

SI.No. 1 2793 Dt. 11) 8/2016

Sold to Mr. Rojen 25 tandale S/0 Bashusaheb Dagrede Tandale Stamp Vendor)

R/o. 4 in bui

For Whom M/s Transform Sten Energy Private Limited Ghandi Chowin, W. MAPARTHY, Pin: 509 103, Ph. No. 99851259

SALE DEED

This Sale Deed (the "Sale Deed") is made and executed on this the ——day of August 2016 at Wanaparthy, Mahabubnagar District, Telangana State.

BETWEEN:

Ganda Sayanna, son of Devanna, aged about 56 years, occupation: Agriculture

Hereinafter referred to as "Vendor".

AND

- 1. Santhosha, daughter of Sayanna, aged about 22 years, occupation:
- 2. Divya, daughter of Sayanna, aged about 20 years, occupation:
- 3. Jyothi, daughter of Sayanna, aged about 18 years, occupation:

pereinafter jointly referred to as "Consenting Parties".

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Presentation Endorsement: Presented in the Office of the Joint Sub-Registrar, Wanaparthy along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10275/- paid between the hours of on the 12th day of AUG, 2016 12th day of AUG, 2016 and by Sri K.Lakshmi Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumi Code Thumb Impression Photo Impression RAJENDRA TANDLE[R]M/S TRANȘFORM SUN ENERGY PVT LTD; 1 CL RAJENDRA TANDLI [1412-1-2016-119 JYOTHI D/O. SAYANNA 2 EX ADDAKAL TOWN, M.NAGAR JYOTHI::12/08/201 [1412-1-2016-1196 DIVYA Joint Sub D/O. SAYANNA EX ADDAKAL TOWN, M.NAGAR Bk - 1, CS No 11960/2016 & Doct No Sheet 1 of 12 DIVYA::12/08/2016 [1412-1-2016-1196 SANTHOSHA D/O. SAYANNA EX ADDAKAL TOWN, M.NAGAR SANTHOSHA::12/08 11185/2016. [1412-1-2016-1196] GANDA SAYANNA S/O. DEVANNA 5 ΞX ADDAKAL TOWN, M.NAGAR GANDA SAYANNA::1 [1412-1-2016-11960 Identified by Witness: Thum: Impression Photo Name & Address Signature ESARUDDIN S/O.VIQHARUDDIN R/O.KAMAREDDY ESARUDDIN::12/0 [1412-1-2016-119

All are presently residing at , Addakal Village, and Mandal, Mahabubnagar District, Telangana State, (The parties 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

TAN NO:-MUMT19829F

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.Rajendra Tandale son of Bhausaheb Tandale, aged about 27 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:

- The Vendor represents and warrants that, he is the absolute owner and (A) possessor of the land admeasuring Acres 3-28 Guntas (comprising of Acres 3-60 Guntas in survey no 389/E(a) and Acres 3-28 Guntas in survey no 355/1) 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.461497 vide Patta no.98 have been issued in respect thereof.
- The Consenting Parties are daughters of the Vendor; hence, they have made (B) parties to this Sale Deed.
- The Vendor being a Kartha of his family is desirous of selling the Property (C) 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".

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JAHANGEER

S/O.SARWAR R/O.BANDANAGARAM

12th day of August, 2016

Signature of

Joint SubRegistrar16 Wanaparthy

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

Description	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	100	0	82000	0	0	0	82100		
Transfer Duty	NA	0	30825	0	0	0	30825		
Reg. Fee	NA	. 0	10275	0	0	0	10275		
User Charges	NA	. 0*	. 210	0	0.	0	210		
Total	. 100	0	123310	0	0	0	123410		

Rs. 112825/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10275/- towards Registration Fees on the chargeable value of Rs. 1110000/- was paid by the party through E-Challan/BC/Pay Order No ,173EQ5110816,383TYW110816 dated ,11-AUG-16,11-AUG-16 of ,SBH/WANAPARTHY,SBH/WANAPARTHY

E-Challan Details Received from Bank:

(1). AMOUNT PAID: Rs. 62105/-, DATE: 11-AUG-16, BANK NAME: SBH, BRANCH NAME: WANAPARTHY, BANK. REFERENCE NO: 002906851, REMITTER NAME: RAJENDRA BHAUSAB TANDALE, EXECUTANT NAME: M.RAMULU, CLAIMANT NAME: RAJENDRA BHAUSAB TANDALE). (2). AMOUNT PAID: Rs. 61205/-, DATE: 11-AUG-16, BANK NAME: SBH, BRANCH NAME: WANAPARTHY, BANK REFERENCE NO: 002896613, REMITTER NAME: RAJENDRA BHAUSAHEB TANDALE, EXECUTANT NAME: T.VIJAYENDER REDDY, CLAIMANT NAME: RAJENDRA BHAUSAHEB TANDALE)

Date:

12th day of August, 2016

Signature of Registering Officer

Wanaparthy

Certificate of Registration

Registered as document no. 11185 of 2016 of Book-1 and assigned the identification number 2016 for Scanning on 12-AUG-16.

> Registering Officer Wanaparthy

> > (N.Srinivasulu)

Joint SubRea Bk - 1, CS No 11960/2016 & Doct No 2 of 12 Sheet

11185/2016.

