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INDIA NON JUDICIAL

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# తెలంగాణ तेलंगाना TELANGANA

SI No. 1146 Date - 2 MAF. 2017
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for Whork Dany Storm Sum Emergy PVILID.

G. MURALI KRISHNA

(Licensed Stamp Vendor)
L.No 1405 002/1895, R.No.1405 008/2016
i.No 10.6, Kaverammapeta, Jadcherla
Pin 509 301. Ph. No:9440656356

## SALE DEED

This Sale Deed the "Sale Deed" is made and executed on this the 02<sup>ND</sup> day of MARCH 2017 at Mahabubnagar, Mahabubnagar District, Telangana State.

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### BETWEEN:

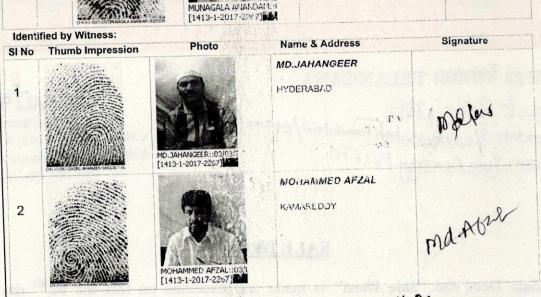
Sri. MUNAGALA ANANDAM, Son of PENTANNA, aged about years, occupation: Agriculture, presently residing at ADDAKAL VILLAGE & MANDAL, MAHABUBNAGAR DIST., Telangana State.

(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.

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#### 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. 3310/- paid/ between the hours of \_\_\_\_\_ and \_\_\_\_ on the 03rd day of MAR, 2017 by Sri Munagala Anandam Signature/Ink Thumb Execution admitted by (Details of all Executants/Claimants under Sec 32A): Impression Address Photo Code Thumb Impression M/S TRANSFORM SUN ENERGY PRIVATE LIMITED, REPBY RAJENDRA TANDALE S/O. BHAUSAHER TANDALE CL 1 M/S TRANSFORM SUN ENERGY PRIVATE LIMITED,, HYDERABAD [1413-1-2017-2267] MUNAGALA ANAN JAM SIO. PENTANNA ADDAKAL, MAH BUBNAGAR 2 EX

CS No 2267/2017 & Doct No Joint Subregistrar1



03rd day of March, 2017

Signature of

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. 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 possessor of the land admeasuring Acres 01-14 Guntas (comprising of Acres 00-04 Guntas in survey no. 354/& Acres 00-08 Guntas in survey no. 352/& Acres 00-04 Guntas in survey no. 351& Acres 00-08 Guntas in survey no. 350/& Acres 00-08 Guntas in survey no. 344/& Acres 00-22 Guntas in survey no. 343/&) 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. \_\_\_\_\_\_\_, vide Patta no. 704 have been issued by M.R.O. ADDAKAL., stands on the name of the vendor herein, which is clearly shown in below described schedule of property 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.

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Endorsement:	Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.									
Description of	In the Form of									
Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Chailan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Tota			
Stamp Duty	50	0	26480	0	0	0	26530			
Transfer Duty	NA	0	9930	0	0	0	9930			
Reg. Fee	NA	0	3310	0	0	0	3310			
User Charges	NA	0	100	0	0	0	100			
Total	50	0	39820	0	0	0	39870			

Rs. 36410/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3310/- towards Registration Fees on the chargeable value of Rs. 661500/- was paid by the party inrough E-Chalian/BC/Psy Order No ,541KQ9020317 dated ,02-MAR-17 of ,SBIN/

#### Online Payment Details Received from SBI e-Pay:

(1). AMOUNT PAID: Rs. 39820/-, DATE: 02-MAR-17, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2548074092309, PAYMENT MODE: DC-1000200, ATRN. 2548074092309, REMITTER NAME: RAJENDRA TANDALE, EXECUTANT NAME: M. ANANDAM, CLAIMANT NAME: TRANSFORMSUNENERGYPVT.LTD.REPBYRAJENDRA)

