

తెలంగాణ तेलंगाना TELANGANA si. No.1048..... Date 2 3 F[B 7017

Sold to. A. Shish. A. Shok Indarapu shok shok wasuder Inda old. MURALI KRISHNA (Licensed Stamp Vendor)

in Whom Mys. Transform Sun Energy PVT. LTD.

Whom in 10.6, Kaverammapeta, Jadcherts
Pin 509 301. Ph. No: 9440656356

SALE DEED

This Sale Deed the "Sale Deed" is made and executed on this the 23RD day of February 2017 at Mahabubnagar, Mahabubnagar District, Telangana State.

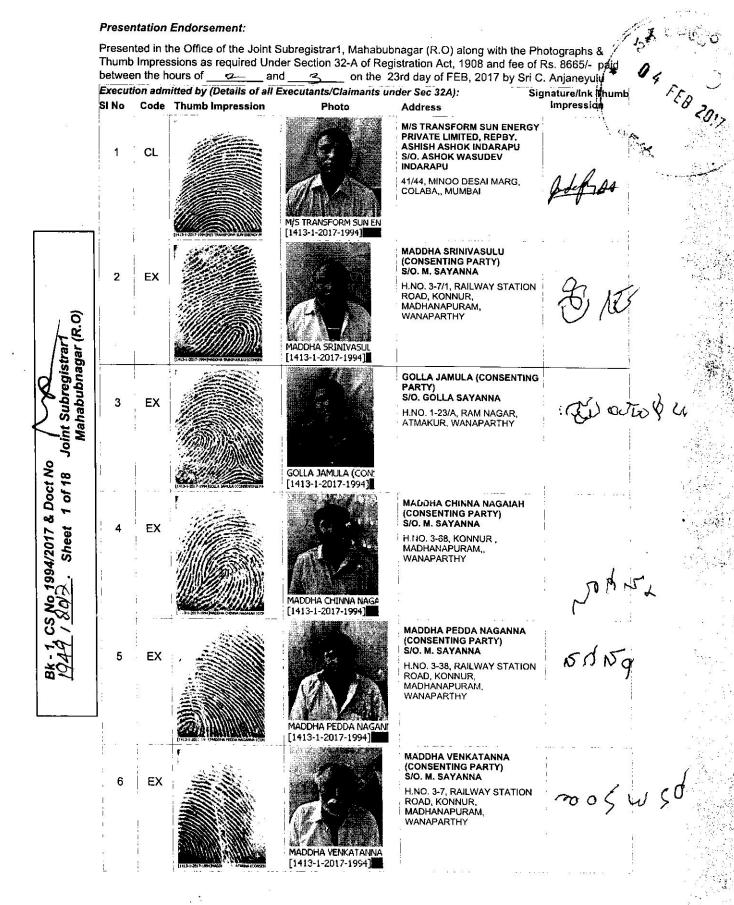
BÉTWEEN:

Sri. CHAKALI ANJANEYULU ALIAS CHAKALI ANJAIAH, Son of C. BALANNA ALIAS BALAIAH, aged about 49 years, occupation: Agriculture, presently residing at H. No. 3-24, CHAKALI STREET, KONNUR VILLAGE, MADHANAPURAM MANDAL, WANAPARTHY DIST., 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.

A C. Auganandu

1†Page







Tenant Consenting Party:-

- 1) Sri. MADDHA VENKATANNA Son of M. SAYANNA, aged about 62 years, Occupation: Agriculture, R/o H. No. 3-7, RAILWAY STATION ROAD, KONNUR VILLAGE, MADHANAPURAM MANDAL, WANAPARTHY DIST., TELANGANA STATE.
- 2) Sri. MADDHA PEDDA NAGANNA Son of M. SAYANNA, aged about 37 years, occupation: Agriculture, R/o H. No. 3-38, RAILWAY STATION ROAD, KONNUR VILLAGE, MADHANAPURAM MANDAL, WANAPARTHY DIST., TELANGANA STATE.
- 3) Sri. MADDHA CHINNA NAGAIAH Son of M. SAYANNA, aged about 37 years, occupation: Agriculture, R/o H. No. 3-68, KONNUR VILLAGE, MADHANAPURAM MANDAL, WANAPARTHY DIST., TELANGANA STATE.
- **4) Sri. GOLLA JAMULA** Son of GOLLA SAYANNA, aged about 41 years, occupation: Agriculture, R/o H. No. 1-23/A, RAM NAGAR, ATMAKUR VILLAGE & MANDAL, WANAPARTHY DIST., TELANGANA STATE.
- 5) Sri. MADDHA SRINIVASULU Son of M. SAYANNA, aged about 47 years, occupation: Agriculture, R/o H. No. 3-7/1, RAILWAY STATION ROAD, KONNUR VILLAGE, MADHANAPURAM MANDAL, WANAPARTHY DIST., 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, Colaba, Mumbai-400 005 represented by its authorized signatory Mr. ASHISH ASHOK INDARAPU son of. ASHOK WASUDEV INDARAPU, aged about 35 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.





