निक्ति चैकीयदिवंद्य क्रम् १०५१/२०१७





INDIA NON JUDICIAL

सत्यमेव जयते

මිප්රිෆංක तेलंगाना TELANGANA

Sl. No. 160 Date: 17-02-2017

Sold to : ASHISH ASHOK INDARAPU S/o ASHOK WASUDEV

INDARUPU R/o MUMBAI

For Whom. M/s TRANSFORM SUN ENERGY PVT. LTD.

A 177855

Corons of Stamp Vendor)

(Corons of Stamp Vendor)

No. 1405 001/2012, R.No. 1405 01//2015

Shop No. 9-84, Opp. TAHSILDAR OFFICE,
BADEPALLY VILLAGE, JADGHER!,
MANDAL, MAHABUBNAGAR DIST.
Pin Cuda: 509 301, Ph No. 9703244330

SALE DEED

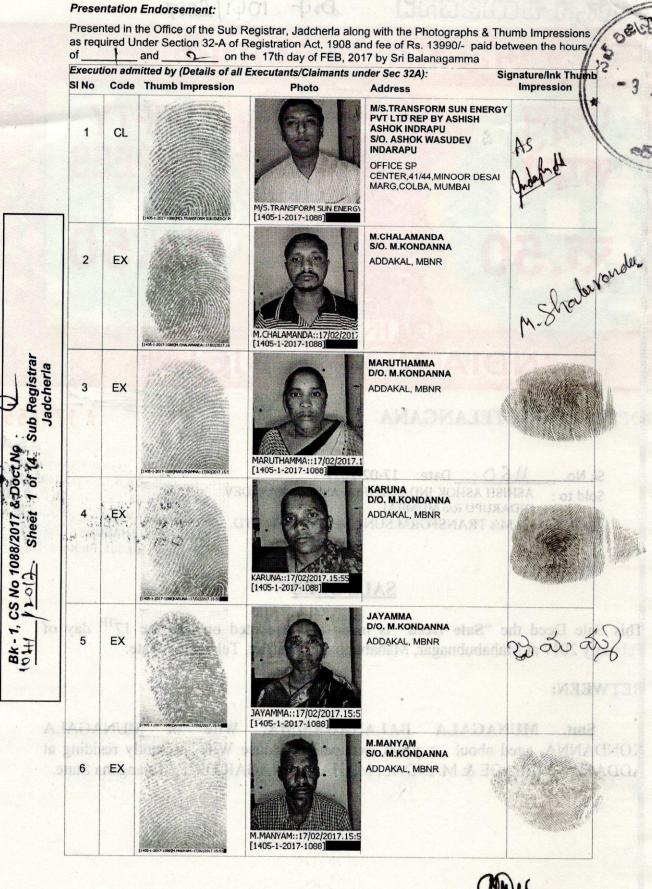
This Sale Deed the "Sale Deed" is made and executed on this the 17TH day of February 2017 at Mahabubnagar, Mahabubnagar District, Telangana State.

BETWEEN:

Smt. MUNAGALA BALANAGAMMA, Wife of MUNAGALA KONDANNA, aged about 62-years, occupation: House Wife, presently residing at ADDAKAL VILLAGE & MANDAL, MAHABUBNAGAR DIST., Telangana State.

Page

Ly. M. Balanagamma







Consenting Party:-

1) Sri. MUNAGALA MANYAM Son of KONDANNA, aged about 45 years, Occupation: Agriculture,

2) Sri. MUNUGALA CHALAMANDA Son of KONDANNA, aged about3-years, occupation : Agriculture,

JAYAMMA Daughter KONDANNA, of (Wife VENKANNA), aged about wears, occupation: House Wife,

4) Smt. KARUNA Daughter of KONDANNA, (Wife of JAGARAIAH),

aged about > ears, occupation: House Wife,

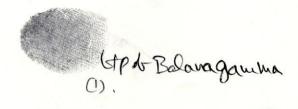
5) Smt. MARUTHAMMA Daughter of KONDANNA, (Wife of MURALI), aged about 3 years, occupation: Hose Wife, All R/o ADDAKAL Village & Mandal, MAHABUBNAGAR Dist., TELANGANA STATE.

(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.

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-ininterest, and permitted assigns) of the SECOND PART.

The Vendor and Purchaser are individually referred to as Party and collectively referred to as Parties.



