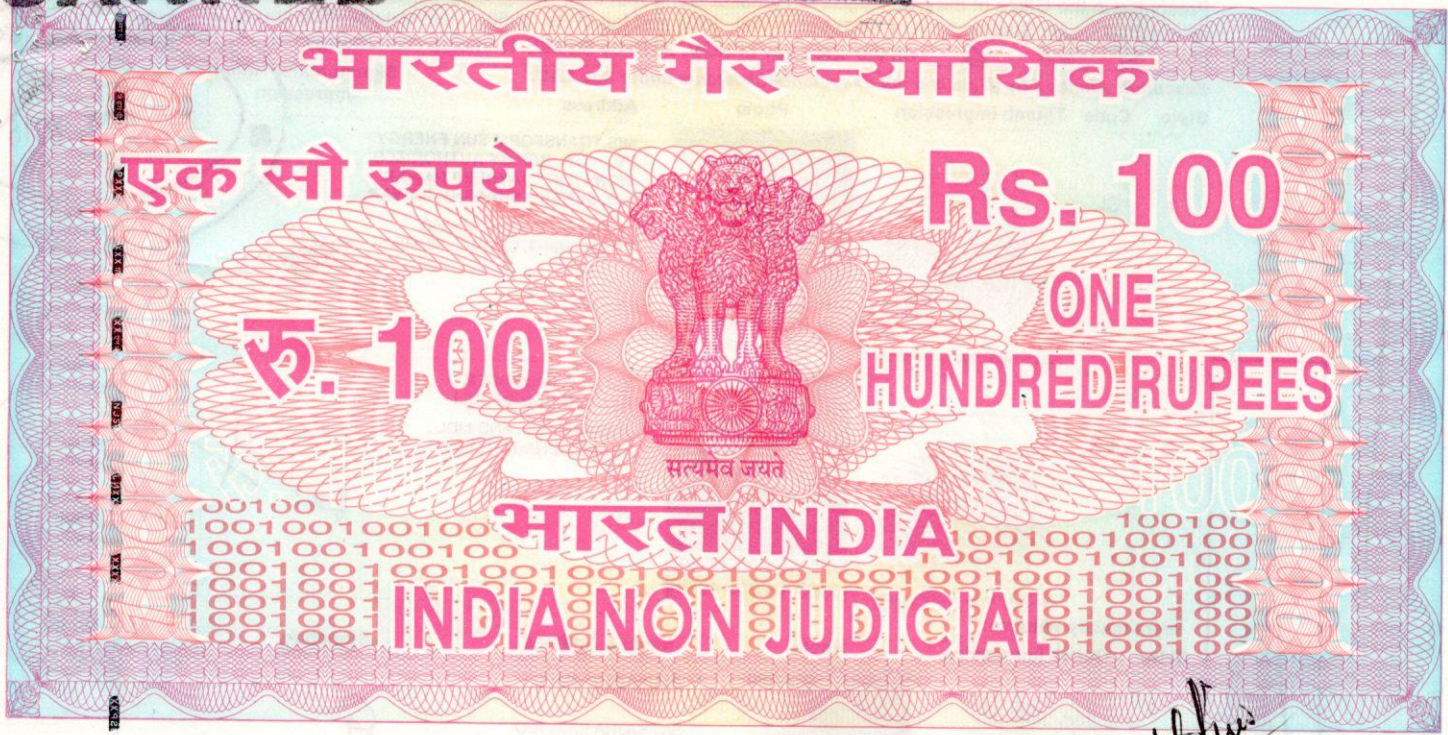


SCANNED

Doc. No.

4856/2016



తెలంగాణ తెలంగాణ TELANGANA

SL. No. 10479 Date 21/11/16 Rs. 100/-

Sold to Daydeep Suresh pawar & Suresh Shetty
for Whom M/s Transvaal Sun Energy Pvt Ltd. Pawar
R/O Mumbai.

Mohammed Ahmed Hussain

G 159208

MOHAMMED AHMED HUSSAIN
LICENSED STAMP VENDOR
L. No. 18-07-02/2013
RL. No. 18-07-09/2015
C/o. RAJA XEROX, H. No. 5-8-26, NH-7 Road,
Opp: New Bus Stand, KAMAREDDY
Dist. Nizamabad, Cell: 9885540180

SALE DEED

This Sale Deed (the "Sale Deed") is made and executed on this the 23RD day of November 2016 at Mahabubnagar, Mahabubnagar District, Telangana State.

BETWEEN:

Sri. Kotala Rajender, son of Chandramouli, aged about 45 years, occupation: Agriculture, presently residing at Addakal Village and Mandal, Mahabubnagar District, 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**.






Daydeep

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. 1850/- paid between the hours of 5 and 6 on the 23rd day of NOV, 2016 by Sri M/S.Transform Sun Energy Pvt.