CHAKALI ANJANEY [1413-1-2017-1994]

CHAKALI ANJANEYULU @ CHAKALI ANJAIAH S/O. C. BALANNA @ BALAIAH

H.NO. 3-24, CHAKALI STREET, KONNUR, MADHANAPURAM, WANAPARTHY



Signature

Identified by Witness:

Thumb Impression SI No

Photo

Name & Address K. VENKAT REDDY

3-27, KONNUR, MAHABUBNAGAR



CHAKALI TIRUPATAIAH

HING. 2-88/2, KOTHAKOTA, KURNUOL

2

Subregistrar Mahabubnagar

Joint

No 1994/2017 & Doct No Sheet 2 of 18



[1413-1-2017-1994]

23rd day of February, 2017

Signature of

Mahabubnagar (R.O)

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

	Description		2 %	in the	e Form of			8
	of Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cosh	Stamp Duty u/S 16 of 15 act	DD/BC/ Pay Order	Ictel
	Stamp Duty	50	0,	69320	o :	Ģ :	0	69370
i	Transfer Duty	NA	. 0	25995	Ġ.	0	0 '	25995
	Reg. Fee	NA	0.	8665	υ	0	0	8665
100	User Charges	NA	0	100	0	. 0	0	100
	Total	50	0,	104080	0	C	0	104131/

Rs. 95315/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8665/- towards Registration Fees on the chargeable value of Rs. 1650000/- was paid by the party through E-Challan/BC/Pay Order No ,167W7E230217 dated ,23 FEB-17 of ,SBH/PADMAVATHI NAGAR COLONY MAHABUBNAGAR

E-Challan Details Received from Bank :

(1), AMOUNT PAID: Rs. 104080/-, DATE: 23-FEB-17, BANK NAME: SBH, BRANCH NAME: PADMAVATHI NAGAR COLONY MAHABUBNAGAR, BANK REFERENCE NO: 002342321, REMITTER NAME: ASHISH ASHOK INDARAPU, EXECUTANT NAME: ANJANEYULU, CLAMANT NAME: TRANSFORM SUNENERGYPVT. LTD. SICPBYASHISH)

Date:

23rd day of February,2017

Signature of Re Mahabubnagar (R.6)





WHEREAS:



- (A) The Vendor represents and warrants that, he is the absolute owner and possessor of the land admeasuring Acres 02-20 Gts (comprising of Acres 02-20 Gts in survey no. 72/9) of DWARAKANAGAR Village, MADHANAPURAM Mandal, WANAPARTHY 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. 29 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. 16,50,000/- (Rupees SIXTEEN LAKHS FIFTY THOUSAND only) free from encumbrances.
- 1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 16,50,000/- (Rupees SIXTEEN LAKHS FIFTY THOUSAND only) by way of cheque no. 000 106, dated. 22-02-2017 HDFC. Bank, 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.



(Al) L Angenish

2. <u>Conveyance of the Schedule Property;</u>

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.
- (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.

