

తెలంగాణ तेलंगाना TELANGANA

SI No. 1299 Date 7 MAE 2017

Sold to Radendon Tamdale Stophausaheb Tandale

tor William of order Sun Fanergy PVI LID Roman bal

G. MURALI KRISHNA

(Licensed Stamp Vendor)
L.No 1405 902/1995, R.No.1405 008/201
A.No 10.6, Kaverammapeta, Jadcherla
Pin 509 301. Ph. No:9440656356

### SALE DEED

This Sale Deed is made and executed on this 07<sup>TH</sup> day of MARCH 2017 at MAHABUBNAGAR, by and between:

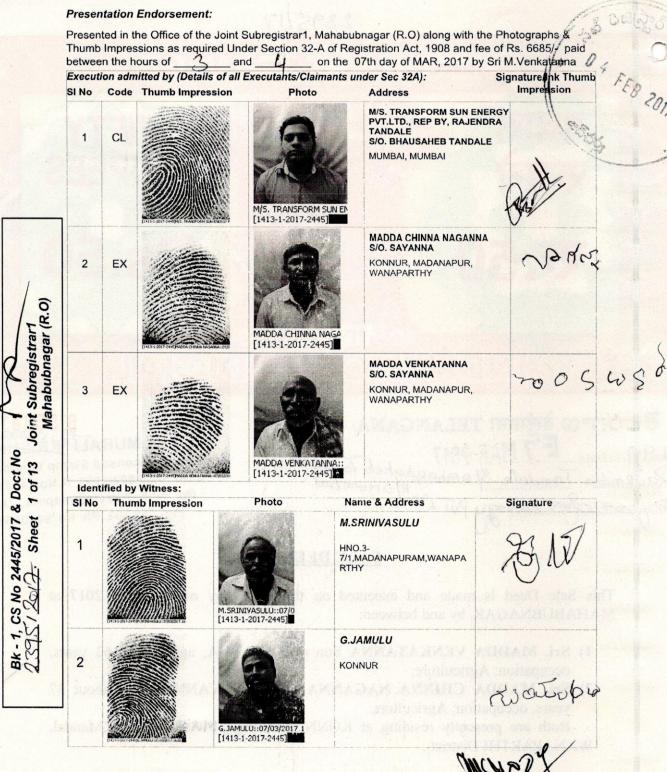
- Sri. MADDA VENKATANNA Son of SAYANNA, aged about 62 years, occupation: Agriculture,
- Sri. MADDA CHINNA NAGANNA Son of SAYANNA, aged about 37 years, occupation: Agriculture,

Both are presently residing at KONNUR Village, MADANA PURMandal, WANAPARTHI District.,

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

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07th day of March, 2017

Signature of

f Joint Standard (R.O)

Mahabubnagar (R.O)

Exercising the powers of Registrars under Section 30





### 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

(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 as the context may require.

### WHEREAS:

(A) The Vendors represents and warrants that he is the absolute owner and possessor of all that land admeasuring

NAME OF THE PATTADAR	DRY / WET	TITLE DEED NO. / PATTA NO.	SY. NO.	SALE EXTENT (AC. – Gts.)
Sri. MADDA VENKATANNA	DRY	/ 575	73/92	01-01
Sri. MADDA CHINNA NAGANNA	DRY	/ 534	73/91	01-00
	TOTAL			02-01

Situated at DWARAKANAGAR Village, MADHANAPURAM Mandal, WANAPARTHI District Telangana State. The property more particularly described in the Schedule-I hereto, and herein after referred to as the "Schedule Property" delineated in red in the sketch plan appended hereto as Schedule-IA and the Vendors got mutated in the revenue records Pattadar Pass Book and Title Deed have been issued by TAHSILDAR MADHANAPURAM., stands on the name of the vendor herein, which is clearly shown in below described schedule of property in respect thereof.

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Description		In the Form of										
Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total					
Stamp Duty	50	0	53480	0	0	0	53530					
Transfer Duty	NA	0	20055	0	0	0	20055					
Reg. Fee	NA	0	6685	0	0	0	6685					
User Charges	NA	0	100	0	0	0	100					
Total	50	0	80320	0	0	0	80370					

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in

Rs. 73535/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 6685/- towards Registration Fees on the chargeable value of Rs. 1336500/- was paid by the party through E-Challan/BC/Pay Order No ,775C3G070317 dated ,07-MAR-17 of ,SBH/BADEPALLY

### E-Challan Details Received from Bank:

(1). AMOUNT PAID: Rs. 80320/-, DATE: 07-MAR-17, BANK NAME: SBH, BRANCH NAME: BADEPALLY, BANK REFERENCE NO: 002596715, REMITTER NAME: RAJENDRA TANDALE, EXECUTANT NAME: MADDA VENKATANNA AND OTHERS, CLAIMANT NAME: TRANSFORMSUNENERGYPVT.LTD.REPBYRAJENDRA).

