

SCANNED

Doc. No.

4790/2016



తెలంగాణ తెలంగాణ TELANGANA

10324 17/11/2016

Sold by Jaydeep Suresh Pawar s/o Suresh Shankar

for whom M/S. Trans form R/O Mumbai Pawar

Sun Energy P.V.T.LTD.

E 327921

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, JADCHERI A

MANDAL, MAHABUBNAGAR DIST.

Pin Code: 509 301. Ph No 9703244114

SALE DEED

This Sale Deed (the "Sale Deed") is made and executed on this the 17th day of November, 2016 at Mahabubnagar, Telangana State.

BETWEEN:

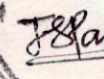
BOGGU ANITHA, Daughter of YERRANNA, aged about 20 years, Occupation: HOUSE WIFE, R/o KONNUR VILLAGE, MADHANAPURAM MANDAL, WANAPARTHY DIST., TELANGANA STATE.

hereinafter referred to as "VENDOR"

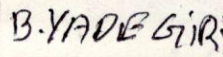

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Atmakur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 5 and 6 on the 17th day of NOV, 2016 by Sri M/S.Transform Sun Energy Pvt.

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

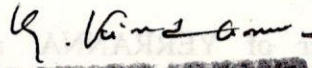
SI No	Code	Thumb Impression	Photo	Address	Signature
1	CL			M/S.TRANSFORM SUN ENERGY PVT.LTD. COABA, MUMBAI REP.BY AUTHORIZED SIGNATORY JAYDEEP SURESH PAWAR S/O. SURESH SHANKAR PAWAR SP CENTRE, 41/44, MINOO DESAI MARG, COABA, MUMBAI	
2	EX			BOGGU ANITHA D/O. YERRANNA KONNUR VIL. MADANAPURAM MDL., WANAPARTHY DIST.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			YADAGIRY S/O YERANNA R/O KONNUR	
2			ADHITYA VARDHAN S/O GOPAL R/O CHANDAPUR	

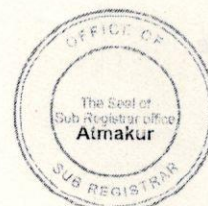
17th day of November, 2016

Signature of Sub Registrar
Atmakur


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



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Sub Registrar
Atmakur
Sheet 1 of 11
17/11/2016

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 02-00 Guntas, (comprising of Acres 02-00 Guntas in survey No. **169/81**) of KONNUR Village, MADHANAPURAM Mandal, WANAPARTHY 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. 230109, vide Patta No. 612 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.

B. Anitha

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 Cr.ier	Total
Stamp Duty	100	0	8000	0	0	0	8100
Transfer Duty	NA	0	3000	0	0	0	3000
Reg. Fee	NA	0	1000	0	0	0	1000
User Charges	NA	0	105	0	0	0	105
Total	100	0	12105	0	0	0	12205

Rs. 11000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. 200000/- was paid by the party through E-Challan/BC/Pay Order No ,9504S3161116 dated ,13-NOV-16 of ,SBH/JEDCHERLA

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 12105/-, DATE: 16-NOV-16, BANK NAME: SBH, BRANCH NAME: JEDCHERLA, BANK REFERENCE NO: 004031413,REMITTER NAME: JAYDEEP SURESH PAWAR,EXECUTANT NAME: B. ANITHA,CLAIMANT NAME: JAYDEEP SURESH PAWAR).

Date:

17th day of November,2016

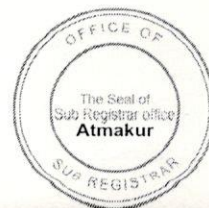
[Signature]
Signature of Registering Officer
Atmakur

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**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. 2,00,000/- (Rupees ~~TWO~~ ^{TWO} LAKHS TWENTY THOUSAND Only) free from encumbrances.

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

Smt. BOGGU ANITHA	Rs. 2,00,000/- (Rupees TWO LAKHS only)	CHEQUE No. <u>035569</u> dated 17-11-2016, 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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- (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;

B. Ananta

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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.

