

తెలంగాణ తెలంగాణ TELANGANA

C 270712

4889 14/9/16 100/-  
Sold to: Rajendra Bhau Sahab Tandale s/o Bhau Sahab Dagda Tandale  
Mumbai  
m/s Transfrom Sunday energy Pvt. Ltd.

Sub Registrar &  
Ex-Officio Stamp Vendor  
DOMAKONDA

**SALE DEED**

This Sale Deed is made and executed on this <sup>19<sup>th</sup></sup> day of September 2016 at Atmakur,  
by and between:

1. **Solipuram @ Ginne Purushotham Reddy**, son of Venkat Reddy, aged about 47 years, occupation: Agriculture, residing at Mutyalampally Village, Devarkadra Mandal, Mahabubnagar District, Telangana State.
2. **Solipuram @ Ginne Chandana**, wife of Purushotham Reddy, aged about 43 years, Occupation: House wife, residing at Mutyalampally Village, Devarkadra Mandal, Mahabubnagar District, Telangana State

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

1) G. Reddy







2) G. Chandana







**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Jadcherla along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10695/- paid between the hours of 5 and 6 on the 19th day of SEP, 2016 by Sri Purushotham Reddy

**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 ENERGY [1405-1-2016-10052]	M/S. TRANSFORM SUN ENERGY PVT LTD REP BY JAYADEEP PAWAR S/O. SURESH PAWAR MUMBAI,	<i>J. Pawar</i>
2	EX		 SOLIPURAM @ GINNE CHAN [1405-1-2016-10052]	SOLIPURAM @ GINNE CHANDANA W/O. PURUSHOTHAM REDDY MUTYALAMPALLY, DEVARAKAD RA, MBNR	<i>G. Chandana</i>
3	EX		 SOLIPURAM @ GINNE PUR [1405-1-2016-10052]	SOLIPURAM @ GINNE PURUSHOTHAM REDDY S/O. VENKATREDDY MUTYALAMPALLY, DEVARAKAD RA, MBNR	<i>G. Venkat</i>

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 MOHAMMED JAHANGEER : [1405-1-2016-10052]	MOHAMMED JAHANGEER  S/O MOHAMMED SARVARR/O WARANGAL	<i>Mr. Jahangir</i>
2		 MOHAMMED AFZAL: 19/09/2016 [1405-1-2016-10052]	MOHAMMED AFZAL  S/O MOHAMMED IMADUDDIN R/O NIZAMABAD	<i>Mr. Afzal</i>

19th day of September, 2016

Signature of Joint SubRegistrar  
Jadcherla

Bk - 1, CS No 10052/2016 & Doct No 9689/2016. Sheet 1 of 10 Joint SubRegistrar8 Jadcherla



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In favour of

*G. Medley*  
*Gilbandana*  
M/s. Transform Sun Energy Private Limited, Corporate Identification No. U74900MH2015PTC266126 (Address)-SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai, 400005, India, Registered office: Shapoorji Pallonji Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai, 400005, India represented by its authorized signatory Mr. Jaydeep Pawar son of Mr. Suresh Pawar aged 23 years pursuant to the Board Resolution dated 12 September 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 Vendors and Purchaser are individually referred to as Party and collectively referred to as Parties as the context may require.

#### WHEREAS:

*Gilbandana*  
(A) The Vendors represent and warrant that **Vendor no.1** is the absolute owner and possessor of all that land admeasuring Acres 4-43 Cents in survey no.33/E and **Vendor no.2** is the absolute owner and possessor of land admeasuring Acres 3-00 Cents in survey no.33/Ee of Mutyalampally Village, Devarkadra Mandal, Mahabubnagar District, Telangana State, more particularly described in the Schedule-I hereto, and hereinafter referred to as the "**Schedule Property**" delineated in red in the sketch plan appended hereto as Schedule-IA both are having purchased the same under the Sale Deed bearing no.3474 of 2009 dated 08.06.2009 and got their names mutated in the revenue records and Pattadar Pass Books and Title Deeds bearing nos. 99513 & 99514 vide Patta nos.263 & 264 have been issued in respect thereof.

*G. Medley*  
(B) The Vendors, hereby represents to the Purchaser that no person other than the Vendors have any right, title or interest of any manner whatsoever in respect of the Schedule Property. The Vendors have offered to sell the Schedule Property to the Purchaser representing that they are the sole and absolute owners thereof with uninhibited rights of alienation over the same and that they 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.