Date:

07th day of March,2017

Signature Registering Officer Mahabubnagar (R.O)

3 வுழுத்வை 2017 ல் பின்ன <sup>13</sup> இரை தி. 1 2395 இரை விரும் விரும

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- (B) The Vendors being a Kartha of his family is desirous of selling the Property detailed herein above to the Purchaser in order to meet his family legal necessities and welfare thereof, more fully described in the schedule annexed under and hereinafter referred to as "the Schedule Property".
- (C) The Vendors, hereby represents to the Purchaser that no person other than the Vendors 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 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 Vendors offered to sell and the Vendee agreed to purchase the schedule property for the total consideration of Rs. 13,36,500/- (Rupees THIRTEEN LAKHS THIRTY SIX THOUSAND FIVE HUNDRED Only) free from encumbrances.

1.2. The Vendee has already paid the total consideration to the Vendors as follows;

Sri. MADDA	Rs. 6,68,250/- (Rupees Six only)	CHEQUE NO. 600 1.33
VENKATANNA	Sixty Eight thery	dated 7-03-2012 Bank HDFC, Branch Tangan.
Sri. MADDA	Rs. 6,6 8,250/- (Rupees Stxlathy)	CHEQUE NO. Obd34
CHINNA NAGANNA	Sixtuy Sight (Trong Two bifty Rapein	dated 2-03-2017, Bank HDFC, Branch Jangan.

1.3. The Vendors 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 Vendors 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.

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### 2. Conveyance of the Schedule Property;

2.1 Pursuant to the Consideration paid by the Purchaser to the Vendors, the Vendors 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 Vendors:

- (a) The Vendors is the absolute owner of the Schedule Property with uninhibited rights of alienation over the same. He is absolutely seized and possessed of and is otherwise well and sufficiently entitled to the Schedule Property;
- (b) The Vendors 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 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.
- (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 Vendors 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 Vendors and shall be conveyed to the Purchaser as such;

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- (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 Vendors, 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 Vendors, 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:

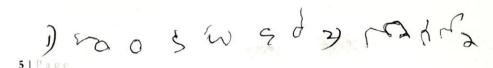
- 4.1. The Vendors has today delivered the vacant physical possession of the Schedule Property to the Purchaser, to have and hold the same forever, free from encumbrances, enjoy the Schedule Property and receive the income and profits there from, as the sole and absolute owner, without any interference or disturbance from the Vendors or any predecessors-in-title and/or from persons claiming through, under or in trust for them;
- 4.2. We 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.

### 5. Tax and other Liabilities

5.1. The Vendors 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 Vendors 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 Vendors 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 Vendors.



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### 7. Assurances

- 7.1. The Vendors assured and declared 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 Vendors further assured 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 Vendors 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 Vendors undertakes 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.

### 8. Stamp Duty and Registration Charges

The Purchaser has paid the stamp duty and registration charges Rs. 80,320/-@6% vide challan bearing no. 775c34 6 70317 drawn on S.B.H. Bank

### SCHEDULE-A Description of the Land

All that piece and parcel of agriculture dry land admeasuring

NAME OF THE PATTADAR	DRY / WET	TITLE DEED NO./ PATTA NO.	<u>SY. NO.</u>	SALE EXTENT (AC. – Gts.)
Sri. MADDA VENKATANNA	DRY	/ 575	73/92	01-01
Sri. MADDA CHINNA NAGANNA	DRY	/ 534	73/61	01-00
	02-01			

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Situated at DWARAKANAGAR Village, MADHANAPURAM Mandal, WANAPARTHI District elangana State. and land bounded by:

North :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

South :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

East :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

West :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

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

Village	Survey nos.	Extent AcGts.	Market value per acre Rs. 6,60,000/-	Stamp duty + Registration charges/-@ 6. % Total Value
DWARAKANAGAR	73/છ2 73/છ1	01-01 01-00	13,36,500/-	80,320/-
TOTAL		02-01	13,36,500/-	80,320/-

**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:

VENDORS	
0005W5d	W K W T
Name: 1) Sri. MADDA VENKATANNA	Name: 2) Sri. MADDA CHINNA NAGANNA
PURCHASER	
Name: Mr. Rajendra Tandale For M/s.Transform Sun Energy Privat	e Limited
Witnesses:	
1. Name:	2. Motop W Name:

25 1, CS No 2445/2017 & Doct No Ambregistrary Subregistrary Mahabubnagar (R.O)



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 Director

DIN: 01175807

Date: September 12, 2016





274 1, CS No 2445/2017 & Doct No

Joint Subregistrar1 Mahabubnagar (R.O)

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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 :07/03/2017