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. 1,04,080/-@6% vide challan bearing no. $\cancel{16} + \cancel{16} +$

SCHEDULE Description of the Schedule Property

All that piece and parcel of land admeasuring Acres 02-20 Gts (comprising of Acres 02-20 Gts in survey no. 72/9) of DWARAKANAGAR Village, MADHANAPURAM Mandal, WANAPARTHY District, Telangana State. is bounded by:



North:: Land Navsimbr.
South:: Land, D. Srinivas gond
East:: Transfrom Sun Eenropey Put Ltd
West:: Terensfrom Sun Eenropey Put Ltd



RULE-3 MARKET VALUE

Village	Survey no.	Extent AcCents.	Market value per acre Rs. 6,60,000/-	Stamp duty + Registration charges/-@ 6. % Total Value
DWARAKANAGAR	72/છ	02-20	16,50,000/-	1,04,080/-

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									
Name: Sri. CHAKALI ANJANEYULU									
ALIAS CHAKALI ANJAIAH									
Consenting Party:-									
vo o 5 in 5 d	かりがみ								
Name: 1) Sri. MADDHA VENKATANNA	Name: 2) Sri. MADDHA PEDDA								
To y Wr	NAGANNA								
Marine and a second	No otrop a								
N. O. O. I. A. S. D. VI. CHARLES	2								
Name: 3) Sri. MADDHA CHINNA NAGANNA	Name: 4) Sri. GOLLA JAMULA								
RAGANNA (
Name: 5) Sri. MADDHA SRINIVASULU	l.								
PURCHASER									
Name: ASHISH ASHOK INDARAPU For M/s.Transform Sun Energy Pvt. Ltd.									
WITNESSES:									
1. S·ピからぎむい) Name:	2. K . Sos 38 %. Name:								

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON WEDNESDAY, MARCH 23, 2016 AT SP CENTRE, 41/44, MINOO DESAI MARG, COLABA, MUMBAI - 400 005

AUTHORISATION IN FAVOUR OF MR. NARAYAN DAS RATHI AND MR. RAJENDRA TANDALE FOR SIGNING DOCUMENTS FOR LAND REGISTRATION:

"RESOLVED THAT 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 or Mr. Rajendra Tandale be and are hereby severally authorised:

 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

Sunil Kulkami Director

9IN: 03137498

Date: May 23, 2016



Transform Sun Energy Private Limited
Corporate Identification No. U74900MH2015PT0266126
SP Centra, 4144, Minoo Desai Mary, Colaba, Mumbai 4400 005, incla
(1) +91 22 67490000 (F) +91 22 67490017 website: www.sp-group.co.in
Ragd. Office: Shapoodi Pationji Centre, 41/44, Minoo Desai Mary,
Colaba, Mumbai - 400 005, India.





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 :23/02/2017

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:మదనాపురం			గ్రామము పేరు :ద్వారక నగర్					విస్తీర్ణం యూనిట్లు : Acres/guntas			
	రరుస సంఖ్య (1)	పట్టాదారు	i i	ఖాతా ,సెంబరు(4)	సర్వే సెం. (5)	للمالي		శిస్తు(రూ.) (8)	సంక్రమించింద	తాకట్టు /పెట్టుకున్న వ్యక్తి పేరు/	రిజిస్టర్ కాని ఋణాది భారాల వివరములు(13)	ಎಲುಎ(14)	రి మార్కులు	
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					Į.	మొత్తం విస్తీర్ణం	2.2000	4.85						

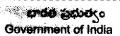
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ఆంజనేయులు **ANJANEYULU** తండ్రి: డాకలి చాలన్న Father : CHAKALI BALANNA



పుట్టిన తేదీ/DOB: 03/06/1968 හුරාකුස් / Male

8311 3672 6571

ఆధార్ – సామాన్యుని హక్కు





భారత ప్రభుత్వం Unique Identification Authority of India The Maintenance of the land

నమోదు సంఖ్య / Enrollment No. : 2022/60125/00571

To ANJANEYULU ఆంజనేయులు

S/O: C Balanna 3-24 CHAKALI STREET MADUNAPURAM KOTHAKOTA (M) Konnur Konnur,Mahabub Nagar Andhra Pradesh - 509110

KL290158243FT

29015824



మీ ఆధార సంఖ్య / Your maunaar No. : 8311 3672 6571







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

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

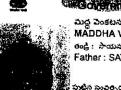
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Care Constitution of the last మద్ధ పెంకటన్న MADDHA VENKATANNA

ಠಂಕ್ಷಿ : ಸ್ಲಾಯನ್ನು Father : SAYANNA

పుట్టిన సంవర్సరం/Year of Birth: 1955 పురుషుడు / Male

7954 1361 4505







భారత ప్రభుత్వం Unique Identification Authority of India ఆగ్రాణం

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

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

KL137242657FT

13724265



మ్ ఆధార్ సంఖ్య / Your Aadhaar No. :

