

2221/2017

2221/2017

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 1144 Date: 2 MAR 2017

Sold to: Ravindra Tandale & O Bhayashree Tandale & O Mumbai
for Whom: 1995/0000000000 PVT LTD

B 850406

G. MURALI KRISHNA

(Licensed Stamp Vendor)

L.No 1405 002/1295, R.No.1405 008/201

L.No 10.6, Kaverammampeta, Jadcherla

Pin 509 301. Ph. No:9440656356

SALE DEED

This Sale Deed the "Sale Deed" is made and executed on this the 02ND day of MARCH 2017 at Mahabubnagar, Mahabubnagar District, Telangana State.

BETWEEN:





Sri. K. VENKATESHWARLU, Son of MANYAMKONDA, aged about years, occupation: Agriculture, presently residing at BALEEDUPALLY VILLAGE, ADDAKAL MANDAL, MAHABUBNAGAR DIST., Telangana State.

(hereinafter referred to as "Vendor" which expression shall, unless repugnant to the context herein, mean and include his successors-in-interest, legal representatives, agents, administrators, executors, nominees and permitted assignees) of the FIRST PART.

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Mahabubnagar (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2420/- paid between the hours of 1 and 2 on the 03rd day of MAR, 2017 by Sri K. Venkateshwarlu

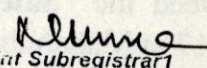
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S. TRANSFORM SUN E [1413-1-2017-2270]	M/S. TRANSFORM SUN ENERGY PVT LTD., REP 67, RAJENDRA TANDALE S/O. BHAUSAHEB TANDALE MUMBAI, MUMBAI	
2	EX		 K VENKATESHWARLU S/O. MANYAMKUNTA [1413-1-2017-2270]	K VENKATESHWARLU S/O. MANYAMKUNTA BALEEDUPALLI, ADDAKAL, MAHABUBANGAR	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 MOHAMMED JAHANGEER [1413-1-2017-2270]	MOHAMMED JAHANGEER HYDERABAD	
2		 MOHAMMEDAFZAL [1413-1-2017-2270]	MOHAMMEDAFZAL HYDERABAD	

03rd day of March, 2017

Signature of 
Joint SubRegistrar1
Mahabubnagar (R.O)

Bk - 1, CS No 2270/2017 & Doct No

Joint SubRegistrar1
Mahabubnagar (R.O)

Sheet 1 of 12



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. Rajendra Tandale son of. Bhausaheb Tandale, aged about 27 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**.

The Vendor and Purchaser are individually referred to as Party and collectively referred to as Parties.

WHEREAS:

K. Desh.
(A) The Vendor represents and warrants that, he is the absolute owner and possessor of the land admeasuring Acres 01-03 Guntas (comprising of Acres 01-03 Guntas in survey no. **154**) of BALEEDUPALLY Village, ADDAKAL Mandal, Mahabubnagar District, Telangana State, more particularly described in the **Schedule** hereto, and hereinafter referred to as the "**Schedule Property**", having acquired the same by inheritance and got mutated his name in the revenue records and Pattadar Pass Book and Title Deeds bearing no. 16834, vide Patta no. 116 have been issued by M.R.O. ADDAKAL., stands on the name of the vendor herein, which is clearly shown in below described schedule of property 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.

K. Desh.

Endorsement: Stamp Duty, Transfer 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	50	0	19360	0	0	0	19410
Transfer Duty	NA	0	7260	0	0	0	7260
Reg. Fee	NA	0	2420	0	0	0	2420
User Charges	NA	0	100	0	0	0	100
Total	50	0	29140	0	0	0	29190

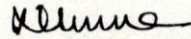
Rs. 26620/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1999 and Rs. 2420/- towards Registration Fees on the chargeable value of Rs. 484000/- was paid by the party through E-Challan/BC/Pay Order No ,51113N020317 dated ,02-MAR-17 of ,SBH/BADEPALLY

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 29140/-, DATE: 02-MAR-17, BANK NAME: SBH, BRANCH NAME: BADEPALLY, BANK REFERENCE NO: 002955640, REMITTER NAME: RAJENDRA TANDALE, EXECUTANT NAME: K. VENKATESHWARLU, CLAIMANT NAME: TRANSFORMSUNENERGY PVT.LTD.(REP BY RAJENDRA).