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:	వనపర్తి	మండలము	:మదనాపు	бo		గ్రామ	ము పేరు :	:ద్వారక నగర్		విస్తీర్ణం	యూనిట్లు :	Acres/guntas
వరుస సంఖ్య (1)	పట్టాదారు	తండ్రి/భర్త పేరు(3)	200	సర్వే సెం. (5)	భూమి వివరణ(6)	విస్తీర్ణం (7)	శిస్తు(రూ.) (8)	పట్టదారుకు ఏ విధంగా సంక్రమించింది. సాగు చేశారు(9/10)	తాకట్టు / పెట్టుకున్న వ్యక్తి పేరు/		మాలిక విలువ(14)	రిమార్కు <b>లు</b>
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> + --- Indicates Unsigned; # --- Indicates Occupants Name not same as pattadar in the ര്ഡ്ഡ്യെ column

> > Print Date :07/03/2017

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జిల్లా:	వనపర్తి	మండలము	:మదనాపు	o o		గ్రామ	ము పేరు :	:ద్వారక నగర్		విస్తీర్ణం	యూనిట్లు :	Acres/guntas
వరుస సంఖ్య (1)	పట్టాదారు		ఖాతా సెంబరు(4)	సర్వే సెం. (5)	ి భూమి వివరణ(6)	విస్తీర్ణం (7)	శిస్తు(రూ.) (8)	పట్టదారుకు ఏ విధంగా సంక్రమించింది. సాగు చేశారు(9/10)	తాకట్టు /పెట్టుకున్న వ్యక్తి పేరు/		మాలిక విలువ(14)	రిమార్కులు
1	మద్ద పెంకటన్న	సాయన్న	575	73/ ප2	మెట్ట	1.0100	3.00	కొనుగోలు				
					మొత్తం విస్తీర్ణం	1.0100	3.00					

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### भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ताः

Address:

वडिलाचे/आईचे नांव: भाऊसाहेब तांदळे, सी-18, एन-4 सिडको, औरंगाबाद,

S/O: Bhausaheb Tandale, C-18,

औरंगाबाद,

महाराष्ट्र - 431003

N-4 Cidco, Aurangabad, Aurangabad, Maharashtra - 431003

6866 1749 7172

भारत सरकार GOVERNMENT OF INDIA

राजेन्द्र भाऊसाहेब तांदळे Rajendra Bhausaheb जन्म तारीख। DOB: 04/05/1989 Tandale TEN / MALE

6866 1749 7172



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# విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం Unique Identification Authority of India Government of India

నమోదు సంఖ్య / Enrollment No. : 2022/60125/00418

TO MADDHA VENKATANNA మద్ద పెంకటన్న S/O: M Sayanna 3-7 RAILWAY STATION ROAD KOTHAKOTA MANDAL KOTHARO M Konnur Konnur, Mahabub Nagar Andhra Pradesh - 509110 9705552001



KL139320405FT

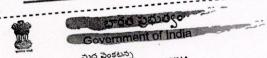
13932040



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7954 1361 4505

ఆధార్ – సామాన్యుని హక్కు



మద్ద పెంకటన్న MADDHA VENKATANNA తండ్రి : సాయన్న

Father : SAYANNA

పుట్టిన సంవత్సరం/Year of Birth: 1955 పురుషుడు / Male

7954 1361 4505



ఆధార్ – సామాన్యుని హక్స్తు 2009 W 9





## భారత ప్రభుత్వం Unique Identification Authority of India Government of India

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నమోదు సంఖ్య / Enrollment No. : 2022/60125/00374

MADDHA CHINNA NAGANNA మద్ద చీన్న నాగన్న S/O: M Madhasaiana 3-68 KOTHAKOTA MANDAL Konnur Konnur,Mahabub Nagar Andhra Pradesh - 509110

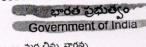
12889410



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6504 3074 5093

ఆధార్ – సామాన్యుని హక్కు



మద్ద చిన్న నాగన్న MADDHA CHINNA NAGANNA తండ్రి: సాయన్న Father: SAYANNA

పుట్టిన సంవత్సరం/Year of Birth: 1980 పురుషుడు / Male

6504 3074 5093

ఆధార్ – సామాన్యుని హక్కు

No K Na

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Mahabubnagar (R.O)









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నమోదు సంఖ్య / Enrollment No. : 2022/60125/00157

To
MADDHA SRINUVASULU
మధ్ద శ్రీనువాసులు
S/Ö: M Sayanna
3-7/1
RAILWAY STATION ROAD
MADANAPURAM POST KOTHAKOTA MANDAL
Konnur
Konnur,Mahabub Nagar
Andhra Pradesh - 509110



KL137242657FT

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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7685 9974 4442

ఆధార్ – సామాన్యుని హక్కు



భారత ప్రభుత్వం Government of India

మద్ద శ్రీనువాసులు MADDHA SRINUVASULU తండ్రి : సాయన్న

తండ్రి : సాయన్న Father : SAYANNA

పుట్టిన సంవత్సరం/Year of Birth: 1970 పురుషుడు / Male

7685 9974 4442



ఆధార్ – సామాన్యుని హక్కు



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