B. Ananta

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8. **Stamp Duty and Registration Charges**

The Purchaser has paid the stamp duty and registration charges Rs. 12,105/- @6% vide challan bearing no. 95045316116 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 02-00 Guntas, (comprising of Acres 02-00 Guntas in survey No. **169/01**) of KONNUR Village, MADHANAPURAM Mandal, WANAPARTHY District, Telangana State and bounded;

North :: Sy No 170
South :: Sy No 166
East :: Sy No 167
West :: Sy No 173

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>
KONNUR	169/01	02-00	2,00,000/-	12,105/-

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: BOGGU ANITHA	
PURCHASER	
 Name: For M/s.Transform Sun Energy Private Limited	
Witnesses:	
1. <u>B. YADEGIRI</u> Name:	2. <u>P. Anj</u> Name:

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తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

1-చి నమూనా (ROR)

Application No:



ROR021610081673

Date: 16/11/2016

అర్జీ : ఎనెర్జీ

గ్రామము : కొమ్మార

గుండ్రం మండలము : మందనాపురం

చట్టబద్ధ మూలము : 2.500/2.500

వరుస సం.	పట్టాదారు పేరు	(తండ్రి/తల్లి పేరు)	భూశాసనం సంఖ్య	సర్వే సంఖ్య	భూమి వివరణ	ముందు విస్తీర్ణము	శిల్పం	పట్టాదారుని వివరముగా సంక్రమించినది/ సాగుచేసారు	యజమాని/ కొలుదారు లాక్షణిక పట్టుకున్న ప్లాట్ పేరు భూశాసనం సంఖ్య	రెవెన్యూ కాని రుదాది లాభాల వివరములు	మౌలిక విలువ
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Certified By

Name: J.K. MOHAN
Designation: TAHSILDAR
Mandal: మందనాపురం

Verified by : KHAJA KHALEELULLAH

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

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Download Certificate

<http://tgasp.mee seva.gov.in/TSWebPortal/UserInterface/citizen/RevenueServices/RORCe...> 11/16/2016

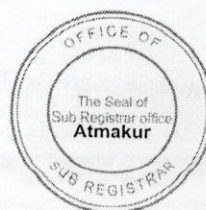
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అంధ్రప్రదేశ్ ప్రభుత్వం
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పేజీ నెం. * 621

1. వ్యవసాయదారుల పేరు, తుల్య/రైతు పేరు, రెవెన్యూ
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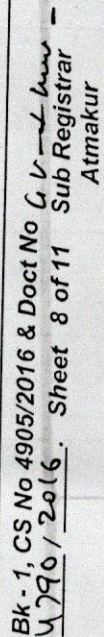
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* పట్టణాదు పాప పుస్తకం పాప పుస్తకం పాప పుస్తకం పాప పుస్తకం



1. శ్రీ/శ్రీమతి కుమారి.....*కామలక్ష్మి*
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				FAHSILDAR Kothakota Mdl Mahabubnagar Dist.		
				తే. 17.10.2008		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAYDEEP SURESH PAWAR

SURESH SHANKAR PAWAR

15/02/1993

Permanent Account Number

CSCPP3711R

J. Pawar

Signature



15/02/1993
CSCPP3711R
J. Pawar

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1790/2016. Sheet 9 of 11 Sub Registrar
Atmakur



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**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:

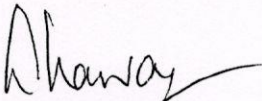
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers,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

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U⁹⁰/2016 Sheet 10 of 11 Sub Registrar
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భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1012/60009/11350

B Anitha (బి అనిత)

W/O Aditya Vardhan, 1-116, Chandhapur,
wanaparthy mandalam, Chandapur, Mahabubnag
Telangana - 509120

Date: 15/09/2016

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5597 7852 7314



నా ఆధార్ - నా గుర్తింపు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

బి అనిత

B Anitha

పుట్టిన తేదీ / DOB: 16/07/1996

స్త్రీ / FEMALE



5597 7852 7314



నా ఆధార్, నా గుర్తింపు

B. Anitha

సమాచారం

- ఆధార్ గుర్తింపుకు దృవీకరణ, పౌరసత్వా
- గుర్తింపుకు దృవీకరణ ఆన్ లైన్ అధివేతికషన్

గమనిక : పిల్లల వయసు ఐదు సంవత్సరాల
బయటపెట్టే సమయంలో నమోదు చేయబడిన

INFORMATION

- Aadhaar is proof of identity, not
- To establish identity, authenticat

Note : Children on attaining 5 years
provide biometric informa

- ఆధార్ దేశమంతటా అమోదింపబడుతుం
- ఆధార్ ఐడింటిఫికేషన్ ప్రభుత్వ మరియు ప్ర
- సేవలు అందచేయడంలో సహాయ పడుతు
- Aadhaar is valid throughout the c
- Aadhaar will be helpful in availing
- and Non-Government services in



భారత విశిష్ట గుర్తింపు ప్రాధికారం :
ఆధార్
Unique Identification Authc

చిరునామా:

W/O ఆదిత్య వర్ధన్, 1-116,

చంద్రాపూర్, వనపర్తి మండలం,

చంద్రాపూర్, మహబూబ్ నగర్,

తెలంగాణ - 509120

Address
W/O Aditya Vardhan
Chandhapur, wana
mandalam, Chand
Mahabubnagar,
Telangana - 50912

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