

తెలంగాణ తెలంగాణ TELANGANA

11199 14/12/2016

Jaydeep Suresh Pawar s/o Suresh Shankar Pawar
R/o Mumbai
M/S Trans form Sun Energy Pvt. Ltd.

A 177498

Name: S. SHIVA PRASAD
(Licensed Stamp Vendor)No. 1405 001/2012, R.No 1405 017/2015
Shop No. 9-84, Opp. TAHSILDAR OFFICE,
RAJEPALLY VILLAGE, JADCHERI A
MANDAL, MAHABUBNAGAR DIST.
Pin Code: 509 301 Ph No 9703244334**SALE DEED**

This Sale Deed is made and executed on this 14TH day of **December** 2016 at
MAHABUBNAGAR, by and between:

BETWEEN:

Sri. M. UTHANNA, Son of **CHANDRAIAH**, aged about 51 years, occupation:
Agriculture, presently residing at **ADDAKAL VILLAGE & MANDAL**,
MAHABUBNGAR, 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**.



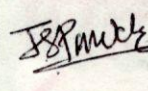



— LTOP
M. UTHANNA

Presentation, Endorsement:

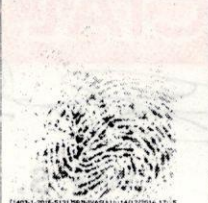

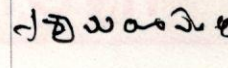


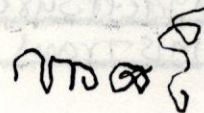
Presented in the Office of the Sub Registrar, Atmakur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2700/- paid between the hours of 5 and 6 on the 14th day of DEC, 2016 by Sri M/S.Transform Sun Energy Pvt.

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S.TRANSFORM SUN ENERGY PVT. LTD. REP.BY JAYDEEP SURESH PAWAR S/O. SURESH SHANKAR PAWAR SP CENTRE, 41/44, MINOO DESAI MARG., COABA, MUMBAI	
2	EX			M.UTHANNA S/O. CHANDRAIAH ADDAKAL VIL. AND MDL., MAHABUBNAGAR DIST.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			SRINIVASULU S/O PENTANNA R/O BALJAPALLY	
2			PEDDA BURANNA S/O KISTANNA R/O BALJAPALLY	

