6740/2016.



తెలంగాణ तेलंगाना TELANGANA

SI. No. 15190 Sold To : Ra

: Rajendra Tandale

S/o : :

: Bhausaheb Tandale R/o. Hyd. : Transform Sun Energy Pvt. Ltd.

Date: 30-05-2016

Mugar E 257421

K.N. LAL BABU Licenced Stamp Vendor Licence No.16-07-086/2012. R.L. No. 16-07-002/2015 H.No.3-5-948/91/A, Himayath Nagar

Hyderabad District Phone No. 09492424379.

### SALE DEED

INDIAMONJUDICIAL

This Sale Deed (the "Sale Deed") is made and executed on this the \_\_bun\_ day of June, 2016 at Wanaparthy, Mahabubnagar District, Telangana State.

### BETWEEN:

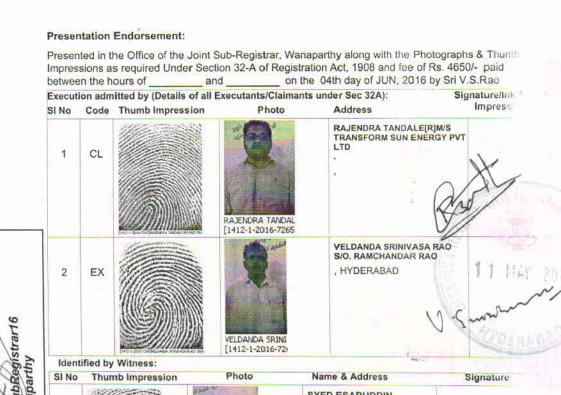
Veldanda Srinivasa Rao, son of Ramchandar Rao, aged about 60 years, Occupation:
Agriculture, presently residing at

Makehukagar District Telengana State (harring from referred to as "Venday" which

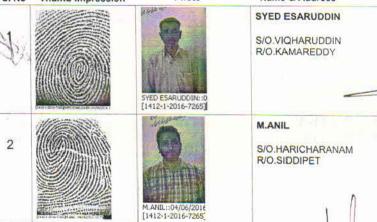
Mahabubnagar District, Telangana State, (hereinafter referred to as "Vendor" which expression shall, unless repugnant to the context herein, mean and include his successors-in-interest, legal representatives, agents, administrators, executors, nominees and permitted assignees) of the FIRST PART.

In favour of

V. Javarsman



6740/2016. Sheet 1 of 14

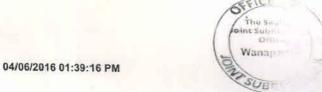


04th day of June, 2016

Signature of

Joint SubRegistrar 16 Wanaparthy





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.Rajendra Tandale son of. Bhausaheb Tandale, aged about 27 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.

The Vendors and Purchaser are individually referred to as Party and collectively referred to as Parties.

### WHEREAS:

- (A) The Vendor represents and warrants that, he is the absolute owner and possessor of the land admeasuring Acres 3-04 Guntas (comprising of Acres 0-20 Guntas in survey no.289/A, Acres 0-12 Guntas in survey no.290/A, Acres 0-10 Guntas in survey no.294/A1, Acres 0-10 Guntas in survey no.295/A, Acres 0-23 Guntas in survey no.296/A, Acres 0-12 Guntas in survey no.297/A, Acres 0-16 Guntas in survey no.298/A and Acres 0-11 Guntas in survey no.302/A) of Baleedupalli Village, Pedda Mandadi Mandal, Mahabubnagar District, Telangana State, more particularly described in the **Schedule** hereto, and hereinafter referred to as the "**Schedule Property**", having acquired the same by inheritance and got mutated his name in the revenue records and Pattadar Pass Book and Title Deeds bearing no. vide Patta no.329 have been issued 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 Vendors has offered to sell the Schedule Property to the Purchaser representing that she is the sole and absolute owner thereof with uninhibited rights of alienation over the same and that she 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 Vendor offered to sell and the Vendee agreed to purchase the schedule property for the sum of Rs.9,30,000/- (Rupees Nine Lakhs Thirty Thousand only) free from encumbrances.

