

SCANNED

Doc. No.

4760/2016



తెలంగాణ తెలంగాణ TELANGANA

E 327786

Name: **S. SHIVA PRASAD**  
(Licensed Stamp Vendor)

L. No. 1405 001/2012, R. No. 1405 017/2015  
Shop No. 9-84, Opp. TANSILDAR OFFICE,  
MADEPALLY VILLAGE, JADCHERI A  
MAHABUBNAGAR DIST.

Sl. No. 10032 Date: 07-11-2016  
Sold to. JAYDEEP SURESH PAWAR S/O SURESH  
SHANKAR PAWAR R/O MUMBAI  
For Whom. M/s TRANSFORM SUN ENERGY PVT. LTD.

### SALE DEED

This Sale Deed is made and executed on this 08<sup>TH</sup> day of November 2016 at Mahabubnagar, by and between:

~~SUNKALA MOGILAMMA~~ wife of S. Ramulu, aged about 37 years, occupation: House Wife, presently residing at H. No. 1- , Konnur Village, Kothakota (old), Addakal (new) Mandal, Mahabubnagar District,

### CONSULTING PARTY -


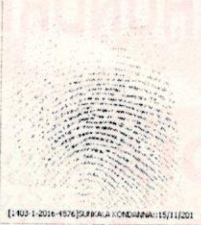


Sri. SUNKALA KONDANNA son of S. SHANTHANNA, aged about 33 years, occupation : Agriculture, presently residing at H. No. 1- , Konnur Village, Kothakota (old), Addakal (new) Mandal, Mahabubnagar District,

(hereinafter referred to as the "Vendor" which expression shall mean and include all his heirs, legal representatives, successors, executors, administrators, nominees and permitted assigns) of the **FIRST PART**;

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Atmakur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1300/- paid between the hours of 5 and 6 on the 15th day of NOV, 2016 by Sri M/S.Transform Sun Energy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S.Transform SU [1403-1-2016-4876]	M/S.Transform SUN ENERGY PVT. LTD. COABA, MUMBAI REP.BY AUTHORIZED SIGNATORY JAYDEEP SURESH PAWAR S/O. SURESH SHANKAR PAWAR S.P.CENTRE 41/44, MINOO DESAI MARG. COABA, MUMBAI	
2	EX		 SUNKALA KONDANNA [1403-1-2016-4876]	SUNKALA KONDANNA S/O. SHANTHANNA KONNUR VIL. MADANAPUR MDL., WANAPARTHY DIST.	
3	EX		 SUNKALA MOGILAMMA [1403-1-2016-4876]	SUNKALA MOGILAMMA ALIYAS MANEMMA W/O. S.RAMULU KONNUR VIL. MADANAPUR MDL., WANAPARTHY DIST.	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 B PENTIAH::15/11/ [1403-1-2016-4876]	B PENTIAH S/O NAAAYANA R/O KONUR	
2		 T NARSIMHA::15/11/ [1403-1-2016-4876]	T NARSIMHA S/O HANMANATHU R/O SECENDERBAD	

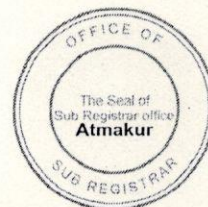
15th day of November, 2016

Signature of Sub Registrar  
Atmakur

Sub-Registrar  
ATMAKUR



Generated on: 15/11/2016 05:29:45 PM



Bk-1, CS No 4876/2016 & Doct No  
U760 2016 Sub Registrar  
Atmakur



In favour of

**M/s. Transform Sun Energy Private Limited** a Company incorporated under the provisions of the Companies Act, 1956 having its office at SP Centre, 41/44, Minoo Desai Marg, Coaba, Mumbai-400 005 represented by its authorized signatory Mr. JAYDEEP SURESH PAWAR son of. SURESH SHANKAR PAWAR, aged about 23 years pursuant to the board resolution dated 23.03.2016 (hereinafter referred to as the "**Purchaser**" which expression shall mean and include its successors-in-interest, and permitted assigns) of the **SECOND PART**.