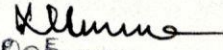
Date:

03rd day of March, 2017


Signature of Registering Officer
Mahabubnagar (R.O.)

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1938
చ ఫుస్తకము 2017 సం.ము కా 4
* 8821 నెంబరుగా రిజిస్టరు చేయబడి
స్కానింగ్ విమిత్తము గుర్తింపునంబరు
413-1 8821 2017 ఇవ్వడమైనది
2017 సం. March నెల 03 తేది


రిజిస్ట్రేరింగ్ అధికారి



**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. 4,83,750/- (Rupees FOUR LAKHS EIGHTY THREE THOUSAND SEVEN HUNDRED AND FIFTY Only) free from encumbrances.
- 1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 4,83,750/- (Rupees FOUR LAKHS EIGHTY THREE THOUSAND SEVEN HUNDRED AND FIFTY Only) by way of cheque no. 000129, dated. 03-03-2017, HDFC Bank, Jangam Branch.
- 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 confirm 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 have 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 owners of the Schedule Property with uninhibited rights of alienation over the same. he is absolutely seized and possessed of and are 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;



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- (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 assure the Purchaser that they 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;

K. Besh



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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;
- 4.2. I have not given any rights of whatsoever nature including right of way for the electrical transmission line and transmission towers to any other person in respect of the scheduled property.

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 indemnify 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 assures and declares that they shall fulfill their 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. Further assures that, to file and execute such necessary affidavits, petitions and/or applications whatsoever in nature for getting the mutation of the Schedule Property in the revenue/municipal records and other relevant records in the name of the Purchaser and 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.



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Mahabubnagar (R.O)



- 7.3. The Vendor undertake to make good of the title and compensate the Purchaser of the 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

8. **Stamp Duty and Registration Charges**

The Purchaser has paid the stamp duty and registration charges Rs. 29,140/- @6% vide challan bearing no. 5113N 020317 Drawn on S.B.H. Bank

SCHEDULE

Description of the Schedule Property

All that piece and parcel of land admeasuring Acres 01-03 Guntas (comprising of Acres 01-03 Guntas in survey no. **154**) of BALEEDUPALLY Village, ADDAKAL Mandal, Mahabubnagar District, Telangana State. And land bounded by :

North :: Trans from Sun Energy Pvt Ltd
 South :: Trans from Sun Energy Pvt Ltd
 East :: Land of Damodhar Reddy
 West :: Trans from Sun Energy Pvt Ltd

RULE- 3 MARKET VALUE


Village	Survey no.	Extent Ac.-Gts.	CONSIDERATION -	
			Market value per acre Rs. 4,50,000/-	Stamp duty + Registration charges/-@ 6. % Total Value
BALEEDUPALLY	154	01-03	4,83,750/-	29,140/-

K. Reddy

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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:

VENDOR	PURCHASER
<u>K. Desh.</u> Name: Sri. K. VENKATESHWARLU	 Name : Sri. Rajendra tandale For M/s.Transform Sun Energy Pvt. Ltd.
WITNESSES:	
1. <u>Md Jalw</u> Name: <u>Md Jahangir</u>	2. <u>Md Abdul</u> Name: <u>Md ARZAL</u>

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Joint SubRegistrar
Mahabubnagar (R.O)



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:

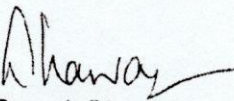
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers, 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."

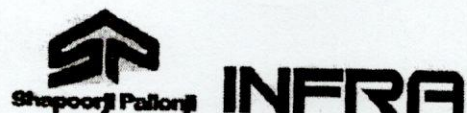
For Transform Sun Energy Private Limited


Suresh Dhawan
Director
DIN: 01175807



Date: September 12, 2016

Transform Sun Energy Private Limited
Corporate Identification No: U74900MH2015PTC266126
SP Centre: 41/44, Vinoo 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, Vinoo Desai Marg
Colaba, Mumbai - 400 005, India



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Mahabubnagar (R.O)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS
OF TRANSFORM SUN ENERGY PRIVATE LIMITED HELD ON AUGUST 13, 2018