1). Summan

Joint SubRegistrar16 Wanaparthy Bk - 1, CS No 7265/2016 & Doct No 6740/2016. Sheet 2 of 14

Description of Fee/Duty	In the Form of								
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	Pay O	Total		
Stamp Duty	100	0	37100	0	0		37200		
Transfer Duty	NA	0	13950	0	0		13950		
Reg. Fee	NA	0	4650	0	0		4650		
User Charges	NA	0	105	0	0		105		
Total	100	0	55805	0	0		5590 <b>5</b>		

Rs. 51050/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4650/- towards Rore the chargeable value of Rs. 930000/- was paid by the party through E-Challan/BC/Pay Order No .882UQRC JUN-16 of ,SBH/NAGAVARAM

E-Challan Details Received from Bank:

(1). AMOUNT PAID: Rs. 55805/-, DATE: 01-JUN-16, BANK NAME: SBH, BRANCH NAME: NAGAVARAM, L'REFERENCE NO: 003026976, REMITTER NAME: RAJENDRA BHAUSAHEB TANDALE, EXECUTANT NAME: RAJENDRA BHAUSAHEB TANDALE).

Date:

04th day of June,2016

Signature of Registe

Certificate of Registration

Registered as document no. 6740 of 2016 of Book-1 and assigned the identification number 2016 for Scanning on 04-JUN-16.

- 1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs.9,30,000/- (Rupees Nine Lakhs Thirty Thousand only) by way of D.D. bearing no.9565, dated 25.05.2016, Axis Bank, Gachi Bowli, Hyderabad Branch.
- 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 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 Vendor, the 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 Vendor is the absolute owners of the Schedule Property with uninhibited rights of alienation over the same. She is absolutely seized and possessed of and are 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;
- (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.

V. Saduling

- (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;

### 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 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 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 assures and declares 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. Further assures that, to file and execute such necessary affidavits, petitions and/or applications whatsoever in nature for getting the mutation of the Schedule Property in the revenue/municipal records and other relevant records in the name of the Purchaser and 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 undertake to make good of the title and compensate the Purchaser of the 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

5 | Page

V. Lawring

## SCHEDULE Description of the Schedule Property

All that piece and parcel of land admeasuring Acres 3-04 Guntas (comprising of Acres 0-20 Guntas in survey no.289/A (②), Acres 0-12 Guntas in survey no.290/A (②), Acres 0-10 Guntas in survey no.294/2A (②), Acres 0-10 Guntas in survey no.294/Al (③1), Acres 0-10 Guntas in survey no.295/A (②), Acres 0-23 Guntas in survey no.296/A (②), Acres 0-12 Guntas in survey no.297/A (⑤), Acres 0-16 Guntas in survey no.298/A (⑤) and Acres 0-11 Guntas in survey no.302/A (⑥) of Baleedupalli Village, Pedda Mandadi Mandal, Mahabubnagar District, Telangana State and bounded by:

North :: Land comprised in survey nos.276 & 278

South :: Land comprised in survey no.182

East :: Land comprised in survey no.17 & 303
West :: Land comprised in survey nos.287 & 289

### **RULE-3 MARKET VALUE**

Vendor	Survey no.	Extent AcGts.	Market value per acre	Stamp duty + Registration charges/-@ 6. % Total Value	
Veldanda Srinivasa	289/A	0-20			
Rao	290/A	0-12	300,00		
	294/2A	0-10	70	8.	
	294/A1	0-10	/ 7	0.5	
	295/A	0-10	9,30,000	55,800	
	296/A	0-23			
	297/A	0-12			
	298/A	0-16			
	302/A	0-11			
Total	3-04	9,30,000	55,800		

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	
V. Swammy	
Name: Veldanda Srinivasa Rao	
PURCHASER	
For M/s. Transform Sun Energy Priva	te Limited
WITNESSES:	
1. Name:	2





# భారత విశిష్ట్ల గుర్తింపు [పాధికార సంస్థ

Unique identification Authority of India Government of India భారత ప్రభుత్వం

సమాడు సం్కా / Enrollment No. : 1046/10302/08725

08/04/2012

Vallab Nagar Ward-12 Veidanda Srinivasa Rao 3లండి త్ర్మీసికాస్ రాస్ట్ర S/O Veidanda Ramachandar Rao 37-32/1