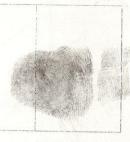
Sub Registrar CS No 1088/2017 & Doct No Sheet 2 of 14

7 EX



M.BALANAGAMMA::17/02/20 [1405-1-2017-1088]

M.BALANAGAMMA W/O. M.KONDANNA ADDAKAL, MBNR



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature			
1	AND THE PROPERTY OF THE PROPER	MOHAMMED JAHANGER ::17 [1405-1-2017-1088]	MOHAMMED JAHANGEER S/O SARVAR MOHAMMED R/O BACHANNAPET	Mefal			
2	100 - COLT-MONE SERVICE ALL LINGUISTS	MD.RIYASUTH ALI::17/02/20 [1405-1-2017-1088]	MD.RIYASUTH ALI S/O AHMED ALI R/O SIDDIPET	Md. Lynalts			

17th day of February, 2017

Signature of

Sub Registrar Jadcherla

Exercising the powers of Registrars under Section 30

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

Description of	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	111920	* 0	0	0	111970								
Transfer Duty	NA	0	41970	0	0	0	41970								
Reg. Fee	NA	0	13990	0	0	0	13990								
User Charges	NA	0	100	0	0	0	100								
Total	50	0	167980	0	0	0	168030								

Rs. 153890/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13990/- towards Registration Fees on the chargeable value of Rs. 2798000/- was paid by the party through E-Challan/BC/Pay Order No ,570V7H160217 dated ,17-FEB-17 of ,SBH/JEDCHERLA

E-Challan Details Received from Bank:

(1). AMOUNT PAID: Rs. 167980/-, DATE: 17-FEB-17, BANK NAME: SBH, BRANCH NAME: JEDCHERLA, BANK REFERENCE NO: 002723737,REMITTER NAME: ASHISH INDARAPU,EXECUTANT NAME: M. BALANAGAMMA AND OTHERS,CLAIMANT NAME: TRANSFORMSUNENERGYPVT.LTD.REPBYASHISH).

Date:

17th day of February, 2017

Signature of Registering Officer

Jadcherla





WHEREAS:

- (A) The Vendor represents and warrants that, he is the absolute owner and possessor of the land admeasuring Acres 03-35 Guntas (comprising of Acres 00-12 Guntas in survey no. 354/50, Acres 00-22 Guntas in survey no. 352/50, Acres 00-10 Guntas in survey no. 35100, Acres 00-23 Guntas in survey no. 350/50, Acres 00-24 Guntas in survey no. 344/50, Acres 01-24 Guntas in survey no. 343/50) of ADDAKAL Village & 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. 452856, vide Patta no. 306 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. <u>Consideration:</u>

- The Vendor offered to sell and the Vendee agreed to purchase the schedule property for the total consideration of Rs. 27,97,750/- (Rupees TWENTY SEVEN LAKHS NINTY SEVEN THOUSAND SEVEN HUNDRED AND FIFTY only) free from encumbrances.
 - The Vendee has already paid the Vendor, the total sale consideration of Rs. 27,97,750/- (Rupees TWENTY SEVEN LAKHS NINTY SEVEN THOUSAND SEVEN HUNDRED AND FIFTY only) by way of cheque no. 169829 to 169834 dated. 17-02-2017, Axis Bank, Cachiboult 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.

3 | Page

C.73do Balangamma

BK-1, CS No 1088/2017 & Doct No (U) 104H 1 201 ₹ Sheet 3 of 14 Sub Registrar Jadcherla

1వ ప్రస్తకము 2011 సంవత్సరం (శా.శ. 1936) 1వ. 1041 ... నెంబరుగా రిజిస్టరు చేయబడి స్వానింగ్ నిమిత్తము గుర్తింపు నెంబరు 1405-1_1041 ... 2011 ఇవ్వదమైనది 2017 సం. 14 ... తేది 24 ... మ. 1086 ... మాసము 1936శా. శ

> ్రియి. రిజిస్టరింగ్ అధికారి జెట్టి. సురేందర్ సబ్ రిజిస్టారు జడ్చర్ల





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.

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;



4 | Page

BK-1, CS No 1088/2017 & Doct No

The Seal of Sub Registrar office



- (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. <u>Possession:</u>

- 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. <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.



BK-1, CS No 1088/2017 & Doct No LOH! Sub Registrar



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. 1,67,980/-@6% vide challan bearing no. 570 V7H 1602 drawn on S.B.H. Bank

SCHEDULE Description of the Schedule Property

All that piece and parcel of land admeasuring Acres 03-35 Guntas (comprising of Acres 00-12 Guntas in survey no. **354/55**, Acres 00-22 Guntas in survey no. **352/55**, Acres 00-10 Guntas in survey no. **351/55**, Acres 00-23 Guntas in survey no. **350/55**, Acres 00-24 Guntas in survey no. **344/55**, Acres 01-24 Guntas in survey no. **343/55**) of ADDAKAL Village & Mandal, Mahabubnagar District, Telangana State.

LAND SY. NO. 354/ 352/ 351 350/ 350/ bounded by :

North :: Toransfrom Sun Eenergey PV+C+9
South :: Toransfrom Sun Eenergey pv+ L+9
West :: Toransfrom Sun Eenergey pv+ L+9
Trow from Sun Eenergey pv+ L+9



Bk-1, CS No 1088/2017 & Doct No

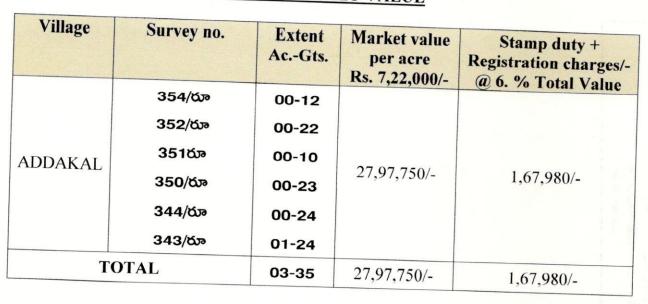


LAND SY. NO. **344/کت، 343/کته** bounded by :

North South

:: Torantfron Sun Eengur Put Ltd :: Transfra Sun Eengur Put Ltd :: Transfra Sun Eenragy Put Ltd Transfora Sun Eenragy Put Ltd East West







L-TJ & Balanagamma

Bk-1, CS No 1088/2017 & Doct No (OH) Sub Registrar



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: Smt. MUNAGALA BALA NAGAN Consenting Party:-	IMA
Consenting Farty :-	
Name: 1) Sri, MUNAGALA MANYAM 23 60 600 Name: 3) Smt. JAYAMMA	M. Shalowander. Name: 2) Sri. MUNAGALA CHALAMANDA S3 S Name: 4) KARUNA 3 22
Name: 5) MARUTHAMMA	
PURCHASER	
For M/s. Transform Sun Energy Pvt. Ltd.	SUN ENLERGY PUT
	V * C
WITNESSES:	K7
1NeGalyar Name:	2. Md. Ryfmath 2_ Name: World Kiyarett Ah.

BK-1, CS No 1088/2017 & Doct No











Injane Identification Authority of India ಭಾರತ ప్రభుత్వం

ನವಾಯ ನಂಖ್ಯ / Enrollment No. : 2022/60048/00605

To J Marthamma

20/04/2013

h no 4-24 KOTHAKOTA MANDAL Kanaipalle Kothakota,Mahabub Nagar Andhra Pradesh - 509381

KL106216983FT

0621698



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4937 2664 1584



ಜೆ ಮ್ಯಾಮ್ಮ J Marthamma

Husband: Janumpally Murali ಶರ್ಷ ತಿನುಂಬಿಕ್ಕೆ ಮುರಳಿ

పుట్టిన సంవత్సరం/Year of Birth: 1985 స్తే ∕ Female

4937 2664 1584

ಆಧಾರ್ – ನಿಮಾನ್ಯುನಿ ಭಾತ್ರು



Unique Identification Authority of India 24 dd 23 4 6000 G0 G0 G0 3 Government of India यार्थ क्रिकार्जंड

ಚೌರತ ವಿಕೆಷ್ಟ ಗುಂಂತು ವೌಧಿಕ್ಕಾರ ನಿಂದ

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ನಿನಾರು ಸಂಖ್ಯ / Enrollment No.: 2022/60128/00752

Government of India

ನವಾದು ಸಂಖ್ಯ / Enrollment No.: 1171/27086/34974

To Jella Karunamma ಹೆಲ್ಲ ಕರುನಮ್ಮ W/O: J Jekaraiah 5-68

25/10/2013

Devarkadra Mandal Koukuntla Koukuntla Mahabub Nagar Andhra Pradesh - 509219 9848065382



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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3451 2614 9062

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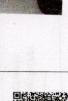


పుట్టిన తడ్డ/DOB: 01/01/1978 ్త్రీ / Female

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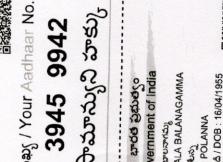






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5599 3945 9942



ಮುನ್ಲಲ ಬ್ಲಾಗಮ್ಮ MUNGALA BALANAGAMMA Addakal Mahabub Nagar Andhra Pradesh 509382 1-29 SC COLONY W/O: Kondanna W.C. Nordanna 1-29 SC COLOI 8/08/ADDAKAL(M) Addakal 9848575475 Addakal

ML385522079FT 138225507

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5599 3945 9942

ఆధార్ – సామాన్యుని హక్కు



Government of India ಮುಸ್ಲಲ ಬ್ಲಾಗಮ್ಮ MUNGALA BALANAGAMMA

Father : POLANNA

BK-1, CS No 1088/2017 & Doct No (1011) / 0.0/3 Sheet 9 of 14 Sub Registrar

Herband Strong Mines

1 Marksman

1 Marksm







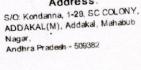
भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF

చిరునామా:

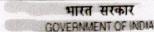
S/O: కొండన్న, 1-29, యస్ సీ కాలనీ, అడ్డాకుల(మం), అడ్డకల్, మహబూబ్ నగర్, ఆంధ్ర ప్రదేశ్ - 509382

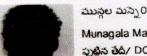
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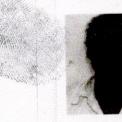
Munagala Manyam పుట్టిన తేదీ/ DOB: 23/02/1942 ්වරාකුය / MALE



5404 2156 2047

ఆడార్-సామాన్యమానవుడి హక్కు

3



याप्य श्रियार्थि ।

ವಿಕಿಷ್ಟ ಗುರ್ಲಿಯ ಪ್ರಧಿಕ್ಕ್ ನಿಂದ್ಯ

Government of India Inique Identification Authority

ನವಾರು ಸಂಖ್ಯ / Enrollment No. : 2052/10136/63432

Aadhaar-Aam Admi ka Adhikar

1-29 ADDAKAL ADDAKAL VILLAGE ADDAKAL MANDALAM To Munugala Shalavanda ಮುನುಗಲ ಕಲಏಂದ S/O: Kondanna

22/01/2015

Addakal, Mahabubnagal Telangana - 509382 9848575475

KH179666833FT

Addakal Mahabub Nagar Andhra Pradesh 509382

7207717671

118331488

W/O: Harijan Venkanna

Harijan Jayamma **ಎ್**ರಿಜನ್ ಜಯಮ್ಮ

H-NO 3-55 shakhapur Addaakal Mandalam

Shakhapur Kandur 17966683

M. Shaleverrole

మీ ఆధార్ సంఖ్య / Your Aadhaar No. : 4577 7570 9119

ఆధార్ – సామాన్యుని హక్కు

A577 7570 9119 කුසූය ඡය / DOB: 05/06/1982 Munugala Shalavanda ಮುನುಗಲ ಕಲವೆಂದ









Government of Ind

ನವೀಯ ಸಂಖ್ಯ / Enrollment No.: 1067/48040/02944







2 42 at

ಮಿ ಆಧ್ ರ್ ಸಂಖ್ಯ / Your Aadhaar No.

ఆధార్ – సామాన్యుని హక్కు 3689 9823 2737

X



क्रम्पर्व श्रिक्स्

పుట్టిన తేదీ / DOB : 11/04/1973 స్త్రీ / Female Harijan Jayamma ಭಾರಿಜನ್ ಜಯಮ್ನು





10th / 10 H. Sheet 10 of 14

Sub Registrar Jadcherla







and first

BK-1, CS No 1088/2017 & Doct No





Non Transport

Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity

18/12/2018

Transport

Date of Validity Badge No.

Reference No.

DLRAP123742513

Original LA.

RTA SIDDIPET

Date of First Issue 04/02/2002

Date of Birth

01/11/1958

Blood Group



INDIAN UNION DRIVING LICENCE

ANDHRA PRADESH



21551/SDPT MD RIYASUTH ALI AHMED ALI 12-4-86/18/0/1 NASEER NAGAR SIDDIPET

SIDDIPET MEDAK - 502103



Issued On: 04/12/2013

RTA SIDDIPET



Md. Lynates

Bk-1, CS No 1088/2017 & Doct No
UNH | Vasit Sheet 12 of 14 Sub Registrar

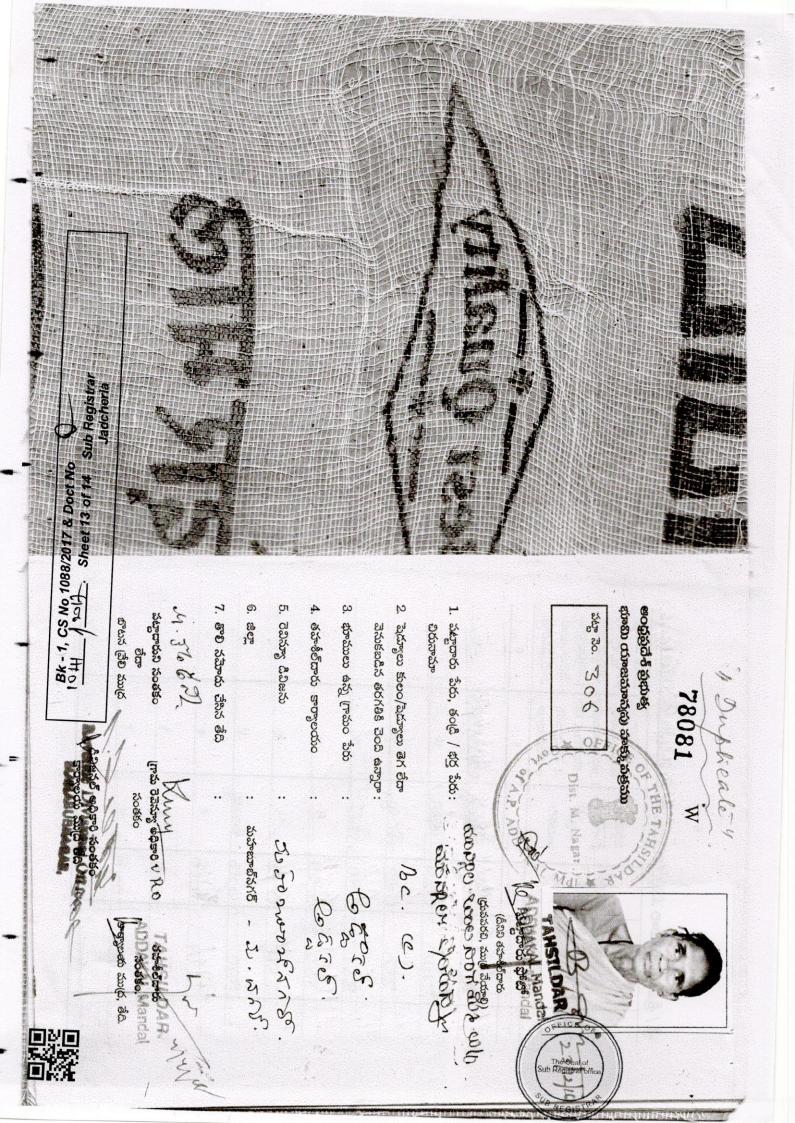
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	తహాశీల్దా సంతకం, మ									ė.		(TAHSILD ADDAKAL M	2000
िल भू	భూమి హక్కుల రికార్లు (చకారం రిజిష్టరు గాని రుణాధిభారాలు ఏమైనా ఉంటే వాటి వివరాలు	9											00 11 00 (1) 00	
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roes Don	వర్గీకరణ మాగాణి / పెట్ట / ఆరుతడి	4	-रिक्स	92	क्रुत्य	exB	=	F.	9900	=	=	=	Dunglan From	
. W. 6	ವಿಸ್ಟೆರ್ಥಂ ಎ-ನಂ. ಎ. ಗೂಂ	3	13	hह क	50-03	0-10	66-0	67-0	97-0	810	0-0	0-18	5-17	
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క తాకటుదార్థకు ఇచ్చిన	మండల రెవిన్స్యా అధికారి (లేదా) నిస్థిత అధికారి సంతకం.	8	estar sand artes	S000 BJ 6185/16	910x-9-91 ita	TAHSILDAR 1616/14	Addakal Mandal Mahahahahahahahahahahahahahahahahahahah	311	279							
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