(hereinafter referred to as the "**Purchaser**" which expression shall mean and include its successors-in-interest, and permitted assigns) of the **SECOND PART**.

The Vendor and Purchaser are individually referred to as Party and collectively referred to as Parties as the context may require.

**WHEREAS:**

- (A) The Vendor represents and warrants that he is the absolute owner and possessor of all that land admeasuring Acres ~~02-11~~ Gts (comprising of Acres 00-02 Gts in survey no. 180/Aa3, Acres 00-003 Gts in survey no.181/Aa7, Ares 01-36 Gts., in survey No. 181/A3, and Ares ~~00-10 Sy. No 180~~) of KONNUR Village, KOTHAKOTA (old), ADDAKAL (New) Mandal, Mahabubnagar District Telangana State. The property more particularly described in the Schedule-I hereto, and herein after referred to as the "**Schedule Property**" delineated in red in the sketch plan appended hereto as Schedule-IA and the Vendor got mutated in the revenue records Pattadar Pass Book and Title Deed bearing no. 41 72 76, vide Patta no. 1153 have been issued by the MRO in respect thereof.
- (B) The Vendor, hereby represents to the Purchaser that no person other than the Vendor has any right, title or interest of any manner whatsoever in respect of the Schedule Property. The Vendor has offered to sell the Schedule Property to the Purchaser representing that he is the sole and absolute owner thereof with uninhibited rights of alienation over the same and that he will fulfill all legal requirements leaving behind no impediments in law for the conveyance of the Schedule Property in favour of the Purchaser. The Purchaser has agreed to purchase the Schedule Property for the consideration.

S. Vindal

**Endorsement:** Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	9800	0	0	0	9900
Transfer Duty	NA	0	3675	0	0	0	3675
Reg. Fee	NA	0	1300	0	0	0	1300
User Charges	NA	0	105	0	0	0	105
Total	100	0	14880	0	0	0	14980

Rs. 13475/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1300/- towards Registration Fees on the chargeable value of Rs. 228000/- was paid by the party through E-Challan/BC/Pay Order No ,874G9U111116 dated ,11-NOV-16 of ,SBH/BADEPALLY

**E-Challan Details Received from Bank :**

(1). AMOUNT PAID: Rs. 14880/-, DATE: 11-NOV-16, BANK NAME: SBH, BRANCH NAME: BADEPALLY, BANK REFERENCE NO: 002155085,REMITTER NAME: JAYDEEP SURESH PAWAR,EXECUTANT NAME: K. MANEMMA,CLAIMANT NAME: JAYDEEP SURESH PAWAR).

Date:

15th day of November,2016

Signature of Registering Officer  
Atmakur

Bk-1, CS No 4876/2016 & Doct No  
4760 / 2016. Sheet 2 of 12 Sub Registrar  
Atmakur

2016  
4760  
1403 4760/2016  
2016 25025 15



Generated on: 15/11/2016 05:29:45 PM



**NOW THEREFORE IN CONSIDERATION HEREINBEFORE MENTIONED  
THIS SALE DEED WITNESSETH AS FOLLOWS: -**

**1. Consideration:**

- 1.1. The Vendor offered to sell and the Vendee agreed to purchase the schedule property for the total consideration of Rs. ~~2,28,000/-~~ (Rupees ~~Twenty Eight Thousand Five Hundred Only~~ <sup>Two Lakh</sup>) free from encumbrances.
- 1.2. The Vendee has already paid the total consideration to the Vendor as follows;

SUNKALA MANEMMA	Rs. <del>2,28,000/-</del> (Rupees Eleven Lakhs Seventy Seven Thousand Five Hundred only)	Cheque No. <del>035556,035557</del> dated : <del>08-11-2016</del> , Bank AXIS, Branch Gachibowli.
--------------------	---	---

- 1.3. The Vendor hereby acknowledges the receipt of the entire sale consideration as stated herein above and acquits and discharges the Purchaser of any and all liability towards the same. The Vendor confirms that the Purchaser has made the full and final payment in connection with the conveyance of Schedule Property and no further payments need be made by the Purchaser towards conveyance of Schedule Property.