Andhra Pradesh - 509103 Wanaparthy, Mahbubnagar Wanaparthy



మీ ఆరాగ్ సంఖ్య / Your Aadhaar No. :

3297 8010 5448

అనార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం GOVERNMENT OF INDIA





3297 8010 5448

ఆదార్ - సామామంని హతు









AADHAAR

# ಪರ್ಮಾ ಬಾರಂ

- ార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు
- గుర్తింపుకు ధృవీకరణ ఆస్లైస్ అథెంటికేషన్ ద్వారా పొందవచ్చు

# PORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- 🛍 ಅಧ್ಯ ದೆಳಮಂತರ ಅಮಾದಿಂದಬಹುಕುಂದಿ
- అంగం భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర నీతలు అందచేయడంలో పహాయపడుతుంది.
- M Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



UNIQUE IDENTIFICATION AUTHORITY OF INDIA భారత విశేష్ట్ల గుర్తింపు పాధికార సంస్థ

ిక్కునామా 👀 వెల్లండి రాముచిందర్ చాపు. 37 (2) -మల్లమ్మనగ్. నార్ 12

Wanaparthy, Wanaparthy, Vallab Nagar, Ward-12. 509103 Mahbubnagar, Andhra Pradesh Address: S/O Veldanda Ramachandar Rao, 37-32/1









### ా భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ఎదనాహా 🐅 ఎక్కర్ దుడ్డిష్. 🗓 🕫 క్యత మొహిల్ల పెద్ద బతార కాహారెడ్డి కామారెడ్డి కామారెడ్డి నిజామబాద్ च्या इंटर्विस स्वर्गा

Address S/O Vigar Ruddin 4-3-6, qazı mohalla pedda bazar kamareddy Kamareddy Kamareddy Nizamabad Andhra Pradesh 503111



M heip@uidal.gov.if WWW

20 LPG 30 1947.

### భారత మ్రభుత్వం GOVERNMENT OF INDIA

సైహద్ ఇసౌకుద్దిప్ Syed Esaruddin

කුළුම කරේම sto Year of Birth 1985 Male Male

8499 7149 7281



సామాన్యుని హక్కు



### భారత విశిశ్ధ గుర్తింపు స్థాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరువామా: కాల మరువల్లి హరిచారణం. Address: S/O Marupally Haricharanam, H.No. 12-189, ఇంటి నం.12-189, మెదక్ రోడ్. యెప్ట్ఎప్ కాలనీ. జి. పి. స్థవశాలతో పగర్-Prashanth Nagar, Siddipet, మాడు సిగిపిం, మెదక్, అం(ద స్టవర్ల్, Siddipet, Medak, Andhra Pradesh, సిద్దోపేట, సిడ్డోపేట, మెదక్, అంద్ర స్టర్లాక్. 502103

Medak Road, Ngos Colony, G P 502103



1947 1800 180 1947

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www



### ಭಾರತ ಕ್ರಮತ್ತರ

GOVERNMENT OF INDIA మరుపల్లి అనిల్



Marupally Anil Mother : Marupally Jayamma ్ల తర్లి : మరుపర్లి జయమ్మ

పుట్టిన సంవత్సరం/Year of Birth : 1988

పురుషుడు / Male

2851 8589 2410



ఆధార్ - సామాన్యుని హక్కు

आयंकर विभाग INCOME TAX DEPARTMENT



मारत सरकार GOVT OF INDIA

RAJENDRA BHAUSAHEB TANDALE BHAUSAHEB DAGDU TANDALE

04/05/4989 Recommon Association be ATEPT 0366J



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लीटाएं : आयंकर मैन सेवा इकाई, एन एस डी एल पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कम्पाउंड, एस. बी. मार्ग , लोअर परेल , मुम्बई - 400 013.

If this card is lost /someone's lost card is found blease into my/return/10.5 Income fax PAN Services Unit, NSDL vis Floor, Times Lower, Kamaia Mills Compound.

S. B. Mart, Times, Pay Influence, 400 013.

Televice Pay Influence, 122, 203 0664, a emill financie and service.

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, maters 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, Mumbal - 400 005, India.
(T) +91 22.67490000 (F) +91 22.67490017 website: www.sp-group.co.in
Regd. Office: Shapooiji Paltonji Centre. 41/44, Minoo Desai Marg.
Colaba, Mumbai - 400 005, India.





