



తెలంగాణ తెలంగాణ TELANGANA

10396 19/11/2016

For Jaydeep Suresh pawar S/o Suresh Shankar pawar

For M/S Trans form Sun Energy Pvt. LTD R/o Mumbai

(Signature)

E 327959

Name: S. SHIVA PRASAD

(Licensed Stamp Vendor)

e No. 1405 001/2012, R.No. 1405 017/2015

Shop No. 9-84, Opp. TAHSILDAR OFFICE,

RADEPALLY VILLAGE, JADCHERLA

MANDAL, MAHABUBNAGAR DIST.

Pin Code: 509 301. Ph.No. 9703244334

SALE DEED

This Sale Deed (the "Sale Deed") is made and executed on this the 19th day of November, 2016 at Mahabubnagar, Telangana State.

BETWEEN:

Smt. MAMATHA, Wife of JANARDHAN REDDY, aged about 40 years, Occupation: HOUSE WIFE, R/o ADDAKAL VILLAGE & MANDAL, MAHABUBNAGAR DIST., TELANGANA STATE.

hereinafter referred to as "VENDOR"

(Signature)






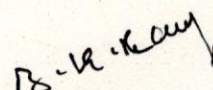
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar¹, Mahabubnagar (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 6050/- paid between the hours of 3 and 4 on the 24th day of NOV, 2016 by Sri Mamatha

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 JAYDEEP SURESH PAWAR: [1413-1-2016-15509]	M/S TRANSFORM SUN ENERGY PRIVATE LIMITED REP. JAYDEEP SURESH PAWAR S/O. SURESH PAWAR MUMBAI,	 18 OCT 2016
2	EX		 MAMATHA::24/11/2016. [1413-1-2016-15509]	MAMATHA W/O. JANARDHAN REDDY ADDAKAL (V & M), MAHABUBNAGAR	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 B. THIRUPATHI REDDY::24/11 [1413-1-2016-15509]	B. THIRUPATHI REDDY MAHABUBNAGAR	
2		 B. BALAKRISHNA REDDY::24/11 [1413-1-2016-15509]	B. BALAKRISHNA REDDY HNO.1-67,ADDAKAL,MBNR	

24th day of November, 2016

Signature of Joint SubRegistrar¹
Mahabubnagar (R.O)

Bk - 1, CS No 15509/2016 & Doct No

15/11/2016 Sheet 1 of 11 Joint SubRegistrar¹
Mahabubnagar (R.O)



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.

WHEREAS:

61/65
The **Vendor** is the absolute legal owner and possessor of all that land admeasuring total Extent Acres 03-00 Guntas, (comprising of Acres 03-00 Guntas in survey No. **393**) of ADDAKAL Village & MANDAL, MAHABUBNAGAR District, Telangana State. more particularly described in the **Schedule** hereto and hereinafter referred to as the "**Schedule Property**" both parties having acquired the same by inheritance and got mutated their names in the revenue records and Pattadar Pass Book and Title Deeds bearing no. 271062, vide Patta No. 1066 have been issued in respect thereof.

- (A) The Vendor being a Kartha of his family is desirous of selling the Property detailed herein above to the Purchaser in order to meet his family legal necessities and welfare thereof, more fully described in the schedule annexed under and hereinafter referred to as "the Schedule Property".
- (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.

at at at

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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	48000	0	0	0	48100
Transfer Duty	NA	0	18000	0	0	0	18000
Reg. Fee	NA	0	6050	0	0	0	6050
User Charges	NA	0	105	0	0	0	105
Total	100	0	72155	0	0	0	72255

Rs. 66000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 6050/- towards Registration Fees on the chargeable value of Rs. 1200000/- was paid by the party through E-Challan/BC/Pay Order No ,865BMM241116 dated ,24-NOV-16 of ,SBH/PADMAVATHI NAGAR COLONY MAHABUBNAGAR

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 72155/-, DATE: 24-NOV-16, BANK NAME: SBH, BRANCH NAME: PADMAVATHI NAGAR COLONY MAHABUBNAGAR, BANK REFERENCE NO: 002700772,REMITTER NAME: JAYDEEP SURESH PAWAR,EXECUTANT NAME: MAMATHA,CLAIMANT NAME: TRANSFORMSUNENERGY PVT.LTD.REPBYJAYDEEP).

Date:

24th day of November, 2016

Signature of Registering Officer
Mahabubnagar (R.O)

Bk - 1, CS No 15509/2016 & Doct No

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1వ పుస్తకము 2016 సం॥ము 1938
15140 నెంబరుగా రిజిస్టరు చేయబడి
స్వామింగ్ నిమిత్తము గుర్తింపునంబరు.
1413-15140 2016 ఇవ్వడమైనది.
2016 సం॥ NOV నెల 24 తేది

రిజిస్టరింగ్ ఆఫీసర్



**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. 12,00,000/- (Rupees TWELVE LAKHS Only) free from encumbrances.
- 1.2. The Vendee has already paid the total consideration to the Vendor as follows;

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Smt. MAMATHA	Rs. 12,00,000/- (Rupees TWELVE LAKHS only)	CHEQUE No. <u>035583, 035584</u> <u>035585</u> , dated 24-11-2016, Bank AXIS, Branch GACHIBOWLI.
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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 is 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;

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Mahabubnagar (R.O)



- (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 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;

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Mahabubnagar (R.O)



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 assured and declared 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 assured 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.