14th day of December, 2016

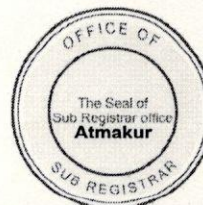
Signature of Sub Registrar
Atmakur

Exercising the powers of
Registrars under Section 30

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

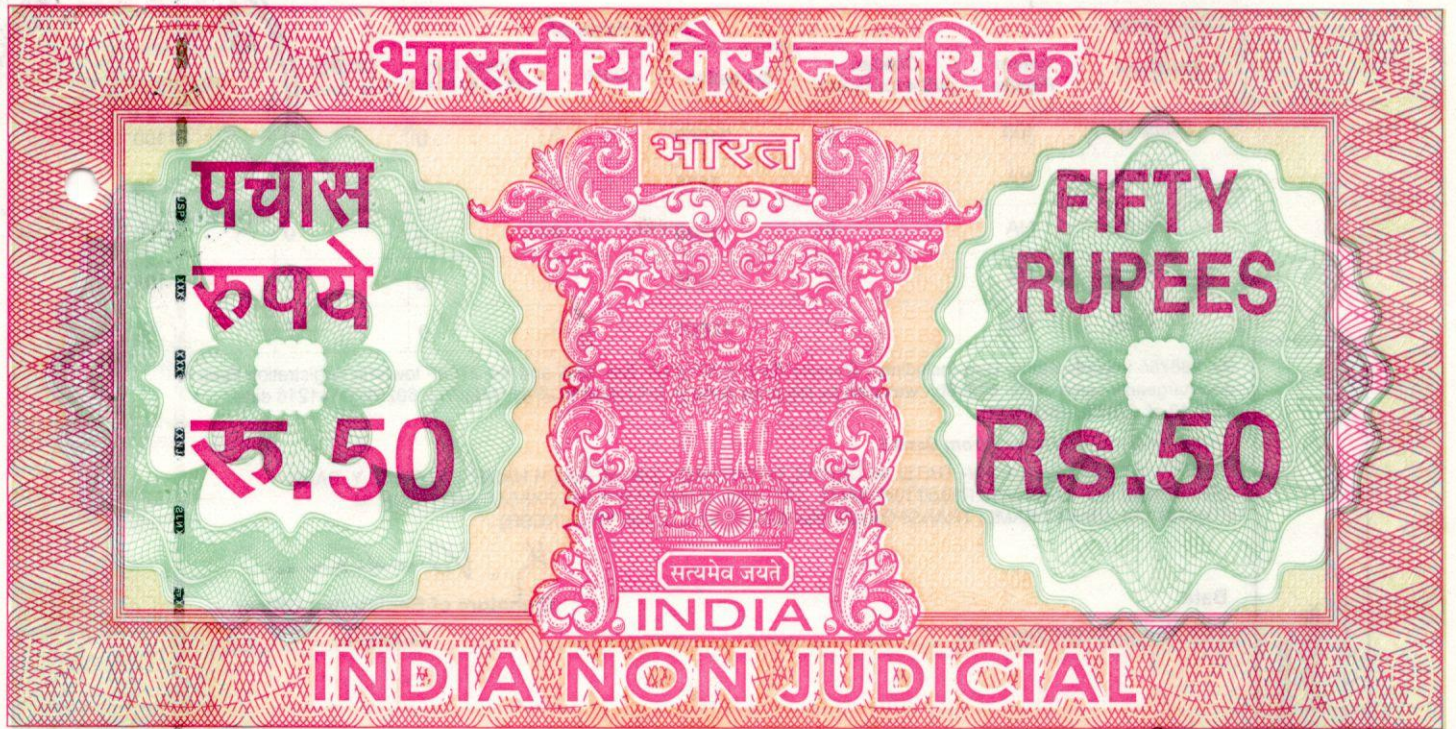


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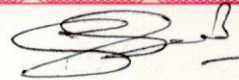


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తెలంగాణ తెలంగాణ TELANGANA



A 177499

11200 14/12/2016
Jaydeep Suresh Pawar s/o Suresh Shankar Pawar (Licensed Stamp Vendor)
M/s Transform Sun Energy Pvt. Ltd. R/O Mumbai
No. 1405 001/2012, R.No. 1405 017/2015
Shop No. 9-84, Opp. TAHSILDAR OFFICE
JADCHERI VILLAGE, JADCHERI
MAHABUBNAGAR DIST.
Pin Code 509 301 Ph No 9703244333

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 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.

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	21000	0	0	0	21100
Transfer Duty	NA	0	7875	0	0	0	7875
Reg. Fee	NA	0	2700	0	0	0	2700
User Charges	NA	0	105	0	0	0	105
Total	100	0	31680	0	0	0	31780

Rs. 28875/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2700/- towards Registration Fees on the chargeable value of Rs. 525000/- was paid by the party through E-Challan/BC/Pay Order No .602XWQ141216 dated ,14-DEC-16 of ,SBH/BADEPALLY

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 31680/-, DATE: 14-DEC-16, BANK NAME: SBH, BRANCH NAME: BADEPALLY, BANK REFERENCE NO: 003975686, REMITTER NAME: JAYDEEP SURESH PAWAR, EXECUTANT NAME: M. UTHANNA, CI AIMANT NAME: TRANSFORMSUNENERGY PVT.LTD.REPBYSURESH).

