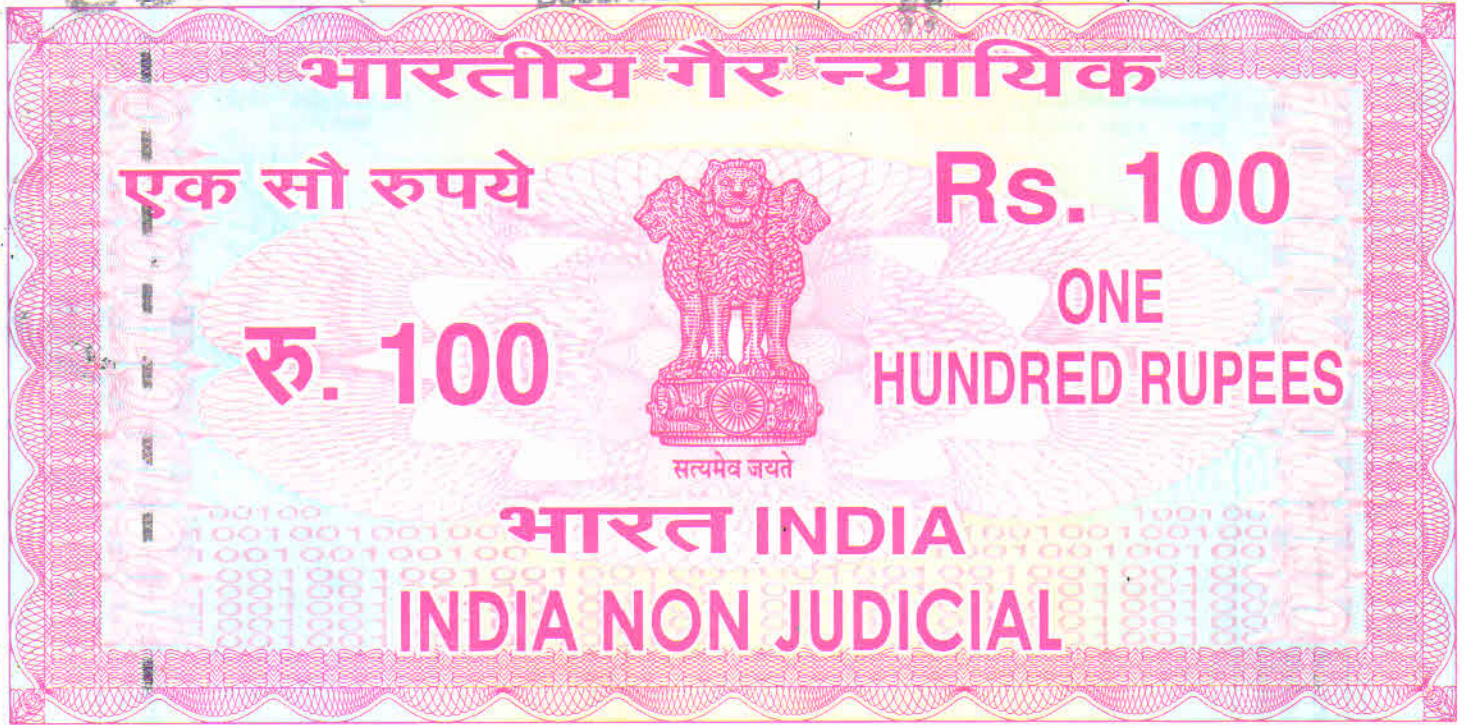


OK

SCANNED

Doc. No.

3961/2016



తెలంగాణ తెలంగాణ TELANGANA

Sl.No.

2808

Dt.

11/09/2016

Sold to

Rajendra Tandale s/o Bhausaheb Tandale
Mumbai
M/s. Transform Sun Energy pvt Ltd.

C 041505

SK. Warrena

Name : SK ZAREENA BEGUM

(Licensed Stamp Vendor)

L.No. 1412007/2015 R.No.

