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తెలంగాణ तेलंगाना TELANGANA

SI NO. 1017 Date 22 FEB 2017

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Tor Joans for Sun Emangy PVI LTD

G. MURAL B 850373

(Licensed Stamp Vendor)

LNo 1405 002/1997 100 1405 008/201

Pin 509 301. Ph. No. 8440656356

## SALE DEED

This Sale Deed the "Sale Deed" is made and executed on this the 12. day of February 2017 at Mahabubnagar, Mahabubnagar District, Telangana State.

#### - BETWEEN:

Sri. KOTHA MANYAPU REDDY, Son of KOTHA SANJEEV REDDY, aged about 50 years, occupation: Agriculture, presently residing at H. No. 42-21/1/B, SAI NAGAR COLONY, WORD – 20, WANAPARTHY, 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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ра 20	17 b	tween t y Sri Ko	the hours of! otha Manyapu Red	and <u>2</u> dy	Mahabubnagar (R.O) alor A of Registration Act, 190 on the 14th day of N	MAR, 2017 14	Rs. 39970/// th day of MAR,
SI	No	Code	Thumb Impression	n Photo	Address	Sig	Impression
	1	CL		M/S. TRANSFORM: [1413-1-2017-273]		Y, JAYDEEP ANKAR PAWAR	41
	2	EX		KOTHA VARUN REI [1413-1-2017-2738		RTY) YAPU REDDY INAGAR	Von
	3	EX	PADOS SERVICE COMM NECT CAMA	KOTHA CHARAN REI (1419-1-2017-2735)		RTY) YAPU REDDY NAGAR	@anda
4	1	EX	12 - CET (1380) 14 - 14 - 15 - 15 - 15 - 15 - 15 - 15 -	KOTHA HEMALATHA [1413-1-2017-2738]		KTY) YAPU REDDY NAGAR	x 4 litha
5		EX		KOTHA MANYAPUREI [1413-1-2017-2735]	KOTHA MANYAPU \$/O. KOTHA SANJI HNO.42-21/1/8,SAII COLONY,WORD-20 WANAPARTHY	VAGAR	10mm
Ide S! N		ed by W	/itness:	Photo	Name & Address		
1			Ann		MOHAMMED JAHANGE	EER	grature Jaw





#### Consenting Party :-

 Smt. KOTHA HEMALATHA Wife of KOTHA MANYAPU REDDY, aged about 39 years, Occupation: House Wife,

2) Sri. KOTHA CHARAN REDDY Son of KOTHA MANYAPU REDDY,

aged about 23 years, occupation: student,

 Sri. KOTHA VARUN REDDY Son of KOTHA MANYAPU REDDY, aged about 21 years, occupation: student,

All R/o H. No. 42-21/1/B, SAI NAGAR COLONY, WORD - 20, WANAPARTHY, Telangana State.

hereinafter referred to as "Consenting Party"

#### 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.

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 11-03 Cents (comprising of Acres 04-86 cents in survey no. 67/A/A, Acres 06-17 cents in survey no. 70/A/A) of MUTHYALAMPALLY 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. 401729 vide Patta no. 396 have been issued in respect thereof.

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MOHAMMED AFZA!.

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Mrs Abal

14th day of March, 2017

Signature of

Joint Subregistrar1 Mahabubnagar (R.O)

Enviorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description	In the Form of									
of Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of iS act	DD/RC/ Pay Crder	Total			
Stamp Duty	50	0	319760	0	ə	0	319810			
Transfer Duty			119910	1)	0	0 !	119916			
Reg. Fee	NA	0	39970	0	0	0	39970			
User Charges	NA	0	300	O	С	0	300			
Total	50	0	479940	Ü	0	0	479990			

Rs. 439670/- towards Stamp Duty Including T,D under Section 41 of LS. Act, 1899 and Rs. 39976/- towards Registration Fees on the chargeable value of Rs. 7993500/- was paid by the party through E-Challan/BC/Pay Order No .156XGY140317,5627CT270916 dated .14-MAR-17,30-SEP-16 of .SBH/BADEPALLY.SBH/ASHOKNAGARKAMAREDDY