**2. Conveyance of the Schedule Property;**

- 2.1 Pursuant to the Consideration paid by the Purchaser to the Vendor, the Vendor has today under this Sale Deed, conveyed to the Purchaser by way of absolute sale, the Schedule Property together with all right, title, interest, the easements and appurtenances, estate, claims and demands whatsoever in relation to the Schedule Property.

**3. Representations and Warranties of the Vendor:**

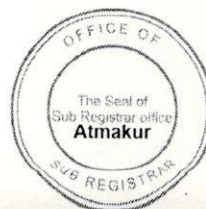
- (a) The Vendor is the absolute owner of the Schedule Property with uninhibited rights of alienation over the same. He is absolutely seized and possessed of and is otherwise well and sufficiently entitled to the Schedule Property;
- (b) The Vendor is in possession and occupation of land and have exclusive rights over the Schedule Property and there are no leases, sub-leases, tenancies, licenses or other rights of occupation in favour of any person in respect of the Schedule Property;

*S. Kuraling*

Bk - 1, CS No 4876/2016 & Doct No  
4760 / 2016. Sheet 3 of 12 Sub Registrar  
Atmakur



Generated on: 15/11/2016 05:29:45 PM



- (c) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lis pendens etc; there is no latent defect in the title of the Vendor and shall be conveyed to the Purchaser as such; the Vendor assures the Purchaser that he shall resolve to the satisfaction of the Purchaser all or any disputes, relating to the Property, arising out of the third party claimants; All the information and documents furnished to the Purchaser, including those in terms of this Sale Deed are true and correct.
- (d) There are no easements, quasi-easements, restrictive covenants rights or watercourses or other rights or servitudes affecting the Schedule Property. The Schedule Property does not form part of reserved land for Schedule Caste/Schedule Tribe/Assigned land or other reserved land of whatsoever nature, and that there is no impediment in law for the transfer of the same to Purchaser in terms of this Sale Deed;
- (e) The Vendor has not entered into any arrangement or agreement to sell or otherwise, with any third party/ies in respect of the Schedule Property; The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lis pendens etc., and other litigation of any nature whatsoever and howsoever and that there is no latent defect in the title of the Vendor and shall be conveyed to the Purchaser as such;
- (f) The Schedule Property is not subject to any charges, attachments or claims for maintenance or any Wealth Tax, Income Tax or Capital Gains Tax etc;
- (g) The Purchaser shall be entitled to enter upon, hold, possess, and enjoy the Schedule Property and receive the income and profits there from, as the sole and absolute owner, without any interference or disturbance from the Vendor, any predecessors-in-title and/or from persons claiming through, under or in trust for any of them;
- (h) In the event any right, title and interest in the Schedule Property is found to be subsisting with the Vendor, the same are hereby deemed to have been conveyed to the Purchaser under this Sale Deed for all intents and purposes, and that no consideration other than as specified herein need be paid for the same by the Purchaser;

*S. Handberg*



Bk - 1, CS No 4876/2016 & Doct No  
4760 / 2016. Sheet 4 of 12 Sub Registrar  
Atmakur



Generated on: 15/11/2016 05:29:45 PM



4. **Possession:**

- 4.1. The Vendor has today delivered the vacant physical possession of the Schedule Property to the Purchaser, to have and hold the same forever, free from encumbrances, enjoy the Schedule Property and receive the income and profits there from, as the sole and absolute owner, without any interference or disturbance from the Vendor or any predecessors-in-title and/or from persons claiming through, under or in trust for them;

5. **Tax and other Liabilities**

- 5.1. The Vendor hereby declares and covenants that all taxes, cesses, bills and public dues, in respect of the Schedule Property have been paid up to date and agree and undertake to pay all such taxes, cesses and public dues for the period up to the date of execution and registration of the Sale Deed.

