

7511
7460

తెలంగాణ తెలంగాణ TELANGANA

No. 4793 Date: 10 JUL 2017
 Sold to: S. Senthil Kumar / S/o S. Senthil Kumar
 From: S. Senthil Kumar / S/o S. Senthil Kumar

H 809880

G. MURALI KRISHNA

(Licensed Stamp Vendor)

C.No 1405 002/1995, R.No.1405 008/20

C.No 10.6, Kaveranapeta, Jadcherla

Pin: 509 301. Ph. No: 9440656356

SALE DEED





This Sale Deed is made and executed on this the 10th day of July, 2017 at MAHABUBNAGAR by and between :

HARIJAN CHENA RAYUDU, son of Dhobbalanna, aged about 56 years, Occupation: Agriculture, presently residing at Peruru Village, Devarkadra Mandal, Mahabubnagar District, Telangana State rep. by his Agreement of Sale cum General Power of Attorney holder **Jeevan Reddy** son of N.Ramakrishna Reddy, aged about 35 years, occupation: Business, presently residing at Vignesh, 521, 16 cross, main Road, HSR Layout, Sector 4, Bengaluru vide registered AGPA no.16 of 2017 dated 03.01.2017 registered in the office of Sub Registrar, Atmakur. (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**.

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Mahabubnagar (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 3 and 4 on the 11th day of JUL, 2017 by Sri M/S Transform

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL		 RAJENDRA TANDALE::11 [1413-1-2017-7460]	M/S TRANSFORM SUN ENERGY PRIVATE LIMITED REP-RAJANDRA TANDALE S/O. BHAUSAHEB TANDALE SP CENTRE 41/44 MINOO DESAI MARG, COABA, MUMBAI
2	EX		 JEEVAN REDDY (AGPA):: [1413-1-2017-7460]	JEEVAN REDDY (AGPA) S/O. N.RAMA KRISHNA REDDY 521,16 CROSS, MAIN ROAD, HSR LAYOUT, SECTOR 4, BEGNALURU

Signature/Ink Thumb
Impression
19 JUL 2017

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 MAHAMMAD JAHANGEER:: [1413-1-2017-7460]	MAHAMMAD JAHANGEER R/O BANDLANAGARAM VILL WARANGAL DIST	
2		 AFZAL MOHAMMED::111C [1413-1-2017-7460]	AFZAL MOHAMMED R/O KAMAREDDY VILL AND MDL	

11th day of July, 2017

Signature of Joint SubRegistrar2
Mahabubnagar (R.O)

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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				DD/BC/ Pay Order	Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act			
Stamp Duty	100	0	0	0	15900	0	0	16000
Transfer Duty	NA	0	6000	0	0	0	0	6000
Reg. Fee	NA	0	2000	0	0	0	0	2000
User Charges	NA	0	100	0	0	0	0	100
Total	100	0	8100	0	15900	0	0	24100

Rs. 6000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 400000/- was paid by the party through E-Challan/BC/Pay Order No ,981DXB060217 dated ,08-FEB-17 of ,SBH/KOTHAGUDA



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. Rajendra Tandale son of. Bhausahab 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:

- (A) The Vendor is the absolute owner and possessor of the land admeasuring Acres 4-00 Guntas in survey no.228 of Peruru Village, Devarkadra Mandal, Mahabubnagar District, Telangana State having acquired vide Patta/Title Deed no.651/839602 issued by MRO, Devarkadra. The property is more vividly explained in the Schedule of Property and will be referred to as **Schedule Property- I** hereafter
- (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 land parcel offered by him, which is explained in the Schedule Property. The Vendor has offered to sell the Schedule Property to the Purchaser representing that he is the 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 has offered to sell the Schedule Property, for the total consideration of Rs. ~~4,00,000/-~~ (Rupees ~~Four Lacs~~ only) calculated at the rate of Rs. [●] (Rupees [●] only) per Acre (the "**Sale Consideration**") and the purchaser agreed to purchase the Schedule Property for the said Sale Consideration. The Purchaser has at the behest of the Vendor paid an amount of Rs. [●] (Rupees [●] only) towards full and final consideration in the following manner:

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 8100/-, DATE: 08-FEB-17, BANK NAME: SBH, BRANCH NAME: KOTHAGUDA, BANK
REFERENCE NO: 002613788, REMITTER NAME: RAJENDRA TANDALE, EXECUTANT NAME: JEEVAN REDDY, CLAIMANT
NAME: TRANSFORMSUNENERGY PVT.LTD REP BY RAJENDRA

Date:

11th day of July, 2017

Signature of Registering Officer
Mahabubnagar (R.O)

BK - 1, CS No 7460/2017 & Doct No

7330 / 2017, Sheet 2 of 10 Joint Sub Registrar 2
Mahabubnagar (R.O)

పుస్తకము 2017 సం॥ము 1939
7330 నెంబరుగా రిజిష్టరు చేయబడి
జనీంగ్ సీమిత్తము గుర్తింపునంబరు.
13-1 7330 2017 ఇవ్వడమైనది
2017 సం॥ July నెల 11 తేది
రిజిస్ట్రార్ ఆఫీసర్



