

తెలంగాణ తెలంగాణ TELANGANA

10412 19/11/2016

For and on behalf of Jaydeep Suresh Pawar s/o Suresh Shankar Pawar
M/s Transform Sun Energy Pvt. Ltd. R/O Mumbai

Name: S. SHIVA PRASAD

(Licensed Stamp Vendor)

No. 1405 001/2012, R.No. 1405 017/2015

Shop No. 9-84, Opp. TAHSILDAR OFFICE,

RADEPALLY VILLAGE, JADCHERLA

MANDAL, MAHABUBNAGAR DIST.

Pin Code: 509 301. Ph.No. 9703244334

SALE DEED

This Sale Deed (the "Sale Deed") is made and executed on this the 19th day of November, 2016 at Mahabubnagar, Telangana State.

BETWEEN:







Sri. KOTALA CHANDRA SHEKAR, Son of LINGANNA, aged about years, Occupation: AGRICULTURE, R/o ADDAKAL VILLAGE & MANDAL, MAHABUBNAGAR DIST., TELANGANA STATE.

hereinafter referred to as "VENDOR"


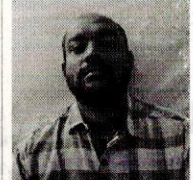



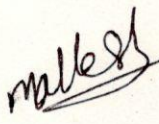
Presentation Endorsement:

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. 1955/- paid between the hours of 3 and 4 on the 19th day of NOV, 2016 by Sri Kotala Chandra Shekar

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 SUN ENERGY PRIVATE LIMITED, REPBY JAYDEEP SURESH PAWAR S/O. SURESH SHANKAR PAWAR HYDERABAD, HYDERABAD	
2	EX			KOTALA CHANDRA SHEKAR S/O. LINGANNA ADDAKAL,, MAHABUBNAGAR	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K. VEGANATH HNO.2-7, ADDAKAL, MAHABUBNAGAR	
2			U. MALLESH ADDAKAL, MAHABUBNAGAR	

19th day of November, 2016

Signature of Joint Subregistrar
Mahabubnagar (R.O)

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Joint Subregistrar1
Mahabubnagar (R.O)



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 ~~18.08~~ 18.08.2016 (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:

The **Vendor** is the absolute legal owner and possessor of all that land admeasuring total Extent Acres 03-33 Guntas, (comprising of Acres 01-32 Guntas in survey No. **366**, Acres 02-01 Guntas in survey No. **365**) of ADDAKAL Village & MANDAL, MAHABUBNAGAR District, Telangana State. more particularly described in the **Schedule** hereto and hereinafter referred to as the "**Schedule Property**" both parties having acquired the same by inheritance and got mutated their names in the revenue records and Pattadar Pass Book and Title Deeds bearing no. 12370, vide Patta No. 370 have been issued in respect thereof.

- (A) The Vendor being a Kartha of his family is desirous of selling the Property detailed herein above to the Purchaser in order to meet his family legal necessities and welfare thereof, more fully described in the schedule annexed under and hereinafter referred to as "the Schedule Property".
- (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.

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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	15320	0	0	0	15420
Transfer Duty	NA	0	5745	0	0	0	5745
Reg. Fee	NA	0	1955	0	0	0	1955
User Charges	NA	0	105	0	0	0	105
Total	100	0	23125	0	0	0	23225

Rs. 21065/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1955/- towards Registration Fees on the chargeable value of Rs. 382500/- was paid by the party through E-Challan/BC/Pay Order No ,211AWK171116 dated ,19-NOV-16 of ,SBH/JEDCHERLA

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 23125/-, DATE: 19-NOV-16, BANK NAME: SBH, BRANCH NAME: JEDCHERLA, BANK REFERENCE NO: 003182752,REMITTER NAME: JAYDEEP SURESH PAWAR,EXECUTANT NAME: K. CHANDRA SHEKAR,CLAIMANT NAME: JAYDEEP SURESH PAWAR).

Date:

19th day of November,2016

Signature of Registering Officer
Mahabubnagar (R.O)

Bk -1, CS No 15353/2016 & Doct No

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Joint SubRegistrar
Mahabubnagar (R.O)

1వ పుస్తకము 2016 సం॥ము 14984

లో 14984 నెంబరుగా రిజిస్టరు చేయబడి

స్టాంపు నిమిత్తము గుర్తింపునంబరు.

1413-1-14984 2016 ఇవ్వడమైనది.

2016 సం॥ Nov నెల 19 తేది

రిజిస్టరింగ్ ఆఫీసర్



**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. 3,83,000/- (Rupees THREE LAKHS EIGHTY THREE THOUSAND Only) free from encumbrances.
- 1.2. The Vendee has already paid the total consideration to the Vendor as follows;

Sri. KOTALA CHANDRA SHEKAR	Rs. 3,82,500/- (Rupees THREE LAKHS EIGHTY THREE THOUSAND only)	CHEQUE No. <u>035576</u> dated 19-11-2016, Bank AXIS, Branch GACHIBOWLI.
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- 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;



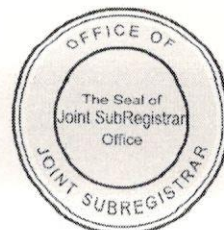
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14984/2016

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Joint SubRegistrar

Mahabubnagar (R.O)



- (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;





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Mahabubnagar (R.O)



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.