(D) 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. /- (Rupees only) free from encumbrances.

1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 11;10,000 / _/- (Rupees <u>eleven hath lan thousanly</u>) by way of D.D. bearing no. 4925 53 dated 69/08/2016 Bank, Axis Bank Branch. Humbai

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.

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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. She 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 Vendors and shall be conveyed to the Purchaser as such; the Vendors 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;
- (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;

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- (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.

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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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. 1.20,605 @6% vide challan bearing no. Bank with Bank with a bearing no.

SCHEDULE Description of the Schedule Property

All that piece and parcel of land admeasuring Acres 3-28 Guntas (comprising of Acres Acres 3-28 Guntas in survey no.355/1) of Addakal Village and Mandal, Mahabubnagar District, Telangana State and bounded by:

North :: SYNO 338
South :: SYNO 338
East :: Syno 368
West :: Syno 389

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- 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.
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North :: SYNO 338
South :: SYNO 338
East :: Syno 308
West :: Syno 389

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RULE-3 MARKET VALUE

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Village	Survey no.	Extent AcGts.	Market value per acre	Stamp duty + Registration charges/-@ 6. % Total Value
Addakal	Forming part of 355/1	3-28	(16)	1,20,605/

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:

		<u> </u>	
VENDOR			
No E to De T			

Name: Ganda Sayanna			
Consenting Parties			
229			
Some	m. Drya	Jyothi	
Name: Santhosha	Name: Divya	Name: Jyothi	
PURCHASER			-
For M/s. Transform Sun Ener	egy Pyt. Ltd.	DAY PVI. Id. * M	
	3/ - 11 - 111	STransfo	
WITNESSES:			
1Name:	2. Me.J-	hjev.	
10200	Name:		

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON WEDNESDAY, MARCH 23, 2016 AT SP CENTRE, 41/44, MINOO DESAI MARG. COLABA. MUMBAI - 400 005

AUTHORISATION IN FAVOUR OF MR. NARAYAN DAS RATHI AND MR. RAJENDRA TANDALE FOR SIGNING DOCUMENTS FOR LAND REGISTRATION:

"RESOLVED THAT 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 or Mr. Rajendra Tandale be and are hereby severally authorised:

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, maters 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

Sunil Kulkarni Director

DIN: 03137498

Date: May 23, 2016

Transform Sun Energy Private Limited
Corporate Identification No. U74900MH2015PTC266126
SP Centra. 4144. Minoo Desai Marg. Colaba, Mumbai +400 005, India.
(1) +91 22 67490000 (F) +91 22 67490017 website: www.sp-group.co.in
Regd. Office: Shappopii Pallonji Centre. 41/44, Minoo Desai Marg.
Colaba, Mumbai - 400 005, India.





आयंकर विभाग INCOMPTAX DEPARTMENT



GOVT. OF INDIA

RAJENDRA BHAUSAHEB TANDALE BHAUSAHEB DAGDUTANDALE

-04/03/45/45 -(4/15)



हर्स कृषि के खोते / माने पर इंग्या सुचित करें / लीटाए आर्येकर पैन सेवा इकाई, एन एस डी एल पहली मंजिल, टाईन्स टॉवर, कमला मिल्स कम्पाउंड, एस. बी. मार्ग, लोअर परेल, मुन्बई - 400 013.

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ఆధార్ – సామాన్యుని హక్కు



Unique Identification Authority of India

CHARLES AND DESCRIPTION

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Address: S/O: Mahammad Sarvar H NO 3-15 Bandanagaram, Sachannapeta Mandal, Bandanagaram Warangal Bandanagaram, Andhra Pradesh, 306224

2199 2313 9381



M





భారత ప్రభుత్వం Unique Identification Authority of India Government of India

నమోదు సంఖ్య / Enrollment No.: 2022/60128/00687

Harijana Ganda Sayanna

C/O: Devanna

1-45 SC COLONY

ADDAKAL ADDAKAL(M)

Addakal

Addakal

Addakal Mahabub Nagar

Andhra Pradesh 509382



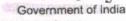
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

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భారత ప్రభుత్వం





హరిజన గండ సాయన్న Harijana Ganda Sayanna తెండ్రి : గెండ దేవన్న Father , GANDA DEVANNA పుట్టిన తేదీ / DOB : 27/05/1963



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This shall be used for the verification purpose only for issue

1-B నమూనా +-- Unsigned; #-- Occupants mismatch with pattadar in the column రిమార్కులు of Pattadar Passbook Not valid to use for any other purpose

purpose. జిల్లా: మహబూబ్ మండలము: అడ్డాకల్

గ్రామము పేరు : అడ్డాకల్

విస్తీర్ణం యూనిట్లు : Acres/guntas

నగర్

వరుస సంఖ్య (1)	పట్టాదారు పేరు (2)	తండ్రి/భర్త పేరు(3)	11.00	సర్వే సెం. (5)	భూమి వివరణ(6)	విస్తీర్ణం (7)	శిస్తు(రూ.) (8)	పట్టదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు(9/10)	తాకట్టు పెట్టుకున్న వ్యక్తి పేరు/ ఖాతా సెం.	Dan 4 (1.1)	రిమార్కులు
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2			***************************************	355/1	మెట్ట	3.2800	0.00				
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