

SCANNED

73/2017

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भारतीय गैर न्यायिक

पचास

रुपये

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भारत



सत्यमेव जयते

INDIA

FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

తెలంగాణ రాష్ట్రం TELANGANA

Sl. No. 193 Date JAN 11 2017

Sold to Rajendra Tandale & Ohausahed Tandale  
for Whom M/s. Transform SunEnergie Pvt  
R/o Mumbai

G. Murali C 474288  
G. MURALI KRISHNA  
(Licensed Stamp Vendor)

L.No 1405 002/1996, R.No.1405 008/201  
H.No 10.6, Kaverammampeta, Jadcherla  
Pin 509 301. Ph.No:9440656356

SALE DEED

This Sale Deed is made and executed on this 11<sup>th</sup> day of January 2017 at MAHABUBNAGAR, by and between:

**BETWEEN:**

Smt. Y. CHANDRA KALA, Son of KESHANNA, aged about years, occupation: House Wife, presently residing at BALEEDUPALLY VILLAGE, ADDAKAL MANDAL, MAHABUBNGAR, 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**.

Y. 200635






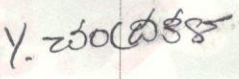


**Presentation Endorsement:**



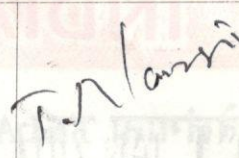


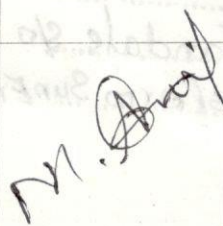
Presented in the Office of the Sub Registrar, Atmakur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 630/- paid between the hours of 5 and 6 on the 11th day of JAN, 2017 by Sri M/S.Transform Sun Energy Pvt.

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S.TRANSFORM SUN ENERGY PVT. LTD. REP.BY RAJENDRA TANDALE S/O. BHAUSAHEB TANDALE SP CENTRE, 41/44, MINOO DESAI MARG., COABA, MUMBAI	
2	EX			Y.CHANDRA KALA W/O. KESHANNA BALEEDUPALLY VIL. ADDAKAL MDL., MAHABUBNAGAR DIST.	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1			T NARSIMULU S/O HANMANTHU R/O HYDERABAD	
2			M ANIL S/O HARICHANDRAN R/O SIDHIPETA	

11th day of January, 2017

Signature of Sub Registrar  
Atmakur  
Exercising the powers of  
Registrars under Section 30

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Atmakur



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## 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. Rajendra Tandale son of. Bhausahab 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 Vendor 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 00-08½ Gts., (comprising of Acres 00-0½ Gts., in survey no. 159/~~a~~, Acres 00-01 Gts., in survey no. 158/~~a~~ And Acres 00-07 Gts., in survey no. 187/~~sa~~) of **BALEEDUPALLY** Village, **ADDAKAL** 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. 285 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 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.

**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. 1,25,375/- (Rupees ONE LAKH TWENTY FIVE THOUSAND THREE HUNDRED AND SEVENTY FIVE only) free from encumbrances.

Y. 

**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	50	0	5040	0	0	0	5090
Transfer Duty	NA	0	1890	0	0	0	1890
Reg. Fee	NA	0	630	0	0	0	630
User Charges	NA	0	105	0	0	0	105
<b>Total</b>	<b>50</b>	<b>0</b>	<b>7665</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7715</b>

Rs. 6930/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 630/- towards Registration Fees on the chargeable value of Rs. 125500/- was paid by the party through E-Challan/BC/Pay Order No ,422BVD110117 dated ,11-JAN-17 of ,SBIN/

**Online Payment Details Received from SBI e-Pay :**

(1). AMOUNT PAID: Rs. 7665/-, DATE: 11-JAN-17, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2916422139010,PAYMENT MODE:DC-1000200,ATRN:2916422139010,REMITTER NAME: RAJENDRA TANDALE,EXECUTANT NAME: Y. CHANDRA KALA,CLAIMANT NAME: TRANSFORMSUNENERGY PVT.LTDREPBRAJENDRA).

Date:

11th day of January,2017

Signature of Registering Officer  
Atmakur

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- 1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 1,25,375/- (Rupees ONE LAKH TWENTY FIVE THOUSAND THREE HUNDRED AND SEVENTY FIVE only) by way of cheque no. 150026 and 150027 dated. 11/02/2017, AXIS Bank, Gachibowli 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. he 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 Vendor and shall be conveyed to the Purchaser as such; the Vendor 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.

y. 200058

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- (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;
- 4.2. I have not given any rights of whatsoever nature including right of way for the electrical transmission line and transmission towers to any other person in respect of the scheduled property.

Y. -25065585

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**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**

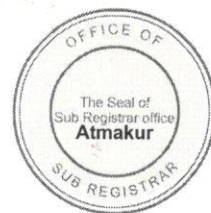
The Purchaser has paid the stamp duty and registration charges Rs. 7,665/- @6% vide challan bearing no. A22BVD110117 drawn on S.B.H. Bank

y. 2506385

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**SCHEDULE**  
**Description of the Schedule Property**






All that piece and parcel of land admeasuring Acres 00-08½ Gts., (comprising of Acres 00-0½ Gts., in survey no. 159/2, Acres 00-01 Gts., in survey no. 158/2 And Acres 00-07 Gts., in survey no. 187/2) of BALEEDUPALLY Village, ADDAKAL Mandal, MAHABUBNAGAR District, TELANGANA STATE and bounded by :

North :: 1 - Golla sagappa  
South :: 1 - Natarashima Reddy  
East :: 1 - Kannanoor Road  
West :: 1 - 'Raju'

**RULE- 3 MARKET VALUE**

Village	Survey no.	Extent Ac.-Cents.	Market value per acre Rs. 5,90,000/-	Stamp duty + Registration charges/-@ 6. % Total Value
BALEEDUPALLY	159/2	00-00.5		
	158/2	00-01	1,25,375/-	7,665/-
	187/2	00-07		
TOTAL		00-08.5	1,25,375/-	7,665/-

**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:

<b>VENDOR</b>   Name: Smt. Y. CHANDRAKALA	<b>PURCHASER</b>    For M/s.Transform Sun Energy Pvt. Ltd.
<b>WITNESSES:</b>	
1.  Name:	2.  Name:

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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.