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Joint SubRegistrar
Mahabubnagar (R.O)



8. **Stamp Duty and Registration Charges**

The Purchaser has paid the stamp duty and registration charges Rs. 23,125/- @6% vide challan bearing no. 171116 drawn on S.B.H. Bank

SCHEDULE-A
Description of the Land

All that piece and parcel of agriculture dry land admeasuring total Extent Acres 03-33 Guntas, (comprising of Acres 01-32 Guntas in survey No. **366**, Acres 02-01 Guntas in survey No. **365**) of ADDAKAL Village & MANDAL, MAHABUBNAGAR District, Telangana State and bounded;

North :: Land of Venganath
South :: Land of Venganath
East :: Land of K. Suwarn
West :: Land of Lab Balaray

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>
ADDAKAL	366	01-32	3,82,500/-	23,125/-
	365	02-01		
TOTAL		03-33	3,82,500/-	23,125/-

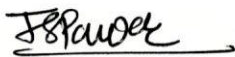
IN WITNESS WHEREOF the Parties hereto have signed this Sale Deed on the day, month and year first above written in the presence of the following witnesses:

VENDOR



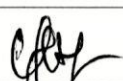
Name: Sri. KOTALA CHANDRA SHEKAR

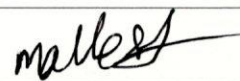
PURCHASER



Name: For M/s. Transform Sun Energy Private Limited

Witnesses:

1. 
Name:

2. 
Name:

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4984 / 2016.

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Joint SubRegistrar

Mahabubnagar (R.O)





భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కోటాల చంద్రశేఖర్
Kotala Chandrashekar



పుట్టిన సంవత్సరం/Year of Birth: 1967
పురుషుడు / Male



9707 0393 5833

- సామాన్యని హక్కు

Handwritten signature



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: కె లింగప్ప, 1-3-139

రాజేంద్ర నగర్, మహబూబ్ నగర్, మహబూబ్ నగర్
మహబూబ్ నగర్, మహబూబ్ నగర్, ఆంధ్ర ప్రదేశ్
509001

Address: S/O: K Lingappa,
mahabub nagar,
Mahbubnagar, Mahabub
Nagar, Mahabubnagar,
Andhra Pradesh, 509001



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



పి.ఎ. లాక్స్ నెం. 1947,
బెంగళూరు-560001

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14984/2016

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Joint SubRegistrar
Mahabubnagar (R.O)



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 :17/11/2016

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 నగర్ మండలము: అడ్డాకల్

గ్రామము పేరు : అడ్డాకల్

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/ కొలుదూరు తాకట్టు పట్టుకున్న వ్యక్తి పేరు/ ఖాతా నెం. (11/12)	రిజిస్టర్ కాని ముణాది భారాల వివరములు (13)	మౌలిక విలువ (14)	రిమార్కులు
1	కోటాల చెంద్రశేఖర్	లింగన్న	370	366	ఖుష్కీ	1.3200	1.03					
2				365	ఖుష్కీ	2.0100	1.14					
					మొత్తం విస్తీర్ణం	3.3300	2.17					

Handwritten signature



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1498412016 Sheet 8 of 11 Joint SubRegistrar
Mahabubnagar (R.O)





భారత ప్రభుత్వం
Government of India



కొటాల వేగనాథ్
Kotaala Veganaath
తండ్రి : కె వీరన్న
Father : K VEERANNA

పుట్టిన సంవత్సరం / Year of Birth: 1983
పురుషుడు / Male



2880 2529 3909

ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: S/O: కోటాల వీరన్న
ఇంటి నెం 2-7, ఏ బి ఆపీస్ ప్రక్కన
అడ్డాకల్ (మం), అడ్డాకల్, అడ్డాకుల
మహబూబ్ నగర్, ఆంధ్ర ప్రదేశ్, 509382

Address: S/O: Kotaala
Veeranna, h no 2-7, beside A
G OFFICE, ADDAKAL (M),
Addakal, Addakal, Mahabub
Nagar, Addakal, Andhra
Pradesh, 509382

2880 2529 3909

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
ULLI MALLESH



भारत सरकार
GOVT. OF INDIA

KRISHNA ULLI

23/02/1988
Permanent Account Number
ADUPU7829E



252013

यदि कार्ड के खोने/पाने पर कृपया सूचित करें/सीटार्:
आयकर सेवा इकाई, एन एस डी यू
5 वी मॉडल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

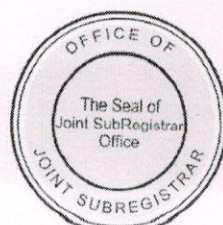
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2612508, 2612509
e-mail: info@nsdl.co.in

mallest



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Mahabubnagar (R.O)



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAYDEEP SURESH PAWAR

SURESH SHANKAR PAWAR

15/02/1993

Permanent Account Number

CSCPP3711R

J. Pawlak

Signature



J. R. Powell



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14984/2016 Sheet 10 of 11 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:

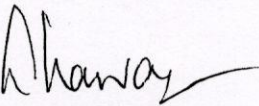
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers,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

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


Suresh Dhawan
Director
DIN: 01175807



Date: September 12, 2016

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4984/2016

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Joint SubRegistrar

Mahabubnagar (R.O)