Registration and Stamps Department

### STATEMENT OF ENCUMBRANCE ON PROPERTY

Date:15-04-2016 13:42:21

App No :117685

Statement No :15310867

Sri/Smt.:Name not mentioned having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: BALIDUPALLY OR SURVEY NO: ,298/A,297/A,296/A,295/A,294/A/1,294/2A,290/A,289/A,302/A,13/A1,

Search has been made in Book 1 and in the indexes relating thereto S.R.O. MAHABUBNAGAR (R.O) for years 33 from 01-01-1983 to 14-04-2016 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

na.	ргорыпу	Pres.Date	Con. Value	Claimants (CL)	Doct Na/ Year  Schedule No]
SI	Description	Reg.Date	Nature 8	Name of Parties  Executant(EX)	Vol/Pg No CD No

### Disclaimer

- 1. This Report is for Information only.
- 2.Boundaries, Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.
- 3. The encumbrances shown in the eEC are those discovered with reference to the description of properties furnished by the applicants at the time of Registration.
- 4.All efforts are made for accuracy of data. However in case of any conflict, original data shall prevail.

  5.In case system responds by "Data Not Found", for confirmation approach SRO concern.
- 6.Result : '0 out of 0 are included in the statement.

Print back

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Certified By

Name: Y.P.RAMESH Designation: TAHSILDAR Mandal:పెద్ద మందడి

### Verified by NANCHERLA RAJENDHAR REDDY

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









# తెలంగాణ ప్రభుత్వము, రెపెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ 4450

1-బి నమూనా (ROR)



ROR021607772580

Date: 15/04/2016

జిల్లా: మహబూబ్ నగర్

మండలము : పెద్ద మందడి

గ్రామము : బతీదుపల్లి

విస్తిర్ణము యూనిట్పు : ఎ.గుం./ఎ.సిం.

వరు: నం.	ಎಟ್ಟ್ ದಾರು ಎರು	(తండ్రి/భర్త పేరు)	ఖాతా నంబరు	సర్వే నంబరు	భూమి వివరణ	మొత్తం విస్తీర్ణము	శిస్తు	పట్టాదారుకు ఏ విధముగా సంక్రమించింది/ సాగుచేసారు	యజమాని/ కౌలుదారు తాకట్టు పెట్టుకున్న వ్యక్తి పరు ఖాతాసెంబరు	రిజిప్టరు కాని రుణాది భారాల వివరములు	మౌలిక విలువ
1	2	3	4	5	6	7	8	9/10	11/12	13	14
1	మెల్ధండా శ్రీనీవాసు రావు	రాంచందర్ రావు	329	298/ლ	మాగాణి	0.1600	8.3600		atenti en Nasantari	EL-WS)	
2	మెల్దండా శ్రీనివాసు రావు	రాంచందర్ రావు	329	297/ම	మాగాణి	0.1200	6.6800	AUVELOR OF INLA	M TOUR	V-Rive	
3	మెల్ <mark>డండా</mark> శ్రీనివాసు రావు	రాంచందర్ రావు	329	296/დ	ಮಾಗಾಣಿ	0.2300	14.4800	పట్టాదారు			
d	మెల్ధండా శ్రీనివాసు రావు	రాంచందర్ రావు	329	∗295/ <b>७</b>	మాగాణి	0.1000	6.1200				
5	మెల్ధండా శ్రీనివాసు రావు	రాంచందర్ రావు	329	294/ <b>ల-</b> 1	మాగాణి	0.1000	1,6000	పట్టాదారు			
6	మెల్ధండా శ్రీనివాసు రావు	రాంచందర్ రావు	329	294/2ლ	మాగాణి	0.1000	2.4800	పట్టాదారు			
7	మెల్ధండా శ్రీనివాసు రావు	రాంచందర్ రావు	329	290/ლ	మాగాణి	0.1200	3.9000				
8	మెల్దండా శ్రీనివాసు రావు	రాంచందర్ రావు	329	289/ <b>ම</b>	మాగాణి	0.2000	6.1300				
9	మెల్ధండా శ్రీనివాసు రావు	రాంచందర్ రావు	329	302/ლ	మెట్ట	0.1150	0.2800	పట్టాదారు			



MEE SEVA