#### E-Challan Details Received from Bank:

(1). AMOUNT PAID: Rs. 281360/-, DATE: 14-MAR-17, BANK NAME: SBH, BRANCH NAME, BADEPALLY, BANK REFERENCE NO: 003086797, REMITTER NAME: JAYDEEP SURESH PAWAR, EXECUTANT NAME: K. MANYAPUREDDY, CLAIMANT NAME. TRANSFORMSUNENERGYPVT.LTD.REPBYJAYDEEP). (2). AMOUNT PAID: Rs. 193680/-, DATE: 30-SEP-16, BANK NAME: SBH, BRANCH NAME: ASHOKNAGARKAMAREDDY. BANK REFERENCE NO. 002339011, REMITTER NAME: JAYDEEP SURESH PAWAR, EXECUTANT NAME: K. MAYAPUREDDY, CLAIMANT NAME: JAYDEEP SURESH PAWAR).

Date:

Joint Subregistrar Mahabubnagar (

2 of 13

Sheet

2735/2617 & Doct No

14th may of March, 2017

Signature of Registering Officer Mahabubnagar (R.O)





(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. 79,93,125/- (Rupees SEVENTY NINE LAKHS NINTY THREE THOUSAND ONE HUNDRED AND TWENTY FIVE only) free from encumbrances.
- 1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 79,93,125/- (Rupees SEVENTY NINE LAKHS NINTY THREE THOUSAND ONE HUNDRED AND TWENTY FIVE only) by way of cheque no.000043, dated. 14 3 20 7, HOFC Bank, SIDDIPET 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.

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### 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.
- (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;

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- (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.

#### 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. <u>Indemnity</u>

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. 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

## Stamp Duty and Registration Charges

The Purchaser has paid the stamp duty and registration charges Rs. 4,79,640/-@6% vide challan bearing no.1664661140317,4562747236916 drawn on S.B.H. Bank

# SCHEDULE Description of the Schedule Property

All that piece and parcel of land admeasuring Acres 11-03 Cents (comprising of Acres 04-86 cents in survey no. 67/A/A, Acres 06-17 cents in survey no. 70/A/A) of MUTHYALAMPALLY Village, ADDAKAL Mandal, Mahabubnagar District, Telangana State. is bounded by:

North :: ROAD

South :: LAND IN SY. NO. 72

East :: TRANSFORM SUN ENERGY PVT.LTD

West :: LAND OF K. VENKAT REDDY

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

		CONSIDERATION -						
Village	Survey no.	Extent AcCents.	Market value per acre Rs. 7,25,000/-	Stamp duty + Registration charges/-@ 6. % Total Value				
MUTHYALAMPALLY	67/A/A 70/A/A	04-86 06-17	79,93,125/-	4,79,640/-				
TOTAL		11-03	79,93,125/-	4,79,640/-				

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	Consenting Party :-
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port	K.H. Lather
Name: Sri. KOTHA MANYAPU REDDY	Name: 1) Smt. KOTHA HEMALATHA
Consenting Party :-	Traine. I) Since to Time Time.
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Variable.	R. Che duddy
Name: 3) Sri. KOTHA VARUN REDDY	Name: 2) Sri. KOTHA CHARAN
	REDDY
PURCHASER	
Name: JAYDEEP SURESH PAWAR	Hyderabad Hyderabad
For M/s.Transform Sun Energy Pvt. Ltd.	Hyderabad Min
WITNESSES:	
Md Ja-V 1 Name:	2. Mathe

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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 :14/03/2017

