

__ Date: 30-11-2016 10852 SI. No.

RAJENDRA TANDALE S/O BHAUSAHEB Sold to:

TANDALE R/O MUMBAI

TRANSFORM SUN ENERGY PVT. LTD. For Whom.

SALE DEED

(Licensed Stamp Vendor) No.1405 001/2012, R.No.1405 017/2015 Shop No. 9-84, Opp. TAHSILDAR OFFICE. RADEPALLY VILLAGE, JADCHERLA MANDAL, MAHABURNAGAR DIST.

in Code: 509 301 Ph No 9703244334

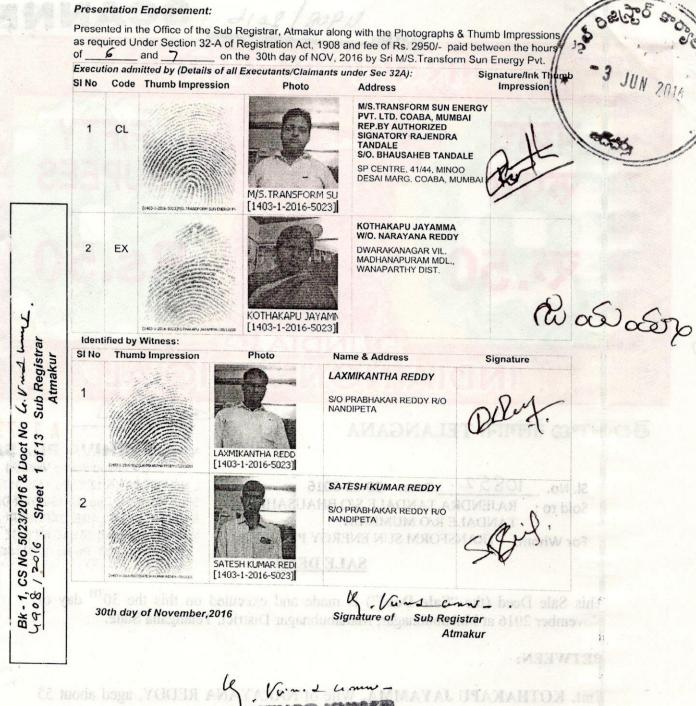
This Sale Deed (the "Sale Deed") is made and executed on this the 30TH day of November 2016 at Mahabubnagar, Mahabubnagar District, Telangana State.

BETWEEN:

Smt. KOTHAKAPU JAYAMMA, Wife of NARAYANA REDDY, aged about 55 years, occupation: House Wife, presently residing at Dwarakanagar Village, MADHANAPURAM Mandal, 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.

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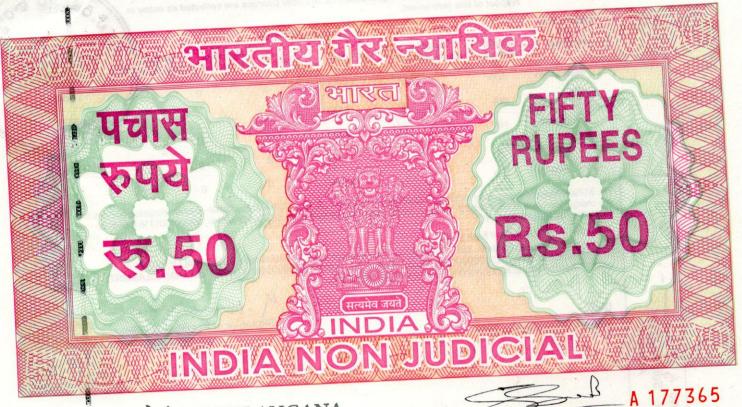


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10853 Date: 30-11-2016 SI. No.

RAJENDRA TANDALE S/O BHAUSAHEB

TANDALE R/O MUMBAI

TRANSFORM SUN ENERGY PVT. LTD. For Whom.

In favour of

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, JADCHERI A MANDAL, MAHABUBNAGAR DIST. Pin Code: 509 301 Ph No 970324137#

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 he SECOND PART.

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

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BK-1, CS No 5023/2016 & Doct No K-1/C-1cm-

Endorsement:	Stamp Duty, Transer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.									
Description of Fee/Duty		33								
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	水	- 3 Total N		
Stamp Duty	100	0	23120	0	0		d	23220		
Transfer Duty	NA	0	8670	0	0		10	8670		
Reg. Fee	NA	0	2950	0	0		0	2950		
User Charges	NA	0	105	0	0		0	105		
Total	100	0	34845	0	0	7	0	34945		

Rs. 31790/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2950/- towards Registration Fees on the chargeable value of Rs. 577500/- was paid by the party through E-Challan/BC/Pay Order No ,390NVI301116 dated ,30-NOV-16 of ,SBH/BADEPALLY

E-Challan Details Received from Bank:

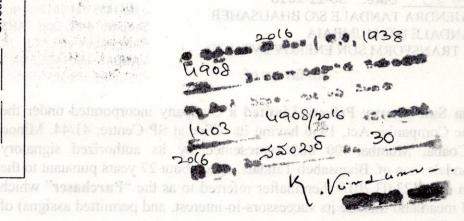
(1). AMOUNT PAID: Rs. 34845/-, DATE: 30-NOV-16, BANK NAME: SBH, BRANCH NAME: BADEPALLY, BANK REFERENCE NO: 003823436, REMITTER NAME: RAJENDRA TANDALE, EXECUTANT NAME: JAYAMMA, CLAIMANT NAME: TRANSFORMSUNENERGYPVT.LTD.REPBYRAJENDRA).