AUTHORIZATION IN FAVOUR OF MR. NARAYAN DAS RATHI, MR. RAJENDRA TANDALIA
MR. ASHISH INDRAPU AND MR. JAYDEEP SURESH PAVAR FOR SIGNING
DOCUMENTS FOR LAND REGISTRATION

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

RESOLVED FURTHER THAT Mr. Narayan Das Rathi, Mr. Rajendra Tandia, Mr.
Indrapu and Mr. Jaydeep Suresh Pavar 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
Sub-Registrar of Assurances and to admit execution thereof
- to sign and execute necessary forms, papers, deeds and other documents for getting
said Agreement duly registered
- to do all such acts, deeds, matters and things as may be necessary for the above
purpose

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

RESOLVED FURTHER THAT the Common Seal be taken for execution outside the
state limits of the Registered Office if need be

RESOLVED 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



[Signature]
Suresh Daswani
Director
DIN-0172807

Date: September 13, 2018



తెలంగాణ ప్రభుత్వం
భూమి రికార్డుల వివరములు
ఫామ్ 1-B నమూనా (ROR)
(1-ఎ నియమము చూడండి)

+ --- Indicates Unsigned; # --- Indicates Occupants Name not same as pattadar in the రిమార్కులు column

Print Date :02/03/2017

The information contained made available through this web site is for information only and cannot be utilised as certified/authenticated copy for producing in any court or for enforcing any legal claims etc. under the existing relevant Acts/Rules framed by the Government of Telangana in this context.

జిల్లా:మహబూబ్ మండలము:పెద్ద మందడి

గ్రామము పేరు :బలీదుపల్లి

విస్తీర్ణం యూనిట్లు : Acres/guntas

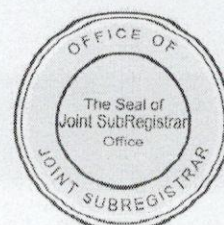
నగర్

వరుస సంఖ్య (1)	పట్టాదారు పేరు (2)	తండ్రి/భర్త పేరు(3)	ఖాతా నెంబరు(4)	సర్వే నెం. (5)	భూమి వివరణ(6)	విస్తీర్ణం (7)	శిస్తు(రూ.) (8)	పట్టాదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు(9/10)	యజమాని/ కౌలుదారు తాకట్టు పెట్టుకున్న వ్యక్తి పేరు/ ఖాతా నెం. (11/12)	రిజిస్టర్ కాని ఋణాది భారాల వివరములు(13)	మౌలిక విలువ(14)	రిమార్కులు
1	కె.వెంకటేశ్వర్లు	మన్యంకొండ	116	1/ ఆ5	మెట్ట	0.3000	0.39	అనువంశికము				
2				154	మాగాణి	1.0300	9.48	అనువంశికము				
					మొత్తం విస్తీర్ణం	1.3300	9.87					

15. 02/03/17



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Mahabubnagar (R.O)





भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
वडिलाचे/आईचे नांव:
भाऊसाहेब तांदळे, सी-18,
एन-4 सिडको, औरंगाबाद,
महाराष्ट्र - 431003

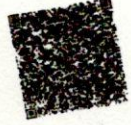
Address:
S/O: Bhausahab Tandale, C-18,
N-4 Sidco, Aurangabad,
Aurangabad,
Maharashtra - 431003

6866 1749 7172

भारत सरकार
GOVERNMENT OF INDIA



राजेन्द्र भाऊसाहेब तांदळे
Rajendra Bhausahab
Tandale
जन्म तारीख/ DOB: 04/05/1989
पुरुष / MALE



6866 1749 7172

[Handwritten signature]

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Mahabubnagar (R.O)







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Mahabubnagar (R.O)



आयकर विभाग
INCOME TAX DEPARTMENT
MAHAMMAD JAHANGEER
SARVAR MAHAMMAD
10/08/1982
Permanent Account Number
CNSPM3481N
Md. Jahangeer
Signature

भारत सरकार
GOVT. OF INDIA





15/07/2019

Md. Jahangeer

आयकर विभाग
INCOME TAX DEPARTMENT
AFZAL MOHAMMED
IMADUDDIN MOHAMMED
01/01/1969
Permanent Account Number
DFZPM2204F
Md. Afzal
Signature

भारत सरकार
GOVT. OF INDIA



26/02/2016

Md. Afzal

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