is clear, marketable and fit for the purpose of the sale, mortgage and creation of charge.
6. That the property does not come within the purview of Urban Land Ceiling and Regulation, Act, 1976 or any other land ceiling law.
7. That there is no third party interest in the property.
8. That on the basis of the search, I found that there is a writ petition bearing CWP No. 2224/2017 pending before the Hon'ble High Court of HP filed by one Sh. Luder Chand for restoration of land comprised under Khasra Nos. 97, 98 and 99 situated at Muhal & Phati Kanoun Sub Tehsil Sainj Distt. Kullu HP on the ground that the said land has not been utilized by the company for the purpose of project. No other suit or litigation is pending in any court regarding this land.

In view of the above, I hereby certify that the subject property as mentioned below is free from all encumbrances and the title holder holds good and clear marketable title in the property.

Land measuring 195-01-0 bighas i.e. 39.900 Acres situated in Muhal Kanoun, Kothi Bunga, Tehsil Sainj, Distt. Kullu, H.P. and comprised in Khasra Numbers 1, 1/1, 2, 3, 4, 5, 5/1, 6, 7, 8, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 95, 96, 97, 98, 99, 1369/29, 1370/29, 30, 360, 361, 362, 381, 382, 1263, 1264, 1266, 1424, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 185/1, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 1330, 1331, 1368, 1398, 1399, 1400, 1406, 1409, 1410, 1411, 1414, 383, 364, 380/1. incorporated in Jamabandi for year 2018-19 situated in Muhal Kanoun, Kothi Kanoun, Tehsil Sainj, Distt. Kullu, H.P


 **Sudhir Bhatnagar**
ADVOCATE
District Courts Kullu (H.P.)
29/11/2024

*Sh. Sudhir Bhatnagar, Advocate
Distt. Courts Kullu, H.P.
Mob No. 94180-04328
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*Residence
Akhara Bazar Kullu
Teh. & Distt. Kullu, H.P.*

TO WHOMSOEVER IT MAY CONCERN

TITLE SEARCH REPORT

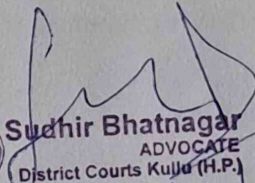
Sir,

I have personally got the relevant revenue records searched/inspected through my representative from the office of Sub Registrar Sainj, Distt. Kullu and examined the documents and records relating to the property which is mentioned in the schedule below and after due consideration I certify as under :-

1. I have search the relevant record in regard to the immovable property as per schedule below in the office of Sub Registrar Sainj till date.
2. That on the basis of such search I confirm that the NPHCL Faridabad (A Govt. of India Enterprise) has a clear, legal and marketable title of the said immovable property. The title holder is legally entitled to transfer or create charge on the title and possession and has appropriate title documents establishing its title.
3. I further certify that the documents tendered by the title holder are genuine.
4. I have checked the record of local authority/revenue authority and said property stands in the name of Rashtriya Jal Vidyut Pariyojna Nigam, Faridabad Bharat Sarkar Ka Udyam (National Hydroelectric Power Corporation, Faridabad. A Govt. of India Enterprise).
5. I further confirm that there are no impediments on the subject property and the title flow is clear, marketable and fit for the purpose of the sale, mortgage and creation of charge.
6. That the property does not come within the purview of Urban Land Ceiling and Regulation, Act, 1976 or any other land ceiling law.
7. That on the basis of the search, I find that no suit or other litigation is pending in any court regarding this land.
8. That there is no third party interest in the property.

In view of the above, I hereby certify that the subject property as mentioned below is free from all encumbrances and the title holder holds good and clear marketable title in the property.

Land measuring 58-07-06 bighas i.e. 11.673 Acres situated in Muhal Raila, Kothi Bhallan, Tehsil Sainj, Distt. Kullu, H.P. and comprised in Khasra Nos. 3712/1929, 3713/1929, 3714/1929, 3715/1929, 3716/1929, 1924, 1930, 4442/1931, 4443/1931, 1932, 4446/1934, 1935, 1936, 1937, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 4447/1948, 4449/1948, 4451/1949, 4452/1949, 3709/1951, 3703/1952, 3704/1952, 3708/1923, 4454/1953, 3691/1854, 4456/3692/1954, 4784/1956, 1957, 4785/1973, 1974, 4787/4459/1979, 4781/4462/1981, 4782/4462/1981, 4789/1969, 4791/1971, 4793/1972, 4469/2010, 1146, 4949/1147, 3707/1923. incorporated in Jamabandi for the year 2019-2020 situated in Muhal Raila, Kothi Raila, Tehsil Sainj, Distt. Kullu, H.P.


 **Sudhir Bhatnagar**
ADVOCATE
District Courts Kullu (H.P.)
29/11/2024