



తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 5117 Date: 29-11-2016.

SOLD TO R. ATENRAJANDALE S/o BHAV SAHEB TANIDALE

FOR WHOM Transfor Sun Energy PVT Ltd

F 530783  
V. ARUN KUMAR  
Licensed Stamp Vendor  
L.No. 17-09-031/2012, R.L. No. 17-09-023/2015  
H.No. 12-3-5, Kanchil Chowrasta,  
Medak Road, Siddipet, Dist: Medak.  
Cell: 9885540158

### SALE DEED

This Sale Deed is made and executed on this 30<sup>th</sup> day of November 2016 at Atmakur, by and between:

**PATLOLA RAJESH REDDY**, son of Patlola jagannath Reddy, aged about 36 years, Occupation: Business and residing at H.NO:8-3-228.304,D-1, Srinivasa village Apartment yousuf guda Hyderabad, Telangana State.

(hereinafter referred to as the "Vendor" which expression shall mean and include all his heirs, legal representatives, successors, executors, administrators, nominees and permitted assigns) of the **FIRST PART**;



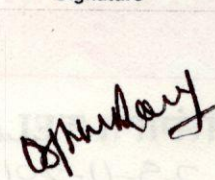


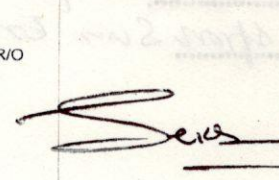
**Presentation Endorsement:**

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. 24050/- paid between the hours of 6 and 5:44 on the 30th day of NOV, 2016 by Sri M/S.Transform Sun Energy Pvt.

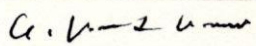
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

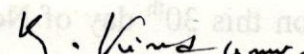
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S.TRANSFORM SUN ENERGY PVT. LTD. COABA, MUMBAI REP.BY AUTHORIZED SIGNATORY RAJENDRA TANDALE S/O. BHAUSAHEB TANDALE SP CENTRE, 41/44, MINOO DESAI MARG., COABA, MUMBAI	
2	EX			PATLOLA RAJESH REDDY S/O. PATLOLA JAGANNATH REDDY H.NO.8-3-228.304, D-1, YOUSUFGUDA, HYDERABAD	

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			PRAVEEN KUMAR REDDY S/O GOPAL REDDY R/O MUTYALAMPALLY	
2			CHANDRASHEKAR REDDY S/O NARSIMHA REDDY R/O MUTYALAMPALLY	

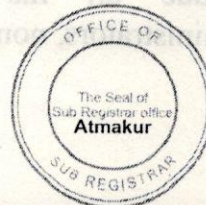
30th day of November, 2016

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

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



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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. 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 Vendor and Purchaser are individually referred to as Party and collectively referred to as Parties as the context may require.

**WHEREAS:**

- (A) The Vendor represents and warrants that, he is the absolute owner and possessor of all that land admeasuring Acres 10-00 Cents (comprising of Acres 06-00 Cents in survey no.225/^B and Acres 4-00 Cents in survey no.238/^C) of Perur Village, Devarkadra Mandal, Mahabubnagar District, more particularly described in the Schedule-I hereto, and hereinafter referred to as the "**Schedule Property**" delineated in red in the sketch plan appended hereto as Schedule-IA and having acquired the same under link Sale Deed bearing no.1759 of 2016 dated 28.04.2016. The Vendor got his name mutated in the revenue records and the Pattadar Pass Book and Title Deed bearing no. ~~14-04-27-28~~ vide Patta no. 0876, have been issued by the MRO in respect thereof. 365795
- (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. 48,00,00/- (Rupees Forty eight Lakhs only) free from encumbrances.

**Endorsement:** Stamp Duty, Transfer 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	100	0	192000	0	0	0	192100
Transfer Duty	NA	0	72000	0	0	0	72000
Reg. Fee	NA	0	24050	0	0	0	24050
User Charges	NA	0	105	0	0	0	105
<b>Total</b>	<b>100</b>	<b>0</b>	<b>288155</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>288255</b>

Rs. 264000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 24050/- towards Registration Fees on the chargeable value of Rs. 4800000/- was paid by the party through E-Challan/BC/Pay Order No .275FHC301116 dated .30-NOV-16 of ,SBH/BADEPALLY

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

(1). AMOUNT PAID: Rs. 288155/-, DATE: 30-NOV-16, BANK NAME: SBH, BRANCH NAME: BADEPALLY, BANK REFERENCE NO: 003815425, REMITTER NAME: RAJENDRA TANDALE, EXECUTANT NAME: P. RAJESH REDDY, CLAIMANT NAME: TRANSFORMSUNENERGY PVT.LTD.REP BY RAJENDRA).