6. **Indemnity**

- 6.1. The Vendor hereby indemnifies and hold harmless the Purchaser from and against any claim, cost, expense, liability, demand, loss, damage, judgment, order, award or other obligation or right of action, which may arise as a result of: (a) defect in the title to the Schedule Property, (b) misrepresentation by the Vendor to the Purchaser or to third parties; and/or (c) breach or violation of any of the legal, statutory, and/or regulatory compliances by the Vendor.

7. **Assurances**

- 7.1. The Vendor assured and declared that he shall fulfill his respective obligations under this Sale Deed for fully and perfectly conveying the title of Schedule Property to Purchaser without any additional cost and consideration to be paid by the Purchaser. The Vendor further assured that he would file and execute such necessary affidavits, petitions and/or applications whatsoever in nature, for facilitating the mutation of the Schedule Property in the revenue/municipal records and other relevant records, in the name of the Purchaser and to provide the required assistance to have the transfer affected in the municipal and revenue records.
- 7.2. The Vendor assures that the Property has not been declared surplus pursuant to the provisions of relevant ceiling act and the Schedule property is not an assigned land as defined in Sec.2 (1) of Act 9 of 1977.
- 7.3. The Vendor undertakes to make good the title and compensate the Purchaser for all types of losses, in the event of a challenge to the title on account of which the purchaser is precluded from enjoying the property sold or any part thereof.

*S. Handley*



Bk-1, CS No 4876/J16 & Doct No  
4760 / 2016. Sheet 5 of 12 Sub Registrar  
Atmakur



Generated on: 15/11/2016 05:29:45 PM



8. **Stamp Duty and Registration Charges**

The Purchaser has paid the stamp duty and registration charges Rs. 70,785/- @6% vide challan bearing no . 744APK071116, drawn on S.B.H. Bank

**SCHEDULE-A**  
**Description of the Land**


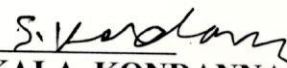
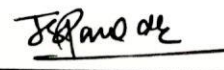

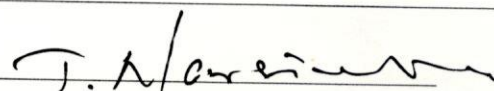
All that piece and parcel of agriculture dry land admeasuring Acres **02-11** Gts (comprising of Acres 00-02 Gts in survey no. 180/Aa3, Acres 00-003 Gts in survey no.181/Aa7, Ares 01-36 Gts., in survey No. 181/A3, and Ares 01-~~00~~ Gts. in survey no.180 Aa5) of KONNUR Village, KOTHAKOTA (old), ADDAKAL (New) Mandal, Mahabubnagar District, Telangana State and bounded;

North :: REMAINING LAND IN SY. NO. 181  
South :: LAND IN SY. NO. 180  
East :: LAND IN SY. NO. 187  
West :: LAND IN SY. NO. 185

**RULE- 3 MARKET VALUE**

<u>Village</u>	<u>Survey nos.</u>	<u>Extent Ac.--Gts.</u>	<u>Market value per acre Rs. 1,00,000/-</u>	<u>Stamp duty + Registration charges/-@ 6. % Total Value</u>
KONNUR	180/Aa3, 181/Aa7, 181/A3 & 181/Aa	02-11	2,28,000/-	14,880.00

IN WITNESS WHEREOF the Parties hereto have signed this Sale Deed on the day, month and year first above written in the presence of the following witnesses:

<b>VENDOR</b>		<b>CONSULTING PARTY -</b>	
			
Name: SUNKALAMOGILAMMA A.		Name: SUNKALA KONDANNA	
<b>PURCHASER</b>			
			
Name: For M/s. Transform Sun Energy Private Limited			
<b>Witnesses:</b>			
1. 		2. 	
Name:		Name:	

Bk - i, JS No 4876/2016 & Doct No  
4760/2016. Sheet 6 of 12 Sub Registrar  
Atmakur



