

## **ADANI POWER LIMITED ("APL")**

### **(Land Procurement Policy)**

Land is a subject matter of State and Different States have different Land Laws. We strive to procure the land for our Renewable Business after all Legal and Social Compliance. Our objective is to procure clean land after satisfying all those individuals who transfer their land for our proposed projects. Our endeavor is to acquire land with perfect marketable title which is essential part of post procurement security creation and in doing so, we should follow the following activity:-

#### **TYPE OF LAND**

##### **Government Land:-**

Different States have their land allocation policy to private developers for Wind and Solar Energy Projects and we should follow this policy.

**Private Land:-** We should go for procurement of waste land as much as possible and try to avoid the fertile land yielding Crops.

##### **Type of Procurement:-**

- |                  |                     |
|------------------|---------------------|
| 1. Lease Model:- | PPA Tenure+ 5 Years |
| 2. Sale:-        | Absolute Ownership  |

##### **Valuation of Land So Procured:-**

Valuation should be done on the basis of Government Guideline Value and it should not be less than that. While doing valuation, we should also do market survey among the Villagers/Farmers. We should also refer recent land transaction documents. This would enable us to come to a conclusion about fair market price.

#### **PRE-PROCUREMENT ACTIVITY**

##### **Identification of Land:-**

We should try to identify waste land considering other factors like solar radiation and nearness to transmission and suitability as per requirement of Project. We should try to shortlist those land parcels where holding of Farmers/Villagers are bigger so as to deal with less farmers. Moreover we should always have more than one option of Land/Area for every project.

##### **Public Consultation:-**

With the help of Local Intermediary, we should do a general gathering with concerned Village Panchayat to show our intent to Local Villagers that we are intended to procure their land for our upcoming project in their

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village. We should take their help also in the 'Clean Energy Green Energy Mission'. During this exercise, they should never feel that they are land losers rather they should feel that they are also significantly contributing in this Mission. Prices offered to them should be purely based on mutually agreed price in front of all villagers, it should be uniform and there should be no discrimination. Post this general gathering, we should collect their KYC documents {Preferably Aadhar Card}. Further, we should also provide some employment to local villagers if they are skilled. These all activities should be carried in a very harmonious environment. For sale model, our payment must always be higher than the Government Guideline Value and for Lease Model, lease rent should be reasonable and total lease rent should be 2 to 2.5 times higher than the Government Guideline Value. For ROW/ROU/Crop Compensation, we should always pay the consideration higher than the value fixed by the competent authority. In our case, it is seen that after selling the land to our Company, farmers are purchasing double extent of land at other place.

### **PRE-PROCUREMENT LEGAL DUE DILIGENCE**

We should complete the Legal Due Diligence to ascertain that the Vendor has clear marketable title over his property. The following procedure should be adopted for Legal Due Diligence:-

1. Devolution of Title for past 30 Years with the help of Certified Copy of Revenue Records and Certified copy of relevant Chain Documents. Even if some ambiguities are found, we should go back beyond past 30 years. This would enables us to cross very and double check the title.
2. We should complete the Search in Sub Registrar Office by the Concerned Advocate for ascertaining any encumbrances or adverse transfer etc.
3. We should do verification of lis-pendency ( Litigations)
4. We should verify that the Land is not falling in any restricted zone and/or tenure.
5. We should verify to ascertain that no minor property is involved. If it is involved, to get the guardianship certificate from competent court of Law.
6. We should verify to ascertain that the proposed land is not under the notification of compulsory or Government Project Land Acquisition.
7. We should verify to ascertain that the proposed land is not affected by Land Ceiling.
8. We should verify to ascertain that the Vendor is not belonging to any restricted community.

### **LAND RELATED APPROVALS**

We should obtain following approvals in due course of time to the extent applicable:-

1. Permission of transfer of SC/ST land.
2. Industrial Commissioners Approval/Approval U/S 109/95 (KLR) or 63AA/89A/65B etc (as the Case or State may be)
3. Permission for transfer of Small patches of Government land falling within profile.
4. Tree Cutting permission from Concerned Authority.
5. Permission from Mining, Forest, Environment, Town and Country Planning etc.
6. NOC from Village Panchayat.
7. Permission from Competent authority w.r.t. NA/Diversion/Conversion etc.
8. Various applicable Licenses.

### **REGISTRATION PROCESS & PAYMENT METHODS**

All Title Documents should be registered in accordance with Indian Registration Act 1908. All Payment to the sellers of Land should be done through Demand Drafts only. Registering Authorities have their SOP as per relevant/prevailing act and they do registration activity accordingly. For example in Gujarat, there is a practice of videography by registering authority at the time of registration and registering authorities of other States have a practice of photography of both parties and witnesses. This is done with a view to ensure free willingness between parties to enter into transaction and payment of consideration thereof.

### **CONTRIBUTION TOWARDS GOVERNMENT EXCHEQUER**

We should ensure that contribution towards Government Exchequer as per applicable Government norms in following manners:-

1. Payment of Stamp Duty
2. Payment of Registration Charges.
3. Payment of Land Revenue.
4. One-time Payment towards premium fixed against CLU.
5. Periodic applicable Land Taxes.
6. Payment against Various Licenses.

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**MEASUREMENT AND PHYSICAL POSSESSION OF LAND**

After procurement of Land, we should apply to concerned Government/Revenue Officials to do the measurement to take possession of Acquired area. This entire exercise should be carried out in presence of neighboring land owners and Revenue Officials to ensure that there will be no encroachment from our side in their land.

**POST PROCUREMENT LEGAL COMPLIANCES**

After completion of all abovementioned formalities, we should complete the legal proceedings of Mutation to ensure that the Companies names are properly endorsed in relevant Record of Right. All acquired land parcels should be mutated in the name of Land Owning Companies. At the time of Mutation, suitable notices are issued by the revenue authorities giving sufficient time to any party to raise objection.

**CONVERSION OF LAND**

We should complete the conversion of Land and should pay the Land Conversion charges immediately after getting the instruction from Competent Authority.

**COMMUNITY RELATIONSHIP-CSR**

We should do CSR activity as per CSR norms adopted at our Group Level.