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:దేవర కద్ర

గ్రామము ఏరు :ముత్యాలంపల్లి

విస్తేర్ణం యూనిట్లు : Acres/cents

నగర్

వరుస సంఖ్య (1)	పట్టాదారు పేరు (2)	తండ్రి/భర్త పేరు(3)	ఖాతా సెంబరు(4)	సర్వే నెం. (5)	భూమి వివరణ(6)	విస్తేర్ణం (7)	శిస్తు(రూ. (8)	పట్టదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు(9/10)	తాకట్టు ఎట్టుకున్న	రిజిస్టర్ కానీ ఋణాది భారాల వివరములు(13)	మాలిక విలువ(14)	రిమార్కు <b>లు</b>
1	కె. మస్నేపు రెడ్డి	సంజన్న	396	91/ ඉ/ෂ	మెట్ట	0.1000	0.50	అనువంశికము				
2				67/ භ/භ	మెట్ట	4,8600	4.00	అనువంశికము				2
3				70/ ප/ප	మెట్ట	6.1700	6.74	అనువంశికము				
					మొత్తం విస్తీర్ణం	11.1300	11.24					5







కొత్త మవ్యవురెడ్డి Kotha Manyapu Reddy

పుస్తన సంవచ్చరం/Year of Birth 1967 ಪುರುಮುದು / Male

6458 8794 0731





#### బ్లారత ప్రభుత్వం GOVERNMENT OF INDIA

కౌరహేమలర Kotha Hemalatha



ಪುಟ್ಟಿನ ನಂಡಲ್ಲಿ ನಂ/Year of Birth 1978

/ Female





ఆధార్ - సామాన్యుని హక్కు



## ారత విశిష గుర్తింపు ప్రాధికార పంస్థ UNIQUE IDENTIFICATION AUTHORITY-OF-INDIA

చిరునామా: 5/0 కొత్త సంజీప్ రెడ్డి, 42 21/1/బ్, పాయి సగర్ కాలవీ, పర్ట్-20. పనపర్రి, మహబూబ్ వగర్, ఆం(ధా ప్రదేశ్, 509103

Address: S/O Kotha Sanjeev Reddy, 42-21/1/B, Sai Nagar Colony, Word-20, Wanaparthy Mahbubnagar, Andhra Pradesh, 509103







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## ారత విశిష గుర్తింపు పాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY-OF-INDIA

పవపర్రి, మహబూజ్ నగర్, అం(ధా స్ట్రేష్క్ 509103

విరునామా: w.o. కొత్త మన్యపు రెడ్డి, 42 Address: W/O Kotha Manyapu 21/12డ్, సాయి నగ్గర్ కాంసీ, పర్ట్ 20. Colony. Word-20. Wanaparthy. Reddy, 42-21/1/B, Sai Nagar Colony, Word-20, Wanaparthy, Mahbubnagar, Andhra Pradesh, 509103



1947 1800 180 1947







K.H.Lathn



#### భారత (ప్రభుత్వం GOVERNMENT OF INDIA

కాత చరణ్ రెడ్డి Kotha Charan Reddy



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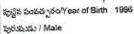
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## బారత ప్రభుత్వర

## GOVERNMENT OF INDIA







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#### గురింపు పాధికార సంస UNIQUE IDENTIFICATION AUTHOBITY-OF-INDIA

చిరునామా: s/o కొత్త మవ్యపు రెడ్డి. 42 Address: S/O Kotha Manyapu 21/1/బ్, సాయి నగర్ కాంసీ, వర్డ్ 20, Reddy, 42-21/1/B, Sai Nagar Colony, Wood 20, వనవర్తి, మహబూబ్ నగర్, అండ్రా [పదేశ్, 509103

Reddy, 42-21/1/B, Sai Nagar Colony, Word-20, Wanaparthy, Mahbubnagar, Andhra Pradesh, 509103

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 $\bowtie$ holp@uldai.gov.in WW.W



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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, 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

DIN: 01175807

Date: September 12, 2016

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INCOME TAX DEPARTMENT
MAHAMMAD JAHANGEER

SARVAR MAHAMMAD

10/08/1982 Permanunt Account Masseur CNSPM3481N

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आयकर विमाग

INCOME TAX DEPARTMENT

AFZAL MOHAMMED

IMADUDDIN MOHAMMED

01/01/1969

Permanent Account Number

DFZPM2204F

Md -Ab-1

Signature

भारत सरकार GOVT OF INDIA

कारक सरकार

GOVT OF INDIA

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