



4126

తెలంగాణ తెలంగాణ TELANGANA

C 270710

9587 14/9/16 100/-
Sold to: Rajendra Babu Sahab Thandale s/o Babu Sahab Dargu Thandale
Mumbai.

M/s Transfron Energy Pvt. Ltd.

Sub Registrar &
Ex-Officio Stamp Vendor
DOMAKONDA

SALE DEED

This Sale Deed is made and executed on this 21st day of September 2016 at Atmakur, by and between:

Golla Narva Naganna, son of Kashanna, aged about 44 years, occupation: Agriculture, residing at Mutyalampally Village, Devarkadra Mandal, Mahabubnagar District.







(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**;

→ HOF
Golla Narva Naganna

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Atmakur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 3000/- paid between the hours of 3 and 4 on the 21st day of SEP, 2016 by Sri M/S.Transform Sun Energy Pvt.L

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

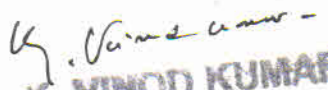
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S.TRANSFORM SUN ENERGY PVT.LTD. REP.BY AUTHORIZED SIGNATORY JAYDEEP SURESH PAWAR S/O. SURESH SHANKAR PAWAR SP CENTRE, 41/44, MINOO DESAI MARG, DESAI MARG, COLABA, MUMBAI	
2	EX			NARVA NAGANNA S/O. KASHANNA MUTYALAMPALLY VIL. DEVARAKADARA MDL. MAHABUBNAGAR DIST.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			MD SADEEQ S/O MD MAHABUB ALI R/O KOTHAKOTA	
2			SHEKAR REDDY S/O NARSIMHA REDDY R/O MUTHYLAMPALLY	

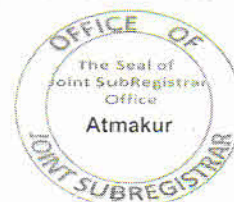
21st day of September, 2016


Signature of Joint SubRegistrar5
Atmakur


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



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In favour of

M/s. Transform Sun Energy Private Limited, Corporate Identification No. U74900MH2015PTC266126 (Address)-SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai, 400005, India, Registered office: Shapoorji Pallonji Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai, 400005, India represented by its authorized signatory Mr. ~~JAYDEEP SURESH PAWAR~~ son of Mr. ~~SURESH SHAKAR PAWAR~~ aged 2nd years pursuant to the Board Resolution dated ~~18-08-2016~~

(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) Vendor represents and warrants that, he is the absolute owner and possessor of all that land admeasuring Acres 2-00 Cents (comprising of Acres 0-65 Cents in survey no.30/Aa2 and Acres 1-35 Cents in survey no.31/A2) of Mutyalampally Village, Devarkadra Mandal, Mahabubnagar District, 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. The Vendor having acquired the same under Sale Deed bearing no.503 of 2006, dated 01.03.2006 and Rectification Deed bearing no.1771 of 2015 dated 16.03.2015. The Vendor got his name mutated in the revenue records and the Pattadar Pass Book and Title Deed bearing no.281688 vide Patta no.81 have been issued by the MRO 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.

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	23900	0	0	0	24000
Transfer Duty	NA	0	9000	0	0	0	9000
Reg. Fee	NA	0	3000	0	0	0	3000
User Charges	NA	0	120	0	0	0	120
Total	100	0	36020	0	0	0	36120

Rs. 32900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3000/- towards Registration Fees on the chargeable value of Rs. 600000/- was paid by the party through E-Challan/BC/Pay Order No .993DSK120916 dated , 14-SEP-16 of ,SBH/ASHOKNAGARKAMAREDDY

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 36020/-, DATE: 14-SEP-16, BANK NAME: SBH, BRANCH NAME: ASHOKNAGARKAMAREDDY, BANK REFERENCE NO: 002569648,REMITTER NAME: RAJENDRA BHAUSAHEB TANDLE,EXECUTANT NAME: GOLLA NAGANNA,CLAIMANT NAME: RAJENDRA BHAUSAHEB TANDLE)

Date:

21st day of September,2016

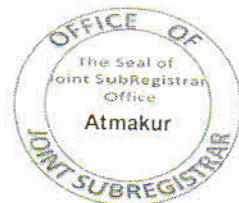
Signature of Registering Officer
Atmakur

Bk - 1, CS No 4126/2016 & Doct No 2016-2 Joint SubRegistrar 5
4038 / 2016 Sheet 2 of 10 Atmakur

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2016 220208 21
4038/2016



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**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. 6,00,000/- (Rupees Six lakh Rupees only only) free from encumbrances.

1.2. The Vendee has already paid the total consideration to the Vendor as follows :

Tokali Narva Golla Naganna	Rs. <u>6,00,000/-</u> (Rupees <u>Six lakh only</u> <u>Rupees only</u>)	D.D.no. <u>10467</u> , dated <u> </u> , Bank <u>Axis</u> , Branch <u>Gachibowli</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;



→ 450/-
Golla narva naganna

- (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.
- (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;



→ HOF

Golla Narva Nigam

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 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 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.



