

15022
14963

Document No: 14619/2016



తెలంగాణ తేలంగానా TELANGANA

[Signature]

E 327784

Sl. No. 10030 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.

Name: **S. SHIVA PRASAD**
(Licensed Stamp Vendor)
L. No. 1405 001/2012, R. No. 1405 017/2015
Shop No. 9-84, Opp. TAHSILDAR OFFICE,
BADEPALLY VILLAGE, JADCHERIA
MANDAL, MAHABUBNAGAR DIST.

SALE DEED

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

Chintakunta Pawan Kumar Reddy son of A. Sudarshan Reddy aged about 40 years, occupation: Agriculture, presently residing at Mutyalampalli Village, Addakal 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**;

A. Pawan Kumar Reddy





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. 14790/- paid between the hours of 3 and 4 on the 08th day of NOV, 2016 by Sri Chintakunta Pawan Kumar Reddy

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 SL [1413-1-2016-14963]	M/S TRANSFORM SUN ENERGY PRIVATE LIMITED, REPBY. JAYDEEP SURESH PAWAR S/O. SURESH SHANKAR PAWAR HYDERABAD, HYDERABAD	<i>JSPawar</i>
2	EX		 CHINTAKUNTA PAWAN [1413-1-2016-14963]	CHINTAKUNTA PAWAN KUMAR REDDY S/O. A. SUDARSHAN REDDY MUTYALAMPALLY, ADDAKAL, MAHABUBNAGAR	<i>A Pawan Kumar Reddy</i>

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 KOTHA PRAVEEN KUMAR [1413-1-2016-14963]	KOTHA PRAVEEN KUMAR REDDY H.NO. 1-100/A, MUTYALAMPALLY, DEVARAKADRA, MAHABUBNAGAR	<i>K.P. Reddy</i>
2		 CHINTAKUNTA SHEKAR [1413-1-2016-14963]	CHINTAKUNTA SHEKAR REDDY H.NO. 6-45, DEVARAKADRA, MAHABUBNAGAR	<i>S. Reddy</i>

08th day of November, 2016

Signature of Joint SubRegistrar
Mahabubnagar (R.O)

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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 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 8-46 Cents (comprising of Acres 2-83 Cents in survey no.71/Aa/4/1, Acres 2-83 Cents in survey no.71/Aa/4/2 and Acres 2-80 Cents in survey no.71/Aa/4/3) of Mutyalampally Village, Devarkadra (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. 341991, vide Patta no.527 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.

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						
	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	118320	0	0	0	118420
Transfer Duty	NA	0	44370	0	0	0	44370
Reg. Fee	NA	0	14790	0	0	0	14790
User Charges	NA	0	105	0	0	0	105
Total	100	0	177585	0	0	0	177685

Rs. 162690/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14790/- towards Registration Fees on the chargeable value of Rs. 2957500/- was paid by the party through E-Challan/BC/Pay Order No ,892UWI071116 dated ,07-NOV-16 of ,SBH/PADMAVATHI NAGAR COLONY MAHABUBNAGAR

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 177585/-, DATE: 07-NOV-16, BANK NAME: SBH, BRANCH NAME: PADMAVATHI NAGAR COLONY MAHABUBNAGAR, BANK REFERENCE NO: 003140846, REMITTER NAME: JAYDEEP SURESH PAWAR, EXECUTANT NAME: C. PAWAN KUMAR REDDY, CLAIMANT NAME: JAYDEEP SURESH PAWAR).

Date:

08th day of November, 2016

Signature of Registering Officer
Mahabubnagar (R.O)

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Mahabubnagar (R.O)

వ పుస్తకము 2016 సం॥ము 19380 శ
లో 14619 నెంబరుగా రిజిస్టరు చేయబడి
స్టాంప్ నిమిత్తము గుర్తింపునంబరు.
'413-1 14619 2016 ఇవ్వడమైనది
2016 సం॥ 1100 నెం 8 శ 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. 29,57,500/- (Rupees Twenty Nine Lakhs Fifty Seven Thousand Five Hundred Only) free from encumbrances.
- 1.2. The Vendee has already paid the total consideration to the Vendor as follows;

A.Pawan Kumar Reddy	Rs. 29,57,500/- (Rupees Twenty Nine Lakhs Fifty Seven Thousand Five Hundred only)	Cheque No. 03554576 035550 dated : 08-11-2016, 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;

A. Pawan Kumar Reddy



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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;

A. P. ... Kumar Reddy

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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;

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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Mahabubnagar (R.O)



8. **Stamp Duty and Registration Charges**

The Purchaser has paid the stamp duty and registration charges Rs.1,77,585/- @6% vide challan bearing no . 892UWI071116, drawn on S.B.H. Bank

SCHEDULE-A
Description of the Land

All that piece and parcel of agriculture dry land admeasuring Acres 8-46 Cents (comprising of Acres 2-83 Cents in survey no.71/Aa/4/1, Acres 2-83 Cents in survey no.71/Aa/4/2 and Acres 2-80 Cents in survey no.71/Aa/4/3) of Mutyalampally Village, Devarkadra (old), Addakal (New) Mandal, Mahabubnagar District, Telangana State and bounded;

North :: LAND IN SY. NO. 72
South :: LAND IN SY. NO. 70
East :: LAND IN SY. NO. 72
West :: LAND IN SY. NO. 65

RULE- 3 MARKET VALUE

<u>Village</u>	<u>Survey nos.</u>	<u>Extent Ac.---Cts.</u>	<u>Market value per acre Rs. 3,50,000/-</u>	<u>Stamp duty + Registration charges/-(@ 6. % Total Value</u>
Mutyalampalli	71/Aa/4/1, 2 & 3	8-46	29,57,500/-	<u>1,77,585/-</u>