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

#### 1. Consideration:

1.1. The Vendors offered to sell and the Vendee agreed to purchase the schedule property for the total consideration of Rs. 21,39,000/- (Rupees Twentyone lakh thirty nine thousand only) free from encumbrances.



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 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	85460	0	0	0	85560
Transfer Duty	NA	0	32085	0	0	0	32085
Reg. Fee	NA	0	10695	0	0	0	10695
User Charges	NA	0	105	0	0	0	105
Total	100	0	128345	0	0	0	128445

Rs. 117545/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10695/- towards Registration Fees on the chargeable value of Rs. 2138000/- was paid by the party through E-Challan/BC/Pay Order No ,343B6E190916 dated ,19-SEP-16 of ,SBIN/

**Online Payment Details Received from SBI e-Pay :**

(1). AMOUNT PAID: Rs. 128345/-, DATE: 19-SEP-16, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4328998724704,PAYMENT MODE:DC-1000200,ATRN:4328998724704,REMITTER NAME: JAYADEEP PAWAR,EXECUTANT NAME: G. PURUSHOTHAM REDDY AND OTHERS,CLAIMANT NAME: JAYADEEP PAWAR) .

Date:

19th day of September,2016

Signature of Registering Officer  
Jadcherla

Bk - 1, CS No 10052/2016 & Doct No 9689/2016. Sheet 2 of 8  
Joint SubRegistrar  
Jadcherla

1వ పుస్తకము 2016 సంవత్సరం (శా.శ.1938)  
1వ...9689...నెంబరుగా రిజిస్టరు చేయబడి  
స్టాంపింగ్ నిమిత్తము గుర్తింపు నెంబరు  
1405-1-...9689...2016 ఇవ్వబడినది  
2016 సం. Septem. నెం. 19...తేది  
...28...వ Bhadra మాసము 1938 శా.శ

సబ్-రిజిస్ట్రారు  
జడ్చెర్ల



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- 1.2. The Vendee has already paid the total consideration to the Vendors as follows;

G.Purushotham Reddy	Rs. <u>12,39,000/-</u> (Rupees <u>Twelve Lakh thirty nine thousand only</u> )	D.D.no. <u>010452</u> , dated <u>12/9/2016</u> Bank <u>Axis</u> , Branch <u>Gachibowli</u>
G.Chandana	Rs. <u>9,00,000/-</u> (Rupees <u>Nine Lakh only</u> )	D.D.no. <u>010453</u> , dated <u>12/9/2016</u> Bank <u>Axis</u> , Branch <u>Gachibowli</u>

- 1.3. The Vendors hereby acknowledge the receipt of the entire sale consideration as stated herein above and acquit and discharge the Purchaser of any and all liability towards the same. The Vendors 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 Vendors, the Vendors 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 Vendors are the absolute owners of the Schedule Property with uninhibited rights of alienation over the same. They are absolutely seized and possessed of and are otherwise well and sufficiently entitled to the Schedule Property;
- (b) The Vendors are 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;
- (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 Vendors and shall be conveyed to the Purchaser as such; the Vendors 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.

1) G.Purushotham Reddy

2) G.Chandana



- (d) There are no easements, quasi-easements, restrictive covenants rights or water courses 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 Vendors have 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 Vendors 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 Vendors, 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 Vendors, 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;

4. **Possession:**

- 4.1. The Vendors have 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 Vendors 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 Vendors hereby declare and covenant 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 Vendors 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 Vendors 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 Vendors.

7. **Assurances**

- 7.1. The Vendors assure and declare 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. The Vendors further assure that they 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 Vendors assure 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 Vendors undertake 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.

8. **Stamp Duty and Registration Charges**

The Purchaser has paid the stamp duty and registration charges Rs. 1,28,345 @6% vide challan bearing no. 343B661906 drawn on 19-9-2016 Bank

1) *G. Chandana*

2) *G. Chandana*



**SCHEDULE OF PROPERTY**  
**Description of the Land belong to Vendors**

All that piece and parcel of agriculture dry land admeasuring Acres 7-13 Cents (comprising of Acres 4-13 Cents in survey no.33/E(2) and Acres 3-00 Cents in survey no.33/Ee(2) of Mutyalampally Village, Devarkadra Mandal, Mahabubnagar District, Telangana State and bounded;


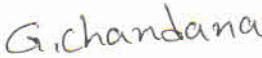
North :: C RAM REDDY Land.  
South :: BADAM RAMA SWAMY  
East :: Sy. NO. 77.  
West :: Remaining land Jagannath Reddy

**RULE-3 MARKET VALUE**



<u>Village</u>	<u>Survey nos.</u>	<u>Extent Ac.--Cts.</u>	<u>Market value per acre Rs.</u>	<u>Stamp duty + Registration charges/-@ 6. % Total Value</u>
Mutyalampalli	33/E	4-13	3,200,000	21,38,000/-
	33/Ee	3-00		
<b>Total Extent</b>		<b>7-13</b>		

**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 S**

	
<b>Name: G. Purushotham Reddy</b>	<b>Name: G. Chandana</b>

**PURCHASER**

	
<b>Name: For M/s Transform Sun Energy Private Limited</b>	

**Witnesses:**

1.  Name: _____	2.  Name: _____
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आयकर विभाग  
INCOME TAX DEPARTMENT  
JAYDEEP SURESH PAWAR  
SURESH SHANKAR PAWAR  
15/02/1993  
Permanent Account Number  
CSCPP3711R  
Signature  
भारत सरकार  
GOVT. OF INDIA  
13/12/2014

J. Pawar



భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

సమోచిత సంఖ్య / Enrollment No. : 1171/27056/10696

To  
Ginne Purushotham Reddy  
గిన్నె పురుషోత్తం రెడ్డి  
S/O: Ginne Venkat Reddy  
1-246  
Vidya Nagar Colony  
Badepally  
Jadcherla  
Stn. Jadcherla, Mahabub Nagar  
Andhra Pradesh - 509301  
9848256751

01/11/2012



UF440217236IN

44021723



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8838 2330 0603

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

గిన్నె పురుషోత్తం రెడ్డి  
Ginne Purushotham Reddy



పుట్టిన సంవత్సరం/Year of Birth: 1969  
పురుషుడు / Male

8838 2330 0603



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

గిన్నె చందన  
Ginne Chandana



పుట్టిన సంవత్సరం/Year of Birth: 1973  
స్త్రీ / Female

7843 5880 4744



ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O: గిన్నె పురుషోత్తం రెడ్డి, 1-246, విద్యా నగర్ కాలనీ, బాదెపల్లి, జాడచెర్లా, మహబూబ్ నగర్, ఆంధ్ర ప్రదేశ్, 509301

Address: W/O: Ginne Purushotham Reddy, 1-246, Vidya Nagar Colony, Badepally, Jadcherla, Stn. Jadcherla, Mahabub Nagar, Andhra Pradesh, 509301

Vendor



1947  
1800 100 1947



help@uidai.gov.in



www.uidai.gov.in



జి.ఎ.ఎస్.సెం. 1947,  
బెంగళూరు-560001



భారత ప్రభుత్వం  
Unique Identification Authority of India

చిరునామా: S/O: మహమ్మద్ సర్వార్  
ఇంటి నెం 3-15, బందనాగరం  
బాచిన్నపేట మండలం, బందనగరం, బందనగరం  
చరంగల్, ఆంధ్ర ప్రదేశ్, 506224

Address: S/O: Mahammad Sarvar, H NO 3-15, Bandanagaram, Bachannapeta Mandal, Bandanagaram, Warangal, Bandanagaram, Andhra Pradesh, 506224

2199 2313 9381



1947  
1800 300 1947



help@uidai.gov.in



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భారత ప్రభుత్వం  
Government of India

మహమ్మద్ జహాంగీర్  
Mahammad Jahangeer



పుట్టిన సంవత్సరం/Year of Birth: 1984  
పురుషుడు / Male

2199 2313 9381

Witness

ఆధార్ - సామాన్యని హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O: మహమ్మద్ ఇమాదుద్దీన్,  
1-3-145, షబ్బీర్ అలీ గల్లీ  
కామారెడ్డి, కామారెడ్డి  
నిజామాబాదు  
ఆంధ్ర ప్రదేశ్, 503111

Address:  
S/O: Mohammed Imaduddin,  
1-3-145, shabbir ali gally  
Kamareddy, Kamareddy,  
Nizamabad  
Andhra Pradesh, 503111

Witness



भारत सरकार  
GOVERNMENT OF INDIA

మహమ్మద్ అఫ్జల్  
Mohammed Afzal  
పుట్టిన సం./YOB: 1989  
పురుషుడు Male



7601 0899 1134



**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 Rath, 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