→ Prof
Sola Narva Nage

8. **Stamp Duty and Registration Charges**



The Purchaser has paid the stamp duty and registration charges Rs. 3,60,000/- @6% vide challan bearing no 9930K120916 drawn on S.B.H Bank

SCHEDULE PROPERTY
Description of the Land





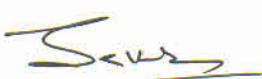
All that piece and parcel of agriculture dry land admeasuring Acres 2-00 Cents (comprising of Acres 0-65 Cents in survey no.30/Aa2(๑2) and Acres 1-35 Cents in survey no.31/A2(๑2)) of Mutyalampally Village, Devarkadra Mandal, Mahabubnagar District and bounded;

North :: Land belongs to Ram Reddy and Venkatram Reddy
South :: Land belongs to Golla Narva Narsimha
East :: Land belongs to Golla Guru Ammanna
West :: Land belongs to Jagannatha Reddy

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>
Mutyalampalli	30/Aa2(๑2)	0-65	3,00,000	6,00,000
	31/A2(๑2)	1-35		
Total Extent		2-00		

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
 Name: Tokali Narva Golla Naganna	  Name: For M/s Transform Sun Energy Private Limited
Witnesses:	
1.  Name: _____	2.  Name: _____

SCHEDULE-IA
Rough Sketch Plan of the Property

Note: Sketch not to scale



- Included



- Excluded



→ 401-
Golea NARRA Nigang



TS00BB 16925387

తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

1-బి సమూహ (ROR)

Application No:



ROR021609541328

Date : 18/09/2016

జిల్లా : మహబూబ్ నగర్

గ్రామము : ముత్యాలపల్లి

మండలము : దేవర కర్ణ

విస్తీర్ణము యూనిట్స్ : ఎ.గుం./ఎ.సం.

వరుస సం.	పట్టాదారు పేరు	(తండ్రి/భర్త పేరు)	ఖాతా సంఖ్య	సర్వే సంఖ్య	భూమి వివరణ	మొత్తం విస్తీర్ణము	శిస్తు	పట్టాదారుకు ఏ ఏడముగా సంక్రమించింది/ సాగుచేసారు	యజమాని/ తొలుదారు తాకట్టు పెట్టుకున్న వ్యక్తి పేరు ఖాతాసంఖ్య	రిజిష్టరు కాని రుణాదీ భారాల వివరములు	మౌలిక విలువ
1	2	3	4	5	6	7	8	9/10	11/12	13	14
1	తోకలి నర్స గొల్ల నాగన్న	కాశన్న	81	31/అ2	మొట్ట	1.3500	1.5000	పట్టాదారు			
2	తోకలి నర్స గొల్ల నాగన్న	కాశన్న	81	30అ2	మొట్ట	0.6500	1.0000	పట్టాదారు			

Certified By

Name: SRI HARILAL
Designation: TAHSILDAR
Mandal: దేవర కర్ణ

Verified by HARILAL


Note : This is Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.tg.meeseva.gov.in/> by furnishing the application number mentioned in the Certificate.




MEE SEVA

MEE SEVA

भारत सरकार
GOVERNMENT OF INDIA



నర్వ నాగన్న
Narva Naganna
పుట్టిన తేదీ/ DOB: 01/01/1969
పురుషుడు / MALE




9942 8393 1920


ఆధార్-సామాన్యమానవుడి హక్కు



INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH



DRIVING LICENCE
DLRAP02200090362013
SADIQ MD
MD. MAHABUB ALI
11-51/1
NEAR EGGHA
KOTHAKOTA
MAHABUB NAGAR



Signature
Issued on: 28/02/2013

Licensing Authority
RTA-MAHABUBNAGAR



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 2022/50021/19328

To
Chintakunta Shekar Reddy
 చింతకుంట శేఖర్ రెడ్డి
 H NO 6/45
 DEVARKADRA MANDAL
 Mulhyalampalle
 Varne, Mahabub Nagar
 Andhra Pradesh - 509219
 9866764117

04/01/2013



KL093980550DF
 9398055



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4429 6086 7722

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చింతకుంట శేఖర్ రెడ్డి
Chintakunta Shekar Reddy
 తల్లి : చింతకుంట నరసింహారెడ్డి
 Father : CHINTAKUNTA NARASIMAHAREDDY

పుట్టిన సంవత్సరం/Year of Birth: 1981
 పురుషుడు / Male

4429 6086 7722

ఆధార్ - సామాన్యుని హక్కు

(Signature)

Bk - 1, CS No 4126/2016 & Doct No 4038 / 2016. Sheet 10 of 10
Joint SubRegistrar
Atmakur

భారత ప్రభుత్వ ప్రాథికార పంపిణీ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: H NO 578
DEVARAKADRA MANDAL
Muthyalampalle, Varne
Mahabub Nagar, Andhra
Pradesh 509219

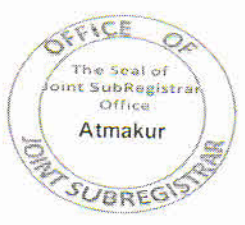
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కొతా ప్రవీణ్ కుమార్ రెడ్డి
Kotha Praveen Kumar Reddy
తండ్రి గోపాల్ రెడ్డి
Father: GOPAL REDDY

జన్మన సంవత్సరం: Year of Birth: 1985
పురుషుడు: Male

4754 0554 3608

అధికారి - సామాన్యుని హక్కు



आयकर विभाग
INCOME TAX DEPARTMENT
JAYDEEP SURESH PAWAR
SURESH SHANKAR PAWAR
15/02/1993
Permanent Account Number
CSCPP3711R
Signature
13122014

J. Pawar

**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.

RESOLVED 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

Transform Sun Energy Private Limited
Corporate Identification No. U74900MH2015PTC266126
SP Centre 41/44, Vinoo Desai Marg, Colaba, Mumbai - 400 005, India
(T) +91 22 67490000 (F) +91 22 67490017 website www.sp-group.co.in
Regd. Office: Shapoorji Pallonji Centre, 41/44, Vinoo Desai Marg
Colaba, Mumbai - 400 005, India