Generated on: 15/11/2016 05:29:45 PM

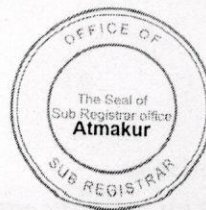




Bk-1, CS No 4876/2016 & Loc No  
4760 / 2016. Sheet 7 of 12  
Sub Registrar  
Atmakur



Generated on: 15/11/2016 05:29:45 PM





భారత ప్రభుత్వం  
భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

Unique Identification Authority of India  
Government of India

సమాచిత సంఖ్య / Enrollment No. : 2022160082/00251

To  
SUNKALA MOGILAMMA  
సంఖ్య మొగిలమ్మ  
W/O: Sunkala Ramulu  
h no 1-  
KOTHAKOTA MANDAL  
Konnur  
Konnur Mahabub Nagar  
Andhra Pradesh - 509110

22/05/2013



KL 137241886FT

13724188



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**8959 7350 8872**

ఆధార్ - సామాన్య ని హక్కు



భారత ప్రభుత్వం  
Government of India

మంకాల మొగిలమ్మ  
SUNKALA MOGILAMMA  
రాతి : కంనూరు  
Father: KONNANNA



పుట్టిన సంవత్సరం / Year of Birth: 1979  
స్త్రీ / Female



**8959 7350 8872**

ఆధార్ - సామాన్య ని హక్కు



సమాచితం

- ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.
- గుర్తింపుకు ధృవీకరణ అనీ లేన అణింబడిన ద్వారా పొందవచ్చు.

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ ఆధార్ దేశమంతటా అమోదించబడుతుంది.

■ ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలు అందజేయడంలో సహాయ పడుతుంది.

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.



భారత ప్రభుత్వం ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా: W/O: మంకాల రామమ్మ  
రామిల, h no 1-  
కొత్తకోట మండలం  
కొన్నూరు, కొన్నూరు, మాహబూబ్ నగర్  
ఆంధ్ర ప్రదేశ్, 509110

Address: W/O: Sunkala  
Ramulu, h no 1-  
KOTHAKOTA MANDAL,  
Konnur, Mahabub Nagar,  
Konnur, Andhra Pradesh,  
509110

**8959 7350 8872**

1981  
1981 VIN 1427

✉  
help@uidai.gov.in

WWW  
www.uidai.gov.in

Bk-1, CS No 4876/2016 & Doct No  
4760 / 2016. Sheet 8 of 12 Sub Registrar  
Atmakur



Generated on: 15/11/2016 05:29:45 PM





భారత ప్రభుత్వం  
Government of India

సుంకాల కొండన్న  
SUNKALA KONDANNA  
తండ్రి : శాంతన్న  
Father : SHANTANNA

పుట్టిన సంవత్సరం/Year of Birth: 1983  
పురుషుడు / Male



7984 1276 5504

అధార్ - సామాన్యని హక్కు

S. Kondanna



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా: S/O: శాంతన్న  
ఇంటి నెం 1-, కొత్తకోట మండలం  
కొన్నూర్, కొన్నూర్, మహబూబ్ నగర్  
ఆంధ్ర ప్రదేశ్, 509110

Address: S/O: Santhanna, n  
no 1-, KOTHAKOTA  
MANDAL, Konnur, Mahabub  
Nagar, Konnur, Andhra  
Pradesh, 509110

7984 1276 5504

1947  
1800 300 1947

help@uidai.gov.in

WWW  
www.uidai.gov.in

Bk - 1, CS No 4876/2016 & Doct No  
4760 / 2016 . Sheet 9 of 12 Sub Registrar  
Atmakur



Generated on: 15/11/2016 05:29:45 PM



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JAYDEEP SURESH PAWAR

SURESH SHANKAR PAWAR

15/02/1993  
Permanent Account Number  
CSCPP3711R

*J. Pawar*  
Signature

13122014

J. Pawar

Bk -1, CS No 46/6/2016 & Doct No  
4760 / 2016. Sheet 10 of 12 Sub Registrar  
Atmakur



Generated on: 15/11/2016 05:29:45 PM



**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS  
OF TRANSFORM SUN ENERGY PRIVATE LIMITED HELD ON AUGUST 18, 2016**