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Mahabubnagar (R.O)



8. **Stamp Duty and Registration Charges**

The Purchaser has paid the stamp duty and registration charges Rs. 72,155/- @6% vide challan bearing no. 865BMM241116 drawn on S.B.H. Bank

SCHEDULE-A
Description of the Land

All that piece and parcel of agriculture dry land admeasuring total Extent Acres 03-00 Guntas, (comprising of Acres 03-00 Guntas in survey No. **393**) of ADDAKAL Village & MANDAL, MAHABUBNAGAR District, Telangana State and bounded;

North :: Transform Sun Energy
South :: Remaining part of Sy No 393
East :: Remaining part of Sy No 393
West :: Land of Transform Sun Energy

RULE- 3 MARKET VALUE

<u>Village</u>	<u>Survey nos.</u>	<u>Extent Ac.---Gts.</u>	<u>CONSIDERATION</u> <u>Market value</u> <u>per acre</u> <u>Rs. 4,00,000/-</u>	<u>Stamp duty +</u> <u>Registration</u> <u>charges/-@ 6.</u> <u>% Total Value</u>
ADDAKAL	393	03-00	12,00,000/-	72,155/-

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

Signature

Name: Smt. MAMATHA

PURCHASER

Signature

Name: For M/s. Transform Sun Energy Private Limited

Witnesses:

1. *Signature*

Name: B. Thirupathi Reddy

2. *Signature*

Name: B. Baby Krishna Reddy

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Mahabubnagar (R.O)



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 :19/11/2016

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/ కొలుదూరు తాకట్టు పట్టుకున్న వ్యక్తి పేరు/ ఖాతా నెం. (11/12)	రిజిస్టర్ కాని ఋణాది భారాల వివరములు (13)	మౌలిక విలువ (14)	రిమార్కులు
1	మమత	జనార్దన్ రెడ్డి	1066	393	ఖుష్క	7.1400	6.25	అనువంశికము				
					మొత్తం విస్తీర్ణం	7.1400	6.25					

3-00 Sale deed

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Mahabubnagar (R.O)



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

19122014

J. Pawar

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Joint SubRegistrar

Mahabubnagar (R.O)



**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:

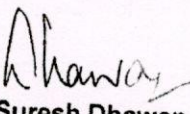
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers,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


Shapoorji Pallonji **INFRA**



INFRA

Infrastructure

Transform Sun Energy Private Limited
Corporate Identification No. U74900MH2018PTC00125
2F, 2nd Floor, Vardaan Tech Park, Vardaan - 400 005, India
(T) +91 22 67490000 (F) +91 22 67490001 website: www.transform-sun.com
Registered Office: Transform Sun Energy Private Limited, Vardaan Tech Park,
Vardaan - 400 005, India

Date: September 12, 2018

Suresh Dhanraj
Director
DIN: 0175507



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 city and 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.

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

RESOLVED FURTHER THAT Mr. Narayan Das Rathi, Mr. Rajendra Tandale, Mr. Ashish Indrapur and Mr. Jaydeep Suresh Pawar be and are hereby severally authorized.

"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)."

DOCUMENTS FOR L AND REGISTRATION

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

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF TRANSFORM SUN ENERGY PRIVATE LIMITED HELD ON AUGUST 16, 2018

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Joint SubRegistrar

Mahabubnagar (R.O)



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 2022/60125/01080

To
BOKKALAPALLI MAMATHA
బొక్కలపల్లి మమత
W/O: B Janardhan Reddy
3-103
mandal road
ADDAKAL MANDAL
Addakal
Addakal, Mahabub Nagar
Andhra Pradesh - 509382
9951864105

04/05/2013



KL122695537FT

12269553



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3343 0996 7220

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India



బొక్కలపల్లి మమత
BOKKALAPALLI MAMATHA
తండ్రి : జి అచిరెడ్డి
Father : G ACHIREDDY

పుట్టిన సంవత్సరం / Year of Birth: 1976
స్త్రీ / Female

3343 0996 7220



ఆధార్ - సామాన్యని హక్కు

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Mahabubnagar (R.O)



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

THIRUPATHI REDDY BOKKALAPALLY

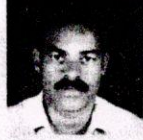
BAL REDDY BOKKALAPALLY

10/03/1967

Permanent Account Number

APVPB6521M

B. Reddy
Signature



07052008

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल

पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, एस. बी. मार्ग,
लोअर परेल, मुंबई-400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL

1st Floor, Times Tower,

Kamala Mills Compound,

S.B.Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664

email: tininfo@nsdl.co.in



भारत सरकार
GOVERNMENT OF INDIA



बकालिपल्ली बालकृष्ण रेड्डी

BOKKALIPALLI BALAKHRISHNAREDDY

पुष्पिन सं./YoB:1972

पुरुषादु Male



3068 9981 9598

आधार - आधार - सामान्यमानवता है।



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

चिपनामा:

1-67, अदकल (मं) अदकल,

अदकल, महाबुब नगर

अंध्र प्रदेश, 509382

Address:

1-67, ADDAKAL (M) Addakal,

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Andhra Pradesh, 509382

Aadhaar - Aam Aadmi ka Adhikar



Bk - 1, CS No 15509/2016 & Doct No
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Mahabubnagar (R.O)