7685 9974 4442

ఆధార్ – సామాన్యుని హక్కు



Government of India

మద్ద శ్రీనువాసులు MADDHA SRINUVASULU ఈడి : సాయన్స

ರಂಜಿ : ಸ್ಥಾಯನ್ನು Father : SAYANNA

් හමුන තංයණුරං/Year of Birth; 1970 ි බාරාකයා / Male

7685 9974 4442







భారత ప్రభుత్వం Unique Identification Authority of India కార్మెక్క్ ముగ్గార్లు

నమోదు సంఖ్య / Enrollment No. : 2052/10952/73189

To Golla Jamulu ກິບູ ສຸລຸນາຍ S/O: Golla Sayanna 1-23/A raja nagar atmakur atmakur Mandal Atmakur Mandal Atmakur So (a),Mahabubnagar Andhra Pradesh - 509131 9542878865

KH080728957FT

8072895



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4580 8994 7952

ఆధార్ – సామాన్యుని హక్కు



Government of Iridia





పుట్టిన తెదీ / DOB: 01/01/1976 పురుషుడు / Male

4580 8994 7952







భారత ప్రభుత్వం "Unique Identification Authority of India (Verminal) (సమయం)

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

MADDHA CHINNA NAGANNA మడ్డ చిన్న నాగన్న S/O: M Madhasaiana 3-68 KOTHAKOTA MANDAL Konnur Konnur,Mahabub Nagar Andhra Pradesh - 509110 7842743208

KL128894108FT

12889410



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6504 3074 5093

ఆధార్ – సామాన్యుని హక్కు



Government of India

ಮಧ್ದ ವಿನ್ನು ವಾಗನ್ನು MADDHA CHINNA NAGANNA

ಅಂಕ್ಷಿ : పాಯನ್ನು Father : SAYANNA

్డ్ పుట్టిన సంవత్సరం/Year of Birth: 1980

పుట్టిన సంవత్సరం/Year of Birth: 1980 పురుషుడు / Male

6504 3074 5093







భారత ప్రభుత్వం Unique Identification Authority of India

నమోదు సంఖ్య / Enrollment No. : 2022/60125/00501

To MADDHA PEDDA NAGANNA

MADDHA PEDDA NAGANNA ໝໍຽ ວໍຣູລາຄ່າງ S/O: M Sayanna 3-38 STATION ROAD MADHUNAPURAM KOTHAKOTA(M) Konnur Konnur,Mahabub Nagar Andhra Pradesh - 509110

KL128897458FT

12889745



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7356 3386 4232

ఆహర్ – సామాన్యుని హక్కు



Government of India

ಮಧ್ದ పెద్దనాగన్న MADDHA PEDDA NAGANNA

అండ్రీ : సాయన్న Father : SAYANNA



పుట్టిన సంవత్సరం/Year of Birth: 1980

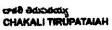
ಭುರುಭುದು / Male



7356 3386 4232

ಆಧಾರ್ – సామాన్యుని హక్కు





ಕಾರ್ಡೆ: ಲ್ಲಾರಸ್ಥ Father : LALAIAH

పుట్టిన సంవత్సరం/Year of Birth: 1965 మురుమడు / Male



4282 8936 9681

ఆధార్ – సామాన్యుని హక్కు



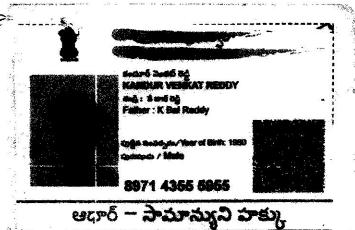


చిరునామా: 8/0: ఎస ఆలన్ను, 2-88/2 దాకలి నీధి, కొత్తకోట మండలం, కొన్నూర్ కొన్నూర్, మనాబూచ్ మార్, అండ్ల ప్రదేశ్ 509110 Address: S/O: S Laisnna, 2-88/2, CHAKALI STREET, KOTHAKOTA MANDAL, Konnur, Konnur, Mahabub Nagar, Kothakota, Andhra Pradesh. 509110

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దిరునామా: 8/O: 8 జూల్ల్ రెడ్డి 3-27, కొమ్నారు కొత్తకోల(మం) కొమ్నార్, కొమ్నార్, మహబూల్ నగర్ అండ్ర ప్రదేశ్, 509110

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