03rd day of March,2017

Signature of Registering Officer Mahabubnagar (R.O)

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# NOW THEREFORE IN CONSIDERATION HEREINBEFORE MENTIONED THIS SALE DEED WITNESSETH AS FOLLOWS: -

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#### 1. Consideration:

- 1.1. The Vendor offered to sell and the Vendee agreed to purchase the schedule property for the total consideration of Rs. 6,61,500/- (Rupees SIX LAKHS SIXTY ONE THOUSAND FIVE HUNDRED Only) f ree from encumbrances.
- 1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 6,61,500/- (Rupees SIX LAKHS SIXTY ONE THOUSAND FIVE HUNDRED Only) by way of cheque no. <u>Ooo 130</u>, dated. 02-03-2017, <u>HDC-Bank</u>, <u>Tangau</u> 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;

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- (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;
- (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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#### 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.

#### 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.

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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. 39,820/@6% vide challan bearing no. 54 (690 20 drawn on S.B.H. Bank

# SCHEDULE Description of the Schedule Property

All that piece and parcel of land admeasuring Acres 01-14 Guntas (comprising of Acres 00-04 Guntas in survey no. 354/& Acres 00-08 Guntas in survey no. 352/&, Acres 00-04 Guntas in survey no. 351&, Acres 00-08 Guntas in survey no. 350/&, Acres 00-08 Guntas in survey no. 344/&, Acres 00-22 Guntas in survey no. 343/&) of ADDAKAL Village & Mandal, Mahabubnagar District, Telangana State. And land bounded by:

North :: Trans from Sun Eenergry Put Ltd South :: Trans from Sun Eenergry Put Ltd East :: Trans from Sun Eenergry Put Ltd West :: Trans from Sun Eenergry Put Ltd

### **RULE-3 MARKET VALUE**

Village	Survey no.	Extent AcGts.	-Market value per acre Rs. 4,90,000/-	Stamp duty + Registration charges/- @ 6. % Total Value		
	354/ස	00-04				
	352/ස	00-08		39,820/-		
ADDAKAL	351ቈ	00-04	6,61,500/-			
ADDAKAL	350/₺	00-08	0,01,300/-			
	344/₺	00-08				
	343/₺	00-22				
TOTAL		01-14	6,61,500/-	39,820/-		



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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
fund	Asyl Land
Name Col MUNICAL AND AND	Name : Sri. Rajendra tandale
Name: Sri. MUNAGALA ANANDAM	For M/s.Transform Sun Energy Pvt. Ltd.
WITNESSES:	
En Shr	2. MA-April

M. 50 500

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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 <u>severally</u> 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, 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

Suresh Dhawan Director

DIN: 01175807

Date: September 12, 2016

THE TOTAL TO

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: Shapooni Pattonji Centre, 41/44. Minoo Desai Marg.
Colaba. Mumbai. 400.005. India.



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# भारतीय विशिष्ट पहचान प्राधिकरण UNIOUE IDENTIFICATION AUTHORITY OF INDIA

पत्ताः

Address:

वडिलाचे/आईचे नांव: भाऊसाहेब तांदळे, सी-18,

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

एन-4 सिडको, औरंगाबाद,

औरंगाबाद,

महाराष्ट्र - 431003

6866 1749 7172

भारत सरकार GOVERNMENT OF INDIA

राजेन्द्र भाऊसाहेब तांदळे Rajendra Bhausaheb Tandale जन्म तारीख/ DOB: 04/05/1989

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ఆధార్ - సామాన్యుని హక్కు



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చిరునామా: s/o: ఎమ్ పెంటన్న. 1-60 ఆడ్డకల్. అడ్డాకల్. మహబూబ్ నగర్ ఆర్మర్ల ప్రదేశ్, 509382

Address: S/O: M Pentanna, 1-60, Addakal, Mahabub Nagar, Addakal, Andhra Pradesh, 509382

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help@uidai.gov.in

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# TS00BB 701893

## తెలంగాణ ప్రభుత్వము, రెపెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

1-బి నమూనా (ROR)

Application No: ROR021710347416

Date: 06/01/2017

జిల్లా : మహబూబ్ నగర్

మండలము : అడ్డాకల్

గ్రామము : అడ్డాకల్

విస్తీర్ణము యూనీట్సు : ఎ.గుం./ఎ.సం.