Date:

30th day of November, 2016

Signature of Registering Officer

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WHEREAS:

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The Vendor represents and warrants that, he is the absolute owner and possessor of the land admeasuring Acres 01-37 Guntas (comprising of Acres 01-37 Guntas in survey no. 61/a) of Dwarakanagar Village, Madhanapuram 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. 143600 vide Patta no. 15 have been issued in respect thereof.

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 (B) 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: -

Consideration: 1.

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- The Vendor offered to sell and the Vendee agreed to purchase the schedule property for the total consideration of Rs. 5,77,500/- (Rupees FIVE LAKHS 1.1. SEVENTY SEVEN THOUSAND FIVE HUNDRED only) free from encumbrances.
- The Vendee has already paid the Vendor, the total sale consideration of Rs. 5,77,500/- (Rupees FIVE LAKHS SEVENTY SEVEN THOUSAND FIVE 1.2. HUNDRED Only) by way of cheque no 035597,035598 dated. 30-11-2016, AXIS Bank, GACHIBOWLI Branch.
- 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 1.3. 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.

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Conveyance of the Schedule Property; 2.

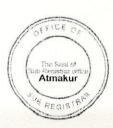
Pursuant to the Consideration paid by the Purchaser to the Vendor, the have today under this Sale Deed, conveyed to the Purchaser by way of absolute sale, the Schedule Property together with all right, title, interest, the easements and 2.1 appurtenances, estate, claims and demands whatsoever in relation to the Schedule Property.

Representations and Warranties of the Vendor: 3.

- 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;
- 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 (b) respect of the Schedule Property;
- 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.
- (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;
- 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;

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BK-1, CS No 5023/2016 & Doct No 4. LC. - Land Cabel 2-016. Sheet 4 of 13 Sub Registrar Atmakur



- (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.

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7. <u>Assurances</u>

- 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. 34,845/-@6% vide challan bearing no. 370 NV 13 drawn on S.B.H. Bank

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BK-1, CS No 5023/2016 & Doct No 4-16 Lower CACS / 2016. Sheet 6 of 13 Sub Registrar Atmakur





SCHEDULE Description of the Schedule Property

All that piece and parcel of land admeasuring Acres 01-37 Guntas (comprising of Acres 01-37 Guntas in survey no. 61/a) of Dwarakanagar Village, Madhanapuram Mandal, Mahabubnagar District, Telangana State and bounded by:

:: Land of Ramuly

RULE-3 MARKET VALUE

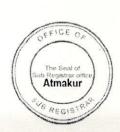
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	Village	Survey no.	Extent AcGts.	Market value per acre Rs. 3,00,000/-	Stamp duty + Registration charges/-@ 6. % Total Value
	Dwarakanagar	61/8	01-37	5,77,500/-	34,845/-

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	PURCHASER					
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Name: Smt. KOTHAKAPU JAYAMMA	For M/s.Transform Sun Energy Pvt. Ltd.					
WITNESSES:						
1. Orlust. Name:	2Name:					

BK-1, CS No 5023/2016 & Doct No Q. Vent Commun. AAO8 / 2016. Sheet 7 of 13 Sub Registrar Atmakur







May 1

हर्गा हो के बोने / माने पर इपयो स्थित करें / तीटाएं : आर्येकर देन क्षेत्रा इकाई. एन एस डी एल महती नजिल, टाईन्स टॉक्स, कुमला मिल्स कम्पालंड. एस. डी. मार्ग, लोजर परेल, मुम्बई - 400 013.

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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 <u>severally</u> 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, 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

Suresh Dhawan Director

DIN: 01175807

Date: September 12, 2016

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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 :30/11/2016

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/Rulesframed by the Government of Telangana in this context.

జిల్లా:మహబూబ్ మండలము:కోత్తకోట

గ్రామము పేరు :ద్వారక నగర్

విస్తీర్ణం యూనిట్లు : Acres/guntas

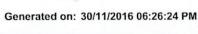
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భారత ప్రభుత్వం Unique Identification Authority of India

Government of India

నమోదు సంఖ్య / Enrollment No. : 2022/60124/00322

To KOTHAKAPU JAYAMMA కొత్తకాపు జయమ్మ C-7

06/06/2013

C-7 KONNOORU KOTHAKOTA (M) Dwarakanagar Konnur,Mahabub Nagar Andhra Pradesh - 509110



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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6282 2197 4157

ఆధార్ – సామాన్యుని హక్కు

బారత ప్రభుత్వం Government of India కొత్తకాపు జయమ్మ KOTHAKAPU JAYAMMA

KOTHAKAPU JAYAMMA రండ్ర : పెద్ద రాంపెడ్డి Father : PEDDA RAMREDDY

> තමුය තංස්ජාරං/Year of Birth: 1970 දූ) Fem:වාල

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ELECTION CONTRIBUTION OF ISSUE RYY0647206 Father's Name :Prabhaker Reddy

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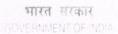
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ఎస్ సతీష్ కుమార్ రెడ్డి S Satish Kumar Reddy పుట్టిన తేదీ/ DOB: 25/10/1994 పురుషుడు / MALE



3643 5065 6359



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF MA

చిరునామా:

S/O: ఎస్ ప్రభాకర్ రెడ్డి, 2-29, సందిపేట, గ్రామము నందిపేట, మండలం అడ్డకల్, జీనుగురాల, మహబూబీనగర్, లెలంగాణ - 50 9204

Address:

S/O: S Prabhakar Reddy, 2-29. NANDIPETA, GRAMAMU NANDIPETA, MANDAI addakal. Jeanugurala, Mahabubnagan. Telangana - 509204

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