H.No. 6-4, Mullaveedi,

Ghandi Chowk, WANAPARTHY,

Pin : 509 103, Ph. No. 9985125963

SALE DEED

This Sale Deed is made and executed on this 15th day of September 2016 at Atmakur,
by and between:

1. **Shesholla Srinivasulu** son of Mallappa, aged about 48 years, occupation: Employee.
2. **Shesholla Chandrakala** wife of Srinivasulu, aged about 42 years, occupation: House wife.



Both the parties presently residing at H.no.8-3-228/678/717, Karmikanagar, Yousuf guda, Hyderabad - 45.

(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**;

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Atmakur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15000/- paid between the hours of 2 and 3 on the 15th day of SEP, 2016 by Sri M/S.Transform Sun Energy Pvt.L

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

SI No	Code	Thumb Impression	Photo	Address
1	CL			M/S.TRANSFORM SUN ENERGY PRIVATE LIMITED REP.BY AUTHORIZED SIGNATORY RAJENDRA BAHUSAHEB TANDALE S/O. BAHUSAHEB DUGUDU TANDALE

M/S. TRANSFORM SU
[1403-1-2016-4050]

Signature/Ink Thumb
Impression

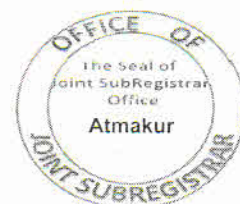





Bk - 1, CS No 4050/2016 & Doct No 6.11-2-1111
3961/2016. Sheet 1 of 13 Joint SubRegistrar5
Atmakur



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In favour of

M/s.Transform Sun Energy Private Limited, Corporate Identification No.U74900,H2015PTC266126(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, represented by its authorized signatory Mr.Rajendra Bahusaheb Tandale son of Mr.Bahusaheb Dugudu Tandale, aged 27 years pursuant to the Board Resolution/Power of Attorney dated May 23 

(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:

- (A) The Vendor no.1 represents and warrants that, he is the absolute owner and possessor of all that land admeasuring Acres 5-00 Guntas in survey no.66/A of Mutyalampalli Village, Devarkadra Mandal, Mahabubnagar District, Telangana State, more particularly described in the Schedule-I hereto, and herein after referred to as the "**Schedule Property-A**" delineated in red in the sketch plan appended hereto as Schedule-IA, having purchased the same under Sale Deed bearing no.255 of 2011 dated 24.01.2011 and got his name mutated in the revenue records and the Pattadar Pass Books and Title Deeds bearing nos.197726 vide Patta no.274 have been issued by the MRO in respect thereof.
- (B) The Vendor no.2 represents and warrants that, she is the absolute owner and possessor of all that the land admeasuring Acres 5-00 Guntas in survey no.66/A of Mutyalampalli Village, Devarkadra Mandal, Mahabubnagar District, Telangana State, more particularly described in the **Schedule-I** hereto, and herein after referred to as the "**Schedule Property-B**" delineated in red in the sketch plan appended hereto as **Schedule-IA**, having purchased the same under Sale Deed bearing no.256 of 2011 dated 24.01.2011 and got her name has been mutated in the revenue records and the Pattadar Pass Books and Title Deeds bearing nos197727 vide Patta no.275 have been issued by the MRO in respect thereof.
- (C) 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.

2 EX



SHESHOLLA CHANDR
[1403-1-2016-4050]

SHESHOLLA CHANDRAKALA
W/O. SRINIVASULU
8-3-228/678/717,
KARMIKANAGAR,
YOUSUFGUDA, HYDERABAD

S-250(0505)

3 EX



SHESHOLLA SRINIVA
[1403-1-2016-4050]

SHESHOLLA SRINIVASULU
S/O. MALLAPPA
8-3-228/678/717,
KARMIKANAGAR,
YOUSUFGUDA, HYDERABAD

Civ

Identified by Witness:

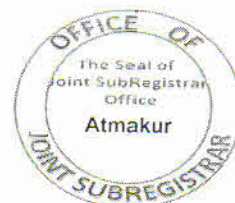
SI No	Thumb Impression	Photo	Name & Address	Signature
1			C SHEKAR REDDY S/O C NARSIMHA REDDY R/O MUTYALAMPALLY	
2			PRAVEEN KUMAR REDDY S/O GOPAL REDDY R/O MUTHYLAMPALLY	

15th day of September, 2016

Signature of Joint SubRegistrar5
Atmakur

K. VINOD KUMAR
Joint Registrar (A)
ATMAKUR (A)

Bk-1, CS No 4050/2016 & Doct No 3961/2016
Joint SubRegistrar5
Atmakur



**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 sum of Rs. 30,00,000/- (Rupees Thirty Lakh Rupees Only) free from encumbrances.
- 1.2. The Vendee has already paid the Vendor no.1, the total sale consideration of Rs. 15,00,000/- (Rupees fifteen lakh Rs. only) by way of D.D. bearing no. 10458--, and Vendor no.2 an amount of Rs. 15,00,000/- (Rupees 15 only) vide D.D. bearing no. 10457 dated 12/09/16, Bank, Axis Branch. fifteen lakh Rs only
- 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;

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	119900	0	0	0	120000
Transfer Duty	NA	0	45000	0	0	0	45000
Reg. Fee	NA	0	15000	0	0	0	15000
User Charges	NA	0	120	0	0	0	120
Total	100	0	180020	0	0	0	180120

Rs. 164900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15000/- towards Registration Fees on the chargeable value of Rs. 3000000/- was paid by the party through E-Challan/BC/Pay Order No. 673SE120916 dated 14-SEP-16 of SBH/ASHOKNAGARKAMAREDDY

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 180020/-, DATE: 14-SEP-16, BANK NAME: SBH, BRANCH NAME: ASHOKNAGARKAMAREDDY, BANK REFERENCE NO: 002579015, REMITTER NAME: RAJENDRA BHAUSAHE TANDLE, EXECUTANT NAME: S.SRINIVASULU, CLAIMANT NAME: RAJENDRA BHAUSAHE TANDLE)

Date:

15th day of September, 2016

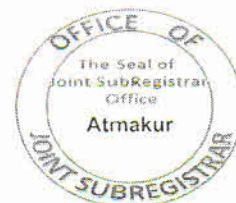
Signature of Registering Officer
Atmakur

Bk-1, CS No 4050/2016 & Doct No 3961/2016
Joint SubRegistrar
Atmakur

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2016 220208 15
K. Vinod Kumar



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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 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.
- (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 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;



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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.



S-50 C/S 8

- 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. 1,80,020/- @6% vide challan bearing no 1209/6 drawn on SBI Bank

SCHEDULE-A
Description of the Land

All that piece and parcel of agriculture dry land admeasuring Acres 5-00 Guntas in survey no.66/ ~~81~~ of Mutyalampalli Village, Devarkadra Mandal, Mahabubnagar District, Telangana State and bounded;

North :: Land belongs to S.Chandrakala
South :: Land belongs to Badam Rama Swamy
East :: Land belong to K.Sanjeeva Reddy
West :: Railway track

SCHEDULE-B
Description of the Land

All that piece and parcel of agriculture dry land admeasuring Acres 5-00 Guntas in survey no.66/ ~~81~~ of Mutyalampalli Village, Devarkadra Mandal, Mahabubnagar District, Telangana State and bounded;

North :: Land belongs to S.Sai Krishna
South :: Land belongs to S.Srinivasulu
East :: Land belong to K.Sanjeeva Reddy
West :: Railway track

SCHEDULE-IA
Rough Sketch Plan of the Property

Note: Sketch not to scale

↑
N

☐ - Included

☐ - Excluded

[Handwritten signature]

S. Woods S. 08

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON WEDNESDAY, MARCH 23, 2016 AT SP CENTRE, 41/44, MINOO DESAI MARG, COLABA, MUMBAI - 400 005

AUTHORISATION IN FAVOUR OF MR. NARAYAN DAS RATHI AND MR. RAJENDRA TANDALE FOR SIGNING DOCUMENTS FOR LAND REGISTRATION:

"RESOLVED THAT 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 or Mr. Rajendra Tandale be and are hereby severally authorised:

- 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.