Name of the Recipient	Amount of Consideration [in Rs.]	Details of the payment made
Jeevan Reddy	Rs. [●] 4,00,000- (Rupees [●] only) <i>Four lakhs only</i>	<i>cheque</i> D.D. No. <i>147364</i> dated <i>3-1-2017</i> -----, drawn on ----- branch <i>Bangalore.</i>

- 1.2 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 payment need to 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 rights, 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 and the name of the Vendor is recorded as Pattadar and possessor in the records and he has absolutely seized and possessed of and is otherwise well and sufficiently entitled to the Schedule Property;
- (b) There is no leases, sub-leases, tenancies, licenses or other rights of occupation in favour of any person in respect of the Schedule Property;
- (c) That the Vendor specifically represent that there is no left over parcel of land owned by them in any of the Survey numbers now forming part of Schedule Property and Vendor undertake to not to make any claims in future.
- (d) 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 Vendor 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 is true and correct.

- (e) 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;
- (f) 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; other than the AGPA mentioned in this Deed. 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;
- (g) 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;
- (h) 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;
- (i) In the event any right, title and interest in the Schedule Property is found to be subsisting with the Vendor, the same is 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 declare and covenant that there are no arrears of tax liable to be paid over Schedule Property.



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 assure and declare that they shall fulfill his 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 assure that they 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 assure that, has 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.
- 7.3. The Vendor assure that the Schedule 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.
- 7.4. The Vendor undertake 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.

8. **Stamp Duty and Registration Charges :**

The Purchaser has paid the stamp duty and registration charges vide Demand draft bearing no. 941 D X 150 60 217 dated 22/7 for Rs. 8,100/- (Rupees Eight thousand one hundred only) drawn on SBI Bank, SBI Branch.

SCHEDULE OF PROPERTY-1

Description of the Schedule Property

All that piece and parcel of land admeasuring Acres 4-00 Guntas in survey no.228 of *Peruru* Village, *ADDAKAL* Mandal, *Mahabub^{Nagar}* District, Telangana State and bounded by:



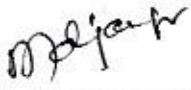
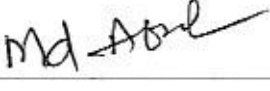
North :: Land of M/s. Transform Sun Energy Private Limited
South :: Land of S.Kistanna
East :: Land of Govardhan Reddy
West :: Land of S.Kistanna

RULE- 3 MARKET VALUE

<u>Village</u>	<u>Survey no.</u>	<u>Extent Ac.—Gts.</u>	<u>Market value per acre</u>	<u>Stamp duty + Registration charges/- @ 6%</u>
Peruru	228	4-00		

Adjustment D no 16/2017.

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

VENDOR	PURCHASER
 (Vendor rep. by his AGPA holder Jeevan Reddy	 Name: Mr. Rajendra Tandale For M/s. M/s. Transform Sun Energy Private Limited
WITNESSES :	
1.  Name: _____	2.  Name: _____

**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.

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."

For Transform Sun Energy Private Limited


Suresh Dhawan
Director
DIN: 01175807



Date: September 12, 2016

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF N-4

पत्ता:
वडिलाचे/आईचे नांव:
भाऊसाहेब तांदळे, सी-18,
एन-4 सिडको, औरंगाबाद,
औरंगाबाद,
महाराष्ट्र - 431003

Address:
S/O Bhausaheb Tandale, C-18,
N-4 Sidco, Aurangabad,
Aurangabad,
Maharashtra - 431003

6866 1749 7172

भारत सरकार
GOVERNMENT OF INDIA



राजेन्द्र भाऊसाहेब तांदळे
Rajendra Bhausaheb
Tandale

जन्म तारीख/ DOB: 04/05/1989
पुरुष / MALE



6866 1749 7172

INDIA

KARNATAKA STATE
DRIVING LICENCE FORM

DL.No.:3664/2001-02

JEEVAN R

S/O: N RAMAKRISHNA REDDY

VIGNESH, #521, 16th CROSS,

16th MAIN, HSR LAYOUT, 4th SECTOR,

BANGALORE-560 034

Bld Grp : A+VE

D.O.B : 05/05/1981

PH : 57604948

Valid Throughout India
M/CY WG
LMV

OLA : RTO BNG CENTRAL
D.O.I. : 10/07/2001
C.D.O.I. : 22/07/2006

Temporary Address

From To
Non -
Trans. : 10/07/2001 09/07/2021
Trans. :
Tested by : IMV
Badge No :
Badge No1 :
Badge No2 :
Restriction :

No horn should be used at night
(bet 10. PM & 6. AM) in residential area,
except in exceptional circumstance.

[Signature]
L A BANGALORE CENTRAL

[Signature]

आयकर विभाग
INCOME TAX DEPARTMENT
MAHAMMAD JAHANGFEER
SARVAR MAHAMMAD
10/08/1982
Permanent Account Number
CNSPM3481N
Signature
भारत सरकार
GOVT OF INDIA

md jar

आयकर विभाग
INCOME TAX DEPARTMENT
AFZAL MOHAMMED
IMADUDDIN MOHAMMED
01/01/1969
Permanent Account Number
DFZPM2204F
Signature
भारत सरकार
GOVT OF INDIA

md Afzal