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

Signature/Ink Thumb Impression

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 PAWAR S/O. SURESH SHANKAR PAWAR SP CENTRE, 41/44, MINOO DESAI MARG, COABA,, MUMBAI	
2	EX			KOTALA RAJENDER S/O. CHANDRAMOULI ADDAKAL VIL. AND MDL., MAHABUBNAGAR DIST.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			MAHABUB BAIG S/O KAJHA BAIG R/O ALLUGADA	
2			VIJAYA KUMAR GOUD S/O MOHAN GOUD R/O ATMAKUR	

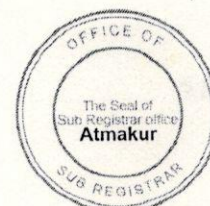
23rd day of November, 2016

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

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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. Jaydeep Suresh Pawar son of Suresh Shankar Pawar, aged about 23 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.

WHEREAS:

- (A) The Vendor represents and warrants that, he is the absolute owner and possessor of the land admeasuring Acres 3-24 Guntas (comprising of Acres 0-34 Guntas in survey no. 371/A1(01), Acres 0-19 Guntas in survey no. 372/A(0), Acres 0-33 Guntas in survey no. 373/A(0), Acres 0-25 Guntas in survey no.389/E(2), Acres 0-22 Guntas in survey no. 390/A(0) and Acres 0-11 Guntas in survey no.391/E1(21)) of Addakal Village and 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. 23562 vide Patta no. 428 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. 3,60,000/- (Rupees Three Lakhs Sixty Thousand 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						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	14400	0	0	0	14500
Transfer Duty	NA	0	5400	0	0	0	5400
Reg. Fee	NA	0	1850	0	0	0	1850
User Charges	NA	0	105	0	0	0	105
Total	100	0	21755	0	0	0	21855

Rs. 19800/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1850/- towards Registration Fees on the chargeable value of Rs. 360000/- was paid by the party through E-Challan/BC/Pay Order No ,799SJ1221116 dated ,23-NOV-16 of ,SBH/JEDCHERLA

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 21755/-, DATE: 23-NOV-16, BANK NAME: SBH, BRANCH NAME: JEDCHERLA, BANK REFERENCE NO: 002067421, REMITTER NAME: JAYDEEP SURESH PAWAR, EXECUTANT NAME: K. RAJENDAR, CLAIMANT NAME: TRANSFORMSUNENERGY PVT.LTD.REPBY JAYDEEP).

Date:

23rd day of November, 2016

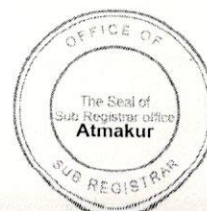
Signature of Registering Officer
Atmakur

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4856/2016 Sub Registrar
Atmakur

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1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand only) by way of cheque no 035579 , dated. 23-11-2016, AXIS Bank, GACHIBOWLI 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.

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.

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Atmakur



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- (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;

5. Tax and other Liabilities

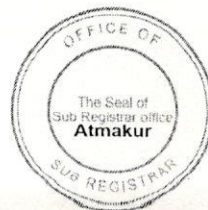
- 5.1. The Vendor hereby declares and covenants that all taxes, cesses, bills and public dues, in respect of the Schedule Property have been paid up to date and agree and undertake to pay all such taxes, cesses and public dues for the period up to the date of execution and registration of the Sale Deed.



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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. 21,755/- @6% vide challan bearing no. 22116 drawn on S.B.H. Bank

Brady

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SCHEDULE
Description of the Schedule Property



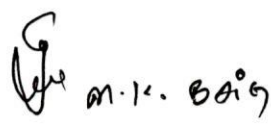

All that piece and parcel of land admeasuring Acres 3-24 Guntas (comprising of Acres 0-34 Guntas in survey no. 371/A1(01), Acres 0-19 Guntas in survey no. 372/A(0), Acres 0-33 Guntas in survey no. 373/A(0), Acres 0-25 Guntas in survey no. 389/E(0), Acres 0-22 Guntas in survey no. 390/A(0) and Acres 0-11 Guntas in survey no. 391/E1(01)) of Addakal Village and Mandal, Mahabubnagar District, Telangana State and bounded by :

North :: Land of. Megarath
South :: Land of. Suwanna
East :: Land of. Kavali Srinu
West :: Land of. B. Ramkrishna

RULE- 3 MARKET VALUE

Village	Survey no.	Extent Ac.-Gts.	Market value per acre Rs. 1,00,000/-	Stamp duty + Registration charges/- @ 6. % Total Value
Addakal	Forming part of 371, 372, 373, 389, 390 and 391	3-24	3,60,000/-	21,755/-

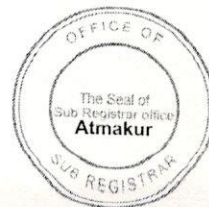
IN WITNESS WHEREOF the Parties hereto have signed this Sale Deed on the day, month and year first above written in the presence of the following witnesses:

VENDOR	PURCHASER
	
Name: Kotala Rajender	For M/s. Transform Sun Energy Pvt. Ltd.
WITNESSES:	
	
1. _____ Name:	2. _____ Name:

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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 :22/11/2016

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/Rules framed by the Government of Telangana in this context.