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



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS  
OF TRANSFORM SUN ENERGY PRIVATE LIMITED HELD ON AUGUST 18, 2018

AUTHORISATION IN FAVOUR OF MR. NARAYAN DAS RATHI, MR. RAJENDRA TANDALE,  
MR. ASHISH INDRAPU 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,  
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
- to present and lodge the said Agreement for registration before the  
Sub Registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers, deeds and other documents for the  
said Agreement duly registered.
- to do all such acts, deeds, matters and things as may be necessary for the said  
purpose.

RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed to  
aforesaid 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 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



*[Signature]*  
Suresh Dhawan  
Director  
DIN: 0175807

Date: September 12, 2018



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Cell

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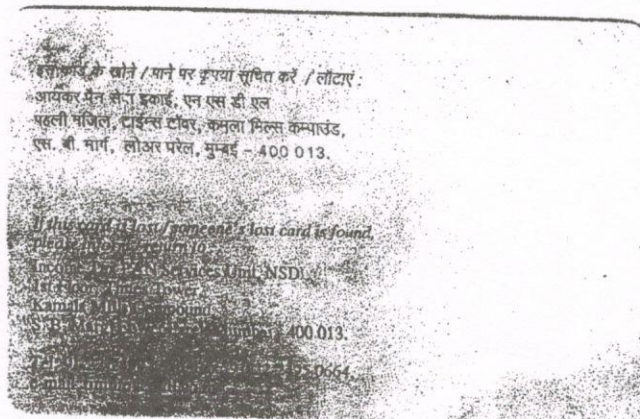
A1ET036

RAJENDRA BHAUSAHEB TANDALE A1ET036GJ

40 BHAUSAHEB DAGDUTANDALE

Age 27

R/o mumbai



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

M ANIL

HARICHARANAM MARUPALLY

15/12/1987

Permanent Account Number

CDPPM7178F

Signature



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లింగము / Sex : పు / M  
 పుట్టిన తేదీ / Date of Birth: XX/XX/1977  
 వయస్సు / Age : 39  
 చిరువామా : 6-1-279/12/206  
 హమలీ బస్టి స్లం ఏరియా, పద్మా రావు నగర్ ,  
 6-1-269/21 టో 6-1-279 ,  
 ముషీరాబాద్, హైదరాబాద్  
 Address: 6-1-279/12/206  
 Hamali Basti Slum Area, Padma Rao Nagar ,  
 6-1-269/21 To 6-1-279 ,  
 Musheerabad, Hyderabad

Date: 10/05/2016

ఓటరు నమోదు అధికారి  
 Electoral Registration Officer

అసెంబ్లీ నియోజకవర్గం సంఖ్య మరియు పేరు:  
 62 సనత్తనగర్

భాగం సంఖ్య మరియు పేరు: 77  
 పద్మా రావు నగర్

Assembly Constituency No & Name: 62 Sanathnagar

Part No & Name : 77 -PADMARAO NAGAR

మార్గదర్శక / Note :

1. ఓటరు ఓట్ల గుర్తింపు కార్డు 60% ఉత్పాదక మాత్రమే ఓటర్ల జాబితాలో పేరు ఉంటుందని  
 హామీ చేసినది. దయ చేసి ప్రతి ఎన్నికకు ముందు ప్రస్తుత ఓటర్ల జాబితాలో పేరు ఉన్నది  
 లేదని నిర్ధారించుకోండి.

2. ఈ కార్డులో పేర్కొన్న వివరాల తేలిక, వయస్సు లేదా ఇతర వివరాల తేలిక బయటపడితే ఓటర్ల జాబితాలో  
 పేరు ఉంటుందని హామీ చేసినది. బయటపడితే, ఎన్ని ఎన్నికలలోనూ పేరు ఉంటుందని హామీ చేసినది.

Date of Birth mentioned in this card shall not be treated  
 as a proof of age / D. O. B. for any purpose other than  
 registration in electoral roll.

భారత ఎన్నికల సంఘము  
 ELECTION COMMISSION OF INDIA  
 ఓటరు ఓట్ల గుర్తింపు కార్డు - ELECTOR PHOTO IDENTITY CARD

CVG4819645

పేరు : నరసింహులు టి

Name : Narasimhulu T

తండ్రి పేరు : హనుమాంతు టి

Father's Name : Hanumanthu T



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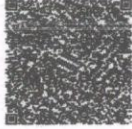




भारत सरकार  
GOVERNMENT OF INDIA



ఎర్రంశెట్టి చంద్రకళ  
Yerramshetty Chandrakala  
పుట్టిన తేదీ/DOB:01/01/1981  
స్త్రీ Female



5665 1525 2604

నా ఆధార్ -నా గుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
W/O ఎర్రంశెట్టి చంద్రయ్య, డా-  
గ్గా వెల్టూర్, వేల్టూర్,  
మహబూబ్ నగర్  
ఆంధ్రప్రదేశ్ 509382

Address:  
W/O Yerramshetty Chandraiah,  
5-15 Veltloor, Veltur,  
Mahbubnagar  
Andhra Pradesh, 509382

5665 1525 2604

MEERA AADHAAR, MERI PEHACHAN

Y. చంద్రకళ



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