వరుస నం.	పట్టాదారు పేరు	(తండ్రి/భర్త పేరు)	ఖాతా నంబరు	సర్వే నంబరు	భూమి వివరణ	మొత్తం విస్తీర్ణము	శిస్తు	పట్టాదారుకు ఏ విధముగా సంక్రమించింది/ సాగుచేసారు	యజమాని/ కొలుదారు తాకట్టు పెట్టుకున్న ప్యక్తి ఏరు ఖాతానెంబరు	రిజిప్టరు కాని రుణాది భారాల వివరములు	<b>మాలి</b> క విలువ
1	2	3	4	5	6	7	8	9/10	11/12	13	14
1	మునగాల ఆనందం	పెంటన్న	704	375€	తరి	0.0400	0.4600	unknown			
2	మునగాల ఆనందం	పెంటన్న	704	374/ఊ	<b>ම</b> රි	0.1000	1.8800	unknown			
3	మునగాల ఆనందం	పెంటన్న	704	370⇔	<b>ම</b> රි	0.1000	0.8900	unknown			D
4	మునగాల ఆనందం	పెంటన్న	704	354/€	తరి	3.0400	0.0000	అనువంశికము			A) As
,5	మునగాల <b>ఆనం</b> దం	పెంటన్న	704	352/ఉ	తరి	0.0800	0.0000	లనువంశికము		-	
, 6	మునగాల ఆనందం	పెంటన్న	704	351ఉ	<b>ඡ</b> රි	0.0400	0.0000	అనువంశికము			
1	మునగాల ఆనందం	పెంటన్న	704	350/€	ఖుప్కి	0.0800	0.0000	అనువంశికము			101/00
8	మునగాల ఆనందం	పెంటన్న	704	344/ቈ	మాగాణి	0.0800	0.0000	అనువంశికము	ZZA MANATO ZZA MANATO	VERNMENT OF VERNMENT OF VERNMENT OF	TELAN TELAN
9	మునగాల ఆనందం	పెంటన్న	704	378/ఊ	మాగాణి	0.0700	2.5000	unknown	FIGUANCIANA GO TELANGANA GO	VERNMENT OF VERNMENT OF	TELAN TELAN
10	మునగాల ఆనందం	పెంటన్న	704	343/ቈ	ఖుష్కి	0.2200	0.0000	అనువంశికము	OF TELANGANA GO OF TELANGANA GO	VERNMENT OF VERNMENT OF	FELANO TELANO

Certified By

BK-1, CS No 2267/2017 & Doct No 分2分分 / 2ci). Sheet 11 of 14 Joint Subregistrar1 Mahabubnagar (R.O)

The Seal of Joint SubRegistrar Office



Name: J RAM KOTI Designation: TAHSILDAR Mandal:అడ్డాకల్

Verified by MAGANTI ANJANA DEVI

Note: This is Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at http://www.tg.meeseva.gov.in/ by furnishing the application number mentioned in the Certificate.