Date:

30th day of November, 2016

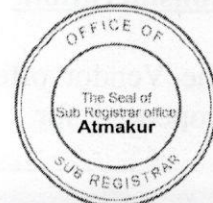
Signature of Registering Officer  
Atmakur

Bk-1, CS No 5021/2016 & Doct No 4  
4906/2016 Sub Registrar  
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1.2. The Vendee has already paid the total consideration to the Vendor as follows:

<b>PATLOLA RAJESH REDDY</b>	Rs. <u>48,00,000/-</u> (Rupees <u>Forty only</u> ) <u>Eight lacs only</u>	D.D.no <u>011196</u> , dated <u>30-11-2016</u> Bank <u>Axis</u> , Branch <u>Chadaband</u>
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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.

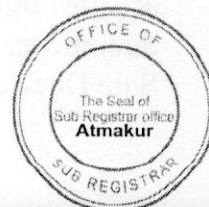
3. **Representations and Warranties of the Vendor:**

- (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 are otherwise well and sufficiently entitled to the Schedule Property;
- (b) The Vendor is in possession and occupation of land and has 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 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.

Bk-1, CS No 5021/2016 & Doct No 4906 2016 -  
Sub Registrar  
Atmakur



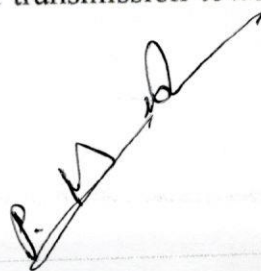
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- (d) There are no easements, quasi-easements, restrictive covenants rights or water courses or other rights or servitudes affecting the Schedule Property. The Schedule Property does not form part of reserved land for Schedule Caste/Schedule Tribe/Assigned 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:**

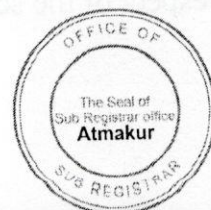
- 4.1. The Vendor has today delivered the vacant physical possession of the Schedule Property to the Purchaser, to have and hold the same forever, free from encumbrances, enjoy the Schedule Property and receive the income and profits there from, as the sole and absolute owner, without any interference 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.

A handwritten signature in black ink, appearing to be 'P. V. S.', is written over a horizontal line. The signature is slanted upwards to the right.

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Sub Registrar  
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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 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 assures and declares 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 assures 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 undertake 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.

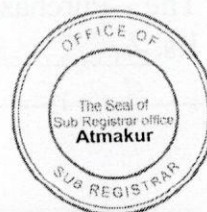
**Stamp Duty and Registration Charges**

The Purchaser has paid the stamp duty and registration charges Rs. 2,88,155 @6% vide challan bearing no 275PHC drawn on SBI Bank 30/11/16

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**SCHEDULE PROPERTY**  
**Description of the Land belongs to Vendor**

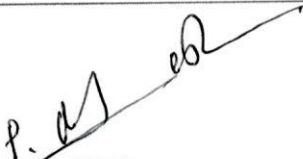
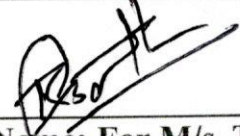
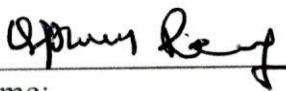
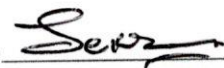
All that land admeasuring Acres 10-00 Cents (comprising of Acres 06-00 Cents in survey no.225/^B and Acres 4-00 Cents in survey no.238/^C) of Perur Village, Devarkadra Mandal, Mahabubnagar District and bounded:

North :: Land of sree vastala  
South :: Land of Golla Kistaiah  
East :: Kistampally village boundary  
West :: Transforms Sun Energy Pvt Ltd.

**RULE- 3 MARKET VALUE**

<u>Village</u>	<u>Survey nos.</u>	<u>Extent Ac.--Cts.</u>	<u>Market value per acre Rs.</u>	<u>Stamp duty + Registration charges/-@ 6. % Total Value</u>
Perur	225/^B	06-00	4,80,000/-	2,88,155/-
	238/^C	04-00		
<b>Total Extent</b>		<b>10-00</b>		

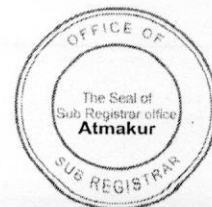
**IN WITNESS WHEREOF** the Parties hereto have signed this Sale Deed on the day, month and year first above written in the presence of the following witnesses:

<b>VENDOR</b>   <b>Name: PATLOLA RAJESH REDDY</b>	<b>PURCHASER</b>   <b>Name: For M/s. Transform Sun Energy Private Limited</b>
<b>Witnesses:</b>	
1.  Name:	2.  Name:

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Atmakur



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भारत सरकार  
GOVERNMENT OF INDIA



పట్టిల్ల రాజేష్ రెడ్డి

Patolla Rajesh Reddy

పుట్టిన తేదీ/ DOB: 10/10/1980

పురుషుడు / MALE



8305 3221 6319



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

Address:

S/O పట్టిల్ల జగన్నాథ రెడ్డి ౮-౩-

S/O Patolla Jagannadha Reddy, 8-3-  
228 Flat no 304, Sunder bagh, Yousuf  
guda, Hyderabad, Hyderabad,  
Andhra Pradesh - 500045

౨౨౮ ఫ్లాట్ నెం ౩౦౪, సుందర్ బాగు,

యూసుఫ్ గూడ, హైదరాబాద్,

హైదరాబాద్,

ఆంధ్ర ప్రదేశ్ - 500045

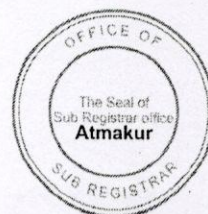
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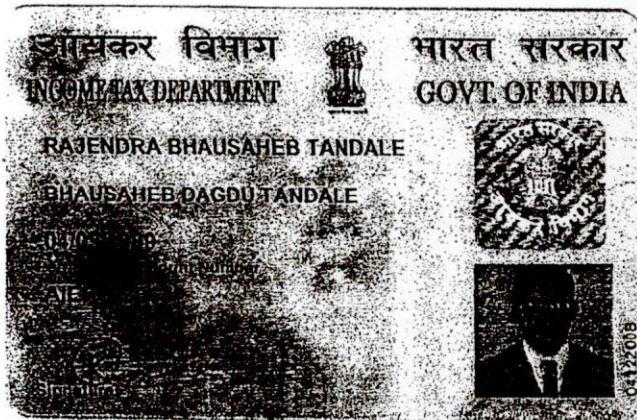
*P. Rajesh Reddy*

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*Handwritten signature/initials*

इस कार्ड को खोने / माने पर दुरुपयोग सुधित करें / लौटाएं :  
आयकर सेवा सेवा इकाई, एन एस डी एल  
महली मजिल, टाईम्स टॉवर, कमला हिल्स कॉम्पाउंड,  
एन. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

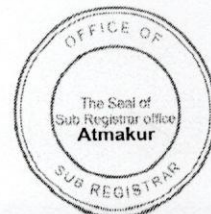
If this card is lost / found, please inform to:  
Income Tax Services Unit (NSDL)  
1st Floor, Times Tower  
Kamala Hills Compound  
N.B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 022-250664

Bk-1, CS No 5021/2016 & Doct No Cund hui  
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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:

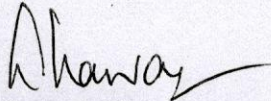
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers,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

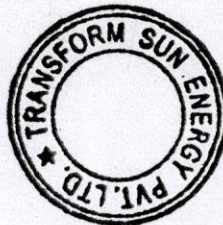
**RESOLVED FURTHER THAT** the Common Seal of the Company, if required, be affixed to the aforesaid documents, in accordance with the provisions of the Articles of Associations of the Company, in the presence of any of the aforesaid signatories.

**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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భారత ఎన్నికల సంఘము  
గుర్తింపుకార్డు  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
CYV3524220



ఓటరు పేరు : కోత ప్రవీణ్ కుమార్ రెడ్డి  
Elector's Name : Kotha Praven Kumar Reddy  
తండ్రి పేరు : గోపాల్ రెడ్డి  
Father's Name : Gopal Reddy  
లింగము : పు M  
పుట్టిన తేదీ : XX/XX/1984

Praven Reddy

అధికారి : 1-100/A  
CYV3524220  
ముత్యాలంపల్లి, ముత్యాలంపల్లి  
దేవర్కద్రా శాసనసభ నియోజక వర్గం

అధికారి : 1-100/A  
Mutyalam Palle, Mutyalampalli  
Devarkadra, Mahabubnagar

**S. Yampy Reddy**  
28/10/2013

ప్రతిరూప పంతులు  
ఓటరు రిజిస్ట్రేషన్ అధికారి  
76 - దేవర్కద్రా శాసనసభ నియోజక వర్గం

Facsimile Signature of  
Electoral Registration Officer  
76 - Devarkadra Assembly Constituency

పర్యావరణ మార్పు తప్పక నివారించు మరియు పర్యావరణ  
మీ పేరు కార్యకర్త లేదా మరే వ్యక్తికి ఇచ్చే వసతులకు ఇచ్చే  
సౌకర్యాలకు సంబంధించి ఫోటో మరియు పేరు తెలియజేయండి.  
In case of change in address, mention this Card No. in the  
relevant form for including your name in the Roll at the  
changed address and to obtain the card with same number.  
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భారత ప్రభుత్వం  
Unique Identification Authority of India

సమోచిత సంఖ్య / Enrollment No. : 2022/50921/19328

To Chintakunta Shekar Reddy  
చింతకూంట శేఖర్ రెడ్డి  
H NO 6/45  
DEVARKADRA MANDAL  
Mutyalam Palle  
Varni, Mahabub Nagar  
Andhra Pradesh - 509219  
9866764117  
04/01/2013



KL093980550DF  
9398055



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**4429 6086 7722**

ఆధార్ - సామాన్య ని హక్కు

చింతకూంట శేఖర్ రెడ్డి  
Chintakunta Shekar Reddy  
చింతకూంట శాసనసభ నియోజక వర్గం  
Father : CHINTAKUNTA NARASIMHA REDDY

పుట్టిన సంవత్సరం / Year of Birth: 1981  
పురుషుడు / Male

Seena

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4906 / 2016. Sheet 10 of 10 Sub Registrar  
Atmakur

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