**AUTHORISATION IN FAVOUR OF MR. NARAYAN DAS RATHI, MR. RAJENDRA TANDALE,  
MR. ASHISH INDARAPU AND MR. JAYDEEP SURESH PAWAR FOR SIGNING  
DOCUMENTS FOR LAND REGISTRATION:**

**"RESOLVED THAT** in supersession of all the earlier resolutions passed in this matter, consent of the Board be and is hereby accorded to acquire land located in the state of Telangana in the name of the Company for the purpose of developing 100MW solar power project in Mahabubnagar district ("the said premises").

**RESOLVED FURTHER THAT** Mr. Narayan Das Rathi, Mr. Rajendra Tandale, Mr. Ashish Indarapu and Mr. Jaydeep Suresh Pawar be and are hereby severally authorized:

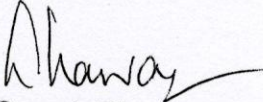
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers, deeds and other documents for getting the said Agreement duly registered.
- to do all such acts, deeds, matters and things as may be necessary for the aforesaid purpose.

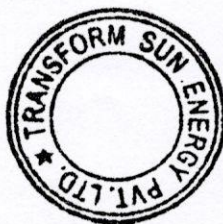
**RESOLVED FURTHER THAT** the Common Seal of the Company, if required, be affixed to the aforesaid documents, in accordance with the provisions of the Articles of Associations of the Company, in the presence of any of the aforesaid signatories.

**RESOLVED FURTHER THAT** the Common Seal be taken for execution outside the city and state limits of the Registered Office, if need be.

**RESLOVED FURTHER THAT** certified true copy of the aforesaid resolution under the signature of any Director be forwarded to such persons or authorities as may be required."

**For Transform Sun Energy Private Limited**

  
**Suresh Dhawan**  
Director  
DIN: 01175807



Date: September 12, 2016

Transform Sun Energy Private Limited  
Corporate Identification No. U74900MH2015PTC266126  
SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai - 400 005, India  
(T) +91 22 67490000 (F) +91 22 67490017 website: www.sp-group.co.in  
Regd. Office: Shapoorji Pallonji Centre, 41/44 Minoo Desai Marg,  
Colaba, Mumbai - 400 005, India.

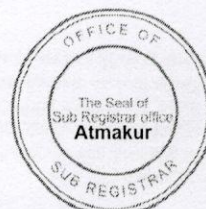
  
Shapoorji Pallonji

**INFRA**

Bk-1, CS No 4876/2016 & Doct No  
6760 / 2016 . Sheet 11 of 12 Sub Registrar  
Atmakur



Generated on: 15/11/2016 05:29:45 PM



B-Pentanna

భారత ప్రభుత్వం  
Government of India

బొగ్గు పింటన్న  
BOGGU PENTANNA  
తండ్రి : బి నారాయణ  
Father : B NARAYANA

పుట్టిన సంవత్సరం / Year of Birth: 1973  
పురుషుడు / Male

9176 1060 8718

ఆధార్ - సామాన్య ని హక్కు

అధార్  
Unique Identification Authority of India

చిరునామా: S/O: బొగ్గు నారాయణ  
శాంతి నెం 3-31/1, కొత్తకోట (మండలం)

Address: S/O: Boggu  
Narayana, h no 3-31/1,  
KOTHAKOTA(MA), Konnur,

T.N. Hanumanth

భారత ఎన్నికల సంఘము  
ELECTION COMMISSION OF INDIA  
ఓటరు ఫోటో గుర్తింపు కార్డు - ELECTOR PHOTO IDENTITY CARD

CVG4819645

పేరు : నరసింహులు టి  
Name : Narasimhulu T  
తండ్రి పేరు : హనుమాంతు టి  
Father's : Hanumanthu T

Bk - 1, CS No 4876/2016 & Doct No  
4760 / 2016. Sheet 12 of 12 Sub Registrar  
Atmakur

noted



Generated on: 15/11/2016 05:29:45 PM