Date:

14th day of December, 2016

Signature of Registering Officer
Atmakur

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Signature of Registering Officer
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WHEREAS:

- (A) The Vendor represents and warrants that, he is the absolute owner and possessor of the land admeasuring Acres 01-20 Guntas (comprising of Acres 00-16 gts., in survey no. 370~~a~~, Acres 00-17 gts., in survey no. 374/~~a~~, Acres 00-10 gts., in survey no. 375~~a~~, And Acres 00-17 gts., in survey no. 378~~a~~) 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. 406770 vide Patta no. 220 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. 5,25,000/- (Rupees FIVE LAKHS TWENTY FIVE THOUSAND only) free from encumbrances.
- 1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 5,25,000/- (Rupees FIVE LAKHS TWENTY FIVE THOUSAND Only) by way of cheque no. 149993, 14994, dated. 14-12-2016, 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.


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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;


— L T. OF
M. UTHANNA

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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 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.



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M. UTHANNA

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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. 31,680/- @6% vide challan bearing no. 602xw 9/14/24 drawn on S.B.H. Bank



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SCHEDULE
Description of the Schedule Property

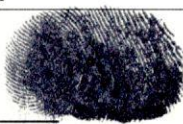


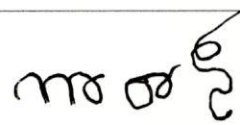
All that piece and parcel of land admeasuring Acres 01-20 Guntas (comprising of Acres 00-16 gts., in survey no. 370~~a~~, Acres 00-17 gts., in survey no. 374/~~a~~, Acres 00-10 gts., in survey no. 375~~a~~, And Acres 00-17 gts., in survey no. 378~~a~~) of ADDAKAL Village & Mandal, Mahabubnagar District, Telangana State. and bounded by :

North :: M. Auernd
South :: Transform Sun Energy Pvt Ltd
East :: By no. Remaining 370
West :: Transform Sun Energy Pvt Ltd

RULE- 3 MARKET VALUE

Village	Survey no.	Extent Ac.-Guntas.	Market value per acre Rs. 3,50,000/-	Stamp duty + Registration charges/-@ 6. % Total Value
ADDAKAL	370 a	00-16	5,25,000/-	31,680/-
	374/ a	00-17		
	375 a	00-10		
	378 a	00-17		
TOTAL		01-20	5,25,000/-	31,680/-

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: Sri. M. UTHANNA	For M/s. Transform Sun Energy Pvt. Ltd.
WITNESSES:	
	
1. _____ Name:	2. _____ Name:

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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:

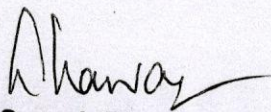
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers,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

Transform Sun Energy Private Limited
Corporate Identification No. U74900MH2015PTC266126
SP Centre, 41/44, Minoo 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, Minoo Desai Marg,
Colaba, Mumbai - 400 005, India.


Shapoorji Pallonji **INFRA**

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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

भारत सरकार

13/12/2014

J. Pawar



भारत सरकार
GOVERNMENT OF INDIA



ముగ్గల ఉత్తన్న
MUNGALA UTHANNA
పుట్టిన తేదీ/ DOB: 03/04/1965
పురుషుడు / MALE



3545 3510 6602

ఆధార్-సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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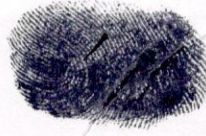
Address:

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కాలనీ, అడ్డకల్ అడ్డకల్(మం),
అడ్డకల్, మహబూబ్ నగర్,
ఆంధ్ర ప్రదేశ్ - 509382

S/O: Chandrayya, 1-16, SC COLONY,
ADDAKAL ADDAKAL (M), Addakal,
Mahabub Nagar,
Andhra Pradesh - 509382

3545 3510 6602

Aadhaar-Aam Admi ka Adhikar



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1-B నమూనా (ROR)

+ --- Unsigned; # --- Occupants mismatch with pattadar on the column రిమార్కులు

జిల్లా: మహబూబ్ మండలము: అడ్డాకల్ (1)

నగర్

గ్రామము అడ్డాకల్

print date :13/12/2016

విస్తీర్ణం యూనిట్లు : Acres/guntas

(14_1)

పేరు :

వరుస సంఖ్య (1)	పట్టాదారు పేరు (2)	తండ్రి/భర్త పేరు(3)	ఖాతా నెంబరు (4)	సర్వే నెం. (5)	భూమి వివరణ (6)	విస్తీర్ణం (7)	శిస్తు (రూ.) (8)	పట్టదారుకు ఏ విధంగా సంక్రమించింది/సాగు చేశారు(9/10)	యజమాని/కొలుదూరు తాకట్టు పట్టుకున్న వ్యక్తి పేరు/ఖాతా నెం. (11/12)	రిజిస్టర్ కాని ఋణాది భారాల వివరములు (13)	మౌలిక విలువ (14)	రిమార్కులు
1	యం.ఉత్తన్న	చంద్రయ్య	220	370ఇ	మాగాణి	0.1600	2.20	అనువంశికము				
2				374/ఇ	తరి	0.1700	3.53	అనువంశికము				
3				375ఉ	తరి	0.1000	0.93	అనువంశికము				
4				378ఇ	మాగాణి	0.1700	3.71	అనువంశికము				
					మొత్తం విస్తీర్ణం	1.2000	10.37					

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సంఖ్య: 10238 / Anna / 2015 తేదీ: 09.12.2016
 ప్రధాన కార్యాలయము, అడ్డకల్ మండలం

ప్రాసేడింగులు
 ఉపన్యాయ: శ్రీ మ. ఆర్. శ్రీనివాస్ M.A.
 ఉపాసక: అడ్డకల్ మండలం

విషయము: హక్కుల రికార్డు అడ్డకల్ మండలం
 గ్రామము వారసుల పేరిట విరాసత్తు చేసి హక్కుల రికార్డులో మార్పులు చేయటానికి ఉత్తర్వులు జారీ చేయుట గురించి.

నిర్దేశము: 1. శ్రీ మ. ఆర్. శ్రీనివాస్ తండ్రి చంద్రయ్య
 నివాసము అడ్డకల్ గ్రామము అడ్డకల్ తేది
 2. స్వయం విచారణ / గిర్దావర్, అడ్డకల్ ప్రాసేడింగ్ తేది

ఉత్తర్వులు: శ్రీ/శ్రీమతి చంద్రయ్య తండ్రి/భర్త-
 గారు సుమారు () సంవత్సరాల క్రితం మరణించాడని అవని పేరిట అడ్డకల్

గ్రామములో గల పట్టాభూములను అతని వారసులకు విరాసత్తు చేస్తూ హక్కుల రికార్డులో మార్పు చేయవలసినదాగా అర్జీదారులు తోరినారు. ఇట్టి అర్జీని స్వీకరించుతూ విరాసత్తు విషయంలో / వారసుల విషయంలో ఏదేని అక్షపాదాలున్నాడో తెలుసుకోవలసినదాగా ప్రకటన జారీచేసి గ్రామములో నిర్ణీత ప్రదేశంలో ప్రకటించి, దగ్గరా మూలంగా ప్రజలకు తెలియజేయబడినది.

ఇట్టి విరాసత్తు విషయంలో గ్రామం యందుగాని తదుపరి విచారణ జరిపిన సమయంలో గాని ఎలాంటి ఆక్షేపణ రాలేదు ఇట్టి విషయం సంచలన సమీక్షలో విచారణ చేయగా ఈ క్రింది అనుసూచిత చూపబడిన సర్వే నెంబర్లు పట్టిదారు మరణించినట్లుగా ధృవపడినది మరియు వారసుల యొక్క వివరములు తెలిసినవి.

కావున అడ్డకల్ గ్రామ శివారులోగల సదరు సర్వే నెంబర్లకు సంబంధించి వారసుల పేరిట విరాసత్తు అనుసూచిత చూపిన ప్రకారము మంజూరీ చేయబడినది, మరియు హక్కుల రికార్డు సౌరము (1)లో గల కాలం నెంబర్లు 7,8,9,15,16, మరియు 17లలో మార్పులు చేయుటకై ఆదేశించినది.

సర్వే నెం.	మొత్తం విస్తీర్ణం	చనిపోయిన పట్టిదారు పేరు	అర్జీనికే గల విస్తీర్ణం	వారసుల పేరు	పట్టిదారుతో గల సంబంధం	వారసుని నాటాకు కేటాయించబడిన విస్తీర్ణం	వివరాలు రిమాన్య
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378/ఇ 0-17	సహజరేఖ 0-17	మ. ఆర్. శ్రీనివాస్	0-17	నివాస చిహ్నం			
375/ఉ 0-10	0-10	చంద్రయ్య	0-10	జులై			
374/ఇ 0-17	0-17		0-17	20			
370/ఇ 0-16	0-16		0-16				
1-20	1-20		1-20				

అర్జీదారు శ్రీ మ. ఆర్. శ్రీనివాస్
 ఒక ప్రతి అడ్డకల్ గ్రామ రెవెన్యూ అధికారి
 తగు చర్య నిమిత్తం ఇవ్వబడినది.

రికార్డింగ్ అధికారి మరియు
 ఉపాసక అడ్డకల్ మండలం
TANSTILDAK
ADDAKAL Mandal
 9/12/16
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So 16/2016. Sheet 11 of 12 Sub Registrar
Atmakur



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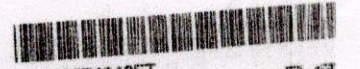
ఆంధ్ర

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Unique Identification Authority of
Government of India

నమోదు సంఖ్య / Enrollment No. : 2022/60078/042

To
PEDDA BURRANNA
పెద్ద బుర్రన్న
H NO 3-68(1)
SC WADA
KANMANURU POST PEDDAMANDADI MAN
Baleedupalle
Kannanur, Mahabub Nagar
Andhra Pradesh - 509381

09/06/2013



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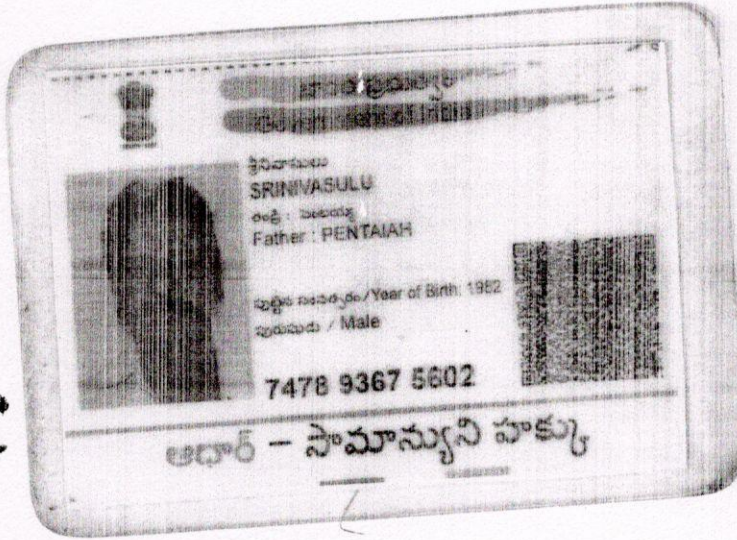
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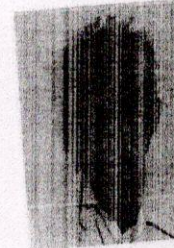
మీ ఆధార్ సంఖ్య / Your Aadha

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ఆధార్ - సామాన్యుని ప



భారత ప్రభుత్వం
Government of India



పెద్ద బుర్రన్న
PEDDA BURRANNA
తండ్రి : కిష్టన్న
Father : KISHTANNA

పుట్టిన సంవత్సరం / Year of Birth: 195
పురుషుడు / Male

3797 8116 7552

ఆధార్ - సామాన్యుని

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