Print

Home

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Mallika/Jula Co

FELUGU MARESH WUMAR (USDP-MBCMC)

addakal (V & M), Mahabubnagar (D Phone 08545 223830

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### Beoma janigan स्या हर्ण का त्रुप्य का का कि कि इंडि का कि ए के 5003.899827 /Ama/ /2015 . ప్రాస్టర్లింగులు 1000 0 8, -05, 50 6. m.A తమానీల్మార్. ఆడ్డాక్టర్ మండలం బిషయము: పాట్కల లకార్మ ఈ డైక్ కో కుండలం <u>కొడ్డికు క</u> గ్రామము వారసుల పేలట విరానకు చేసి హట్మల లకార్మలో మార్పులు చేయటకు ఉత్తర్వులు ఊరి చేయుట 83/8 30WA) 32000 : 2. స్వయం వచారణ / గిర్ధావర్. ఆ డ్రౌక్ క్రాక్ స్ట్రానివేటక తేది. ఉత్తర్నులు: శ్రీ/శ్రీమం కెనిగ్రేశ చెంట ని 80 CB 3 ෆංරා సుమారు( ♥ ) ා సంవేశ్వరాల క్రితం మరణించాడని అతని పేలట\_ గ్రామములో గల పట్టాభూములను అతని వారసులకు వరానతు చేస్తు హక్కుల లకార్మలో మార్వ තී**ಯක්වෙಸಿಸವರ್ಗ ಅ**වූದಾರುలು මිවිතයා, ඉඩු පවූත බුපතු, එරුයාණිත නිපාතුණ ගින්නාරණ / කංපතාව విషయంలో ఫిదేని ఆక్షవనలున్నచో తెలుసుకోవలసినదిగా వ్రకటన **జారీచేసి గ్రామము**లో నిర్ణీత ప్రదేశంలో නුජසීංක, සං**ල්ලං කාං**වංශ නුෂවණ **විවරාන්දුව**න්ත. ఇట్టి విరాసతు విషయంలో గ్రామం యందుగాని తెదుపలి విచారణ జలిపిన నమయంలో గాని ఎలాంట అగ్దేవణ రాలేదు ఇట్టి నిషయం సంచుల సమక్షంలో వచారణ చేయగా ఈ క్రింది లగుసూ చికలో చూపబడిన నర్కే సెంబర్లు పట్టేదారు మరణిగారినట్నగా ధృవపడినది మరియు వారసుల యొక్క వివరములు తెలిసినది. \_గ్రామ ఇవారులోగళ్ల నవరా నర్మే నెంబర్లకు సంబంధించి వారసుల పేలట విధానతు అనుస్తూచికలో చూపిన ప్రకారము మంటాల చేయడమైనది. మలయు హక్కుల ೧ಕಾರ್ಥ సారము (1)లో గల కాలం నెంబర్లు 7,8,9,15,16, మ**ంయు 17**లలో మార్శలు చేయుట్రక్ష ఆదేశించనైనది. ప్రద్వేదారులో 🐧 వారస్సని వాటాకు వారసుల అతనికి గల **ವನಿಶ್**ಯನ కేటాయంచబడిన రిమార్కు గల సంబంధం చీరు ఎస్టర్లం పట్టేవారు పేరు

సరేక ಮುರ್ಯ విస్తీర్ణం 0-38 82/820e02/ Osaver 478/ W/0 2005 5 1 0-37 1-34 Slowers 0-37 21 384 6 m. 05000 3, 354/6. 0-04 5/02003/0-37 1-14 0-37 0-35 0-38 4r 352/8 ( Sec. 20) 35116 5/200029 350/6 7, 344/6 5 20800 \$ 0-22 8, 343/6 103005) වසාවූර් අතු සහ නාව රා 14 10 0-02 1, 69/65 32024 రమశ్వర లు డ్రౌక్ క్రమండలం ව-33 ඉදියාරා දි 10,325/1-88 5-01 25 50 OR 85 \_ గ్రామ రెవెన్నూ అధికాల Resp

ಗುರಂದಾ.

ನಿರ್ಧಕ್ಷಮ: 1. ಕ್ರಿ-

తగు చర్హ గ్రమిత్తం ఇవ్వనైనది.

181 b.

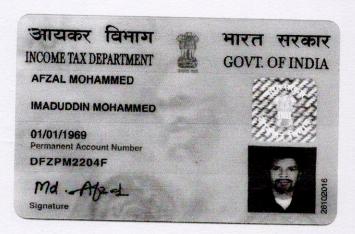
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