జిల్లా:మహబూబ్ నగర్ మండలము:అడ్డాకల్

గ్రామము పేరు :అడ్డాకల్

విస్తీర్ణం యూనిట్లు : Acres/guntas

నగర్

వరుస సంఖ్య (1)	పట్టాదారు పేరు (2)	తండ్రి/భర్త పేరు(3)	ఖాతా నెంబరు(4)	సర్వే నెం. (5)	భూమి వివరణ(6)	విస్తీర్ణం (7)	శిస్తు(రూ.) (8)	పట్టాదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు(9/10)	యజమాని/ కొలుదారు తాకట్టు పట్టుకున్న వ్యక్తి పేరు/ ఖాతా నెం. (11/12)	రిజిస్టర్ కాని ఋణాది భారాల వివరములు(13)	మౌలిక విలువ(14)	రిమార్కులు
1	కోటాల రాజేంద్ర్	చంద్రమౌళి	428	391/అ1	మెట్ట	0.1100	0.22					
2				372/అ	మెట్ట	0.1900	0.20					
3				390/అ	మెట్ట	0.2200	0.40					
4				389/అ	మెట్ట	0.2500	0.40					
5				373/అ	మెట్ట	0.3300	0.40					
6				371/అ1	మెట్ట	0.3400	0.50					
					మొత్తం విస్తీర్ణం	3.2400	2.12					

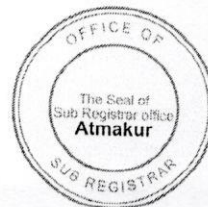
Handwritten signature

371 - 1.24
 372 - 0.39
 373 - 1.27
 389 - 2.08
 390 - 1.07
 391 - 1.28
 9.13
 373 / 1.33

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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

JAYDEEP SURESH PAWAR

SURESH SHANKAR PAWAR

15/02/1993

Permanent Account Number

CSCPP3711R

J. Pawar

Signature

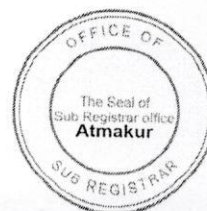


J. Pawar

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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:

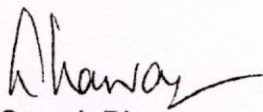
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers,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



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Suresh Chawan
Director
DIN: 0175807

Date: September 15, 2016

For Transform Sun Energy Private Limited

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.

RESOLVED FURTHER THAT the Common Seal be taken for execution outside the state limits of the Registered Office, if need be.

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 Association of the Company, in the presence of any of the aforesaid signatories.

purpose.

- to do all such acts, deeds, matters and things as may be necessary for the purpose.
- said Agreement duly registered.
- to sign and execute necessary forms, papers, deeds and other documents for getting the said Agreement duly registered.
- Sub-registrar of Assurances and to admit execution thereof.
- to present and lodge the said Agreement for registration before the Office of the Registrar of Companies, Atmakur.
- for the said premises.
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents.

RESOLVED FURTHER THAT Mr. Narayan Das Rathi, Mr. Rajendra Tanase, Mr. Indragu and Mr. Jaydeep Suresh Pawar be and are hereby severally authorized.

"RESOLVED THAT in pursuance of all the aforesaid 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).

DOCUMENTS FOR LAND REGISTRATION:

MR. ASHISH INDARAPU AND MR. JAYDEEP SURESH PAWAR FOR SIGNING
AUTHORISATION IN FAVOUR OF MR. NARAYAN DAS RATHI, MR. RAJENDRA TANASE

OF TRANSFORM SUN ENERGY PRIVATE LIMITED HELD ON AUGUST 18, 2016
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS



భారత ప్రభుత్వం
Government of India




కె రాజేందర్
K Rajender
తండ్రి : చంద్రమౌళి
Father : CHANDRAMOULI

పుట్టిన సంవత్సరం/Year of Birth: 1976
పురుషుడు / Male



6267 1691 4010

అధికారి - సామాన్యజన సహాయక



అధికారి
Unique Identification Authority of India

చిరునామా: S/O: కె. చంద్ర మౌళి
4-11, బిసి కాలనీ, అడ్డాకల్ మండలం
అడ్డాకల్, అద్దాకల్, మహబూబ్ నగర్
అంధ్ర ప్రదేశ్, 509382

Address: S/O: K. Chandra
Mouli, 4-11, BC COLONY,
ADDAKAL MANDAL,
Addakal, Mahabub Nagar,
Addakal, Andhra Pradesh,
509382

6267 1691 4010

Bireddy

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Atmakur



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भारत सरकार
GOVERNMENT OF INDIA



మొగల్ ఖాజా మహబూబ్ బేగ్

Mogal Khaja Mahabub Baig

పుట్టిన తేదీ / DOB: 01/07/1967

పురుషుడు / MALE



4215 3302 2422



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

Address:

S/O ఖాజా బేగ్, ఇంటి నెం8-12-

S/O Khaja Baig, 8-12-183/1,
PATURUVEEDI, ALLAGADDA,
Allagadda, Kurnool,
Andhra Pradesh - 518543

183/1, పాతూరు వీధి, ఆళ్ళగడ్డ,

ఆళ్ళగడ్డ, కర్నూలు జిల్లా,

ఆంధ్ర ప్రదేశ్ - 518543

4215 3302 2422

M.K. Mahabub Baig

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