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	
<u>A. Pawan Kumar Reddy</u> Name: A.Pawan Kumar Reddy	
PURCHASER	
<u>[Signature]</u> Name: For M/s. Transform Sun Energy Private Limited	
Witnesses:	
1. <u>[Signature]</u> Name:	2. <u>[Signature]</u> Name:

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Joint SubRegistrar
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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 :31/10/2016

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: దేవర కర్ణ

గ్రామము పేరు : ముత్యాలపల్లి

విస్తీర్ణం యూనిట్లు : Acres/cents

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 విధంగా సంక్రమించింది/ సాగు చేశారు (9/10)	యజమాని/ కొలుదారు తాకట్టు పెట్టుకున్న వ్యక్తి పేరు/ ఖాతా నెం. (11/12)	రిజిస్టర్ కాని ఋణాది భారాల వివరములు (13)	మౌలిక విలువ (14)	రిమార్కులు
1	ఏ.పవన్ కుమార్ రెడ్డి	ఏ.సుధర్శన్ రెడ్డి	527	71/ ఆ/4/3	పట్టా	2.8000	2.80	కొనుగోలు				
2				71/ ఆ/4/1	పట్టా	2.8300	2.83	కొనుగోలు				
3				71/ ఆ/4/2	పట్టా	2.8300	2.83	కొనుగోలు				
					మొత్తం విస్తీర్ణం	8.4600	8.46					

A. Panan Kumar Reddy

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14619/18016

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Joint SubRegistrar
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

JSPawar
Signature

13122014

JSPawar



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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 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:

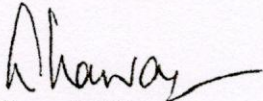
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers,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



INFRA

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Joint SubRegistrar
Mahabubnagar (R.O)



Date: September 12, 2016

Suresh Dhanraj
Director
DIN: 0175807

For Transform Sun Energy Private Limited

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

- to do all such acts, deeds, matters and things as may be necessary for the purpose
- 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 submit execution thereof
- to sign and execute necessary forms, papers, deeds and other documents for registration of the said Agreement duly registered

RESOLVED FURTHER THAT Mr. Narayan Das Rath, Mr. Rajendra Tandale, Mr. Ashish Indrapu 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.

RESOLVED THAT in supersession of all the earlier resolutions passed in this matter, 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 plant in Mahabubnagar district (the said premises).

DOCUMENTS FOR LAND REGISTRATION

AUTHORISATION IN FAVOUR OF MR. NARAYAN DAS RATH, MR. RAJENDRA TANDALE, MR. ASHISH INDRAPU AND MR. JAYDEEP SURESH PAWAR FOR

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



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



అత్మకూర్ పవన్ కుమార్ రెడ్డి
Athmakur Pavan Kumar Reddy

పుట్టిన సంవత్సరం/ Year of Birth: 1983
పురుషుడు / Male



5003 6142 6701

ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O అత్మకూర్ సుదర్శన్
రెడ్డి, 1-46, జగత్పల్లి, మనిగిల్ల
మహబూబ్ నగర్, ఆంధ్రా ప్రదేశ్, 509103

Address: S/O Athmakur
Sudharshan Reddy, 1-46,
Jagathpalle, Manigilla,
Mahbubnagar, Andhra
Pradesh, 509103



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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

A Pavan Kumar Reddy

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Joint SubRegistrar
Mahabubnagar (R.O)

035545 T052





భారత ప్రభుత్వం

Unique Identification Authority of India

నమోదు సంఖ్య / Enrollment No. : 2022/50021/19328

To
Chintakunta Shekar Reddy
చింతకూంట శేఖర్ రెడ్డి
H NO 6/45
DEVARKADRA MANDAL
Muliyalampalle
Varne Manabath Nagar
Andhra Pradesh - 508219
9866764117

04/01/2013

KL093980550DF
9398055



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4429 6086 7722

ఆధార్ - సామాన్యని హక్కు



చింతకూంట శేఖర్ రెడ్డి
Chintakunta Shekar Reddy

తల్లి : చింతకూంట నరసింహారెడ్డి
Father : CHINTAKUNTA NARASIMHAREDDY

పుట్టిన సంవత్సరం/Year of Birth: 1981
లింగం: Male

4429 6086 7722



ఆధార్ - సామాన్యని హక్కు

పుట్టిన తేదీ / Date of Birth XX/XX/1984

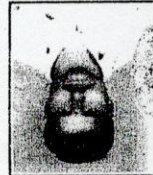
లింగం / Sex : పు / M

Father's Name : Gopal Reddy

కలెక్టర్ పేరు : కోపాల్ రెడ్డి

Elector's Name : Kolha Praven Kumar Reddy

పేరు పేరు : కోల ప్రవేన్ కుమార్ రెడ్డి



CY39524220

IDENTITY CARD

ELECTION COMMISSION OF INDIA

భారత ఎన్నికల సంఘం
రెగిస్ట్రార్



Praven Kumar Reddy

చింతకూంట శేఖర్ రెడ్డి
Chintakunta Shekar Reddy

తల్లి : చింతకూంట నరసింహారెడ్డి
Father : CHINTAKUNTA NARASIMHAREDDY

పుట్టిన సంవత్సరం/Year of Birth: 1981
లింగం: Male

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Chintakunta Shekar Reddy

Bk-1, CS No 14963/2016 & Doct No
14619/2016. Sheet 11 of 11 Joint SubRegistrar
Mahabubnagar (R.O)

