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SALE DEED

This Sale Deed is made and executed on this 10TH day of October 2016 at MAHABOOR by and between:

Smt. KOTHA BALAMMA Wife of MADHAVA REDDY, aged about 62 years, occupation: Agriculture, presently residing at Mutyalampalli Village, Devarkadra Mandal, Mahabubnagar District,

CONSULTING PARTY -

1 | Page

to sa a soci

Sri. KOTHA SIRINIVAS REDDY son of Madhava Reddy, aged about 40 years, occupation: Agriculture, presently residing at Mutyalmpalli village, Devarkadra Mandal, Mahabubnagar dist.,

(hereinafter referred to as the "Vendor" which expression shall mean and include all his heirs, legal representatives, successors, executors, administrators, nominees and permitted assigns) of the FIRST PART;

K 200 0 2003

Presented in the Office of the Joint Sub-Registrar, Mahabubnagar (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 23890/-3 and 4 on the 10th day of OCT, 2016 by Sri Kotha paid between the hours of Balamma Signature/Ink Thumb Execution admitted by (Details of all Executants/Claimants under Sec 32A): Impression Code Thumb Impression Photo M/S TRANSFORM SUN ENERGY PRIVATE LIMITED, REPBY. RAJENDRA TANDLE 1 CL S/O. BHAUSAHEB ANDALE HYDERABAD, HYDERABAD [1413-1-2016-13642] KOTHA SRINIVAS REDDY (CONSEULTING PARTY) S/O. MADHAVA REDDY 2 EX MUTYALAMPALLI, DEVARAKADRA, MAHABUBNAGAR Mahabubnagar (R.O) Joint Subregistrar KOTHA SRINIVAS REDDY (CON [1413-1-2016-13642] **KOTHA BALAMMA** W/O. MADHAVA REDDY MUTYALAMPALLI, 3 EX DEVARAKADRA, MAHABUBNAGAR Doct No of 11 [1413-1-2016-13642] **Identified by Witness:** 8 Photo Name & Address Signature **Thumb Impression** 13642/2016 **MOHAMMED JAHANGEER** 15,BACHANNAPETA,WARANG SS [1413-1-2016-13642] K.PRAVEEN KUMAR REDDY 2 HNO.5/78, MUTHYALAPALLY, D EVARKADRA, MBNR [1413-1-2016-13642]

Presentation Endorsement:

10th day of October, 2016

hereinafter referred to as the "Vendor" which expression shall mean and include all as heirs, legal representatives, successors, executors, administrators, nominees and

Signature of

Joint Subregistrar1 Mahabubnagar (R.O)

The Seal of Joint SubRegistrar Office



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.

(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 as the context may require.

WHEREAS:

- (A) The Vendor represents and warrants that he is the absolute owner and possessor of all that land admeasuring Acres 11,-03 Gts., in survey no. 32 of Mutyalampally Village, Devarkadra Mandal, Mahabubnagar District Telangana State. The property more particularly described in the Schedule-I hereto, and herein after referred to as the "Schedule Property" delineated in red in the sketch plan appended hereto as Schedule-IA and the Vendor got mutated in the revenue records Pattadar Pass Book and Title Deed bearing no. 665934, vide Patta No. 98 have been issued by the MRO in respect thereof.
- (B) 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".
- (C) 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.

K 200 0 302

2	oint Subregistrar1 Mahabubnagar (R.O)
42/2016 & Doct No	Sheet 2 of 11 Joi
BK - 1, CS No 13642/2016 & Doct N	106/0/5

Endorsement:	Stamp Dut respect of	y, Tranfer Duty, Reg this Instrument.	jistration Fee an	d User Char	ges are collecte	d as below in		,
Description of Fee/Duty		In the Form of						
	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	191120	0	0	0		191220
Transfer Duty	NA	0	71670	0	0	0		71670
Reg. Fee	NA	0	23890	0	0	0		23890
User Charges	NA	0	105	0	0	0	id-	105
Total	100	0	286785	0	0	0	ond :	286885

Rs. 262790/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 23890/- towards Registration Fees on the chargeable value of Rs. 4522500/- was paid by the party through E-Challan/BC/Pay Order No ,83336B101016 dated

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 286785/-, DATE: 10-OCT-16, BANK NAME: SBH, BRANCH NAME: JEDCHERLA, BANK REFERENCE NO: 001517079, REMITTER NAME: RAJENDRA BHAUSAHEB TANDALE, EXECUTANT NAME: K. BALAMMA, CLAIMANT NAME: RAJENDRA BHAUSAHEB TANDALE).

Date:

10th day of October,2016

Signature of Registering Officer Mahabubnagar (R.O)

The Seal of Office

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. 300/ (Rupees Thirty Lakh Rupees only only) free from encumbrances.
- 1.2. The Vendee has already paid the total consideration to the Vendor as follows;

		cheque 141540,41,42,42
	Rs. 30,00,000/	no. 44, A5 , dated
Kotha Balamma	(Rupees Thirty only)	root, Bank Axis,
	Lakli Rupper On	Branch Gachibowli.

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;

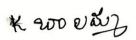
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- (c) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lis pendens etc; there is no latent defect in the title of the Vendor and shall be conveyed to the Purchaser as such; the Vendor assures 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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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

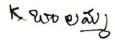
5.1. The Vendor hereby declares and covenants that all taxes, cesses, bills and public dues, in respect of the Schedule Property have been paid up to date and agree and undertake to pay all such taxes, cesses and public dues for the period up to the date of execution and registration of the Sale Deed.

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.



Joint Subregistrar1 Mahabubnagar (R.O)

The Seal of Joint SubRegistra Office



8. Stamp Duty and Registration Charges

The Purchaser has paid the stamp duty and registration charges Rs. 2,86,785/-@6% vide challan bearing no. 2336Blo drawn on S.B.H. Bank

SCHEDULE-A Description of the Land

All that piece and parcel of agriculture dry land admeasuring Acres \$103 Gts., in survey no. 32 of Mutyalampally Village, Devarkadra Mandal, Mahabubnagar District, Telangana State and bounded;

North ::]

:: LAND IN SY. NO. 33

South

:: DWARAKANAGAR SIVAR

East :

:: LAND IN SY. NO. 31 :: LAND IN SY. NO. 37

RULE-3 MARKET VALUE

<u>Village</u>	Survey nos.	Extent AcGts.	Market value per acre Rs.	Stamp duty + Registration charges/-@