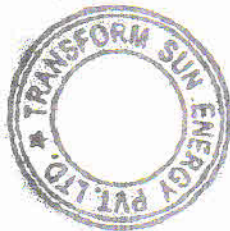
RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed to the aforesaid documents, in accordance with the provisions of the Articles of Associations of the Company, in the presence of any of the aforesaid signatories.

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


Sunil Kulkarni
Director
DIN: 03137498



Date: May 23, 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.



INFRA



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఎస్ శ్రీనివాసులు
S Srinivasulu



జన్మన సంవత్సరం/Year of Birth : 1967
పురుషుడు / Male



2206 2086 2679

అధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O లేట్ ఎస్ మల్లప్ప, 8-3-228/678/717, కార్మిక నగర, యూసుఫ్ గూడ, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500045
Address: S/O Late S Mallappa, 8-3-228/678/717, Karmika Nagar, Yousuf Guda, Hyderabad, Andhra Pradesh, 500045



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1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



హెల్ప్ లైన్ నెం. 1947,
చెంబూరు-560001

[Handwritten signature]



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఎస్ చంద్రకళ
S Chandrakala



పుట్టిన సంవత్సరం/Year of Birth: 1972
స్త్రీ / Female



3360 3555 0451

ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరువామా: W/O ఎస్ శ్రీనివాసులు
8-3-228/678/717, కార్మిక నగర, యూసుఫ్ గూడ
హైదరాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్
500045

Address: W/O S Srinivasulu,
8-3-228/678/717, Karmika
Nagar, Yousuf Guda,
Hyderabad, Andhra Pradesh,
500045



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1800 180 1947



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ఐసీఎస్ఐ-560001

స - మం ద్ర క ల



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తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

1-బి నమూనా (ROR)

Application No:



ROR021400403272

Date: 15/09/2014

జిల్లా : మహబూబ్ నగర్

గ్రామము : ముర్రాలంపల్లి

విస్తీర్ణము : దేవర కర్ష

విస్తీర్ణము యూనిట్లు : ఎ.గుం./ఎ.సం.

ఖాయా సం.	పట్టాదారు పేరు	(తండ్రి/భర్త పేరు)	ఖాతా సంఖ్య	సర్వే సంఖ్య	భూమి వివరణ	మొత్తం విస్తీర్ణము	శిస్తు	పట్టాదారుడు ఏ ఏడేముగా సంక్రమించింది/ సాగుదేసారు	యజమాని కొలువారు లాకట్టు సట్టుకున్న ప్రిక్రీ పేరు ఖాతాసంఖ్య	డివిజన్లు కాని డిజిడి భాగాల వివరములు	చూపిన పేరు
1	2	3	4	5	6	7	8	9/10	11/12	13	14
1	యస్. నంద్రకల	శ్రీనివాసులు	28	66/అ/1	మెట్ట	5.0000	5.0000	కొమగోలు			

Certified By

Name: N. Anji Reddy
Designation: TAHSILDAR
Mandal: దేవర కర్ష

Verified by K. VEERRABRAHMA CHARY

Note : This is Electronically Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.tg-niceseava.gov.in/> by furnishing the application number mentioned in the Certificate.

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<http://tgasp.mee seva.gov.in/APSDCPortal/UserInterface/citizen/RevenueService/RORCer...> 9/15/2014







mee seva

mee seva

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	66/106	5-00	3,00,000/-	30,00,000/-
	66/101	5-00		
Total Extent		10-00		

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:

VENDOR	
	
Name: Shesholla Srinivasulu	Name: Shesholla Chandrakala
PURCHASER	
<div style="display: flex; justify-content: space-around; align-items: center;">   </div>	
Name: For M/s. Transform Sun Energy Private Limited	
Witnesses:	
<p>1. </p>	<p>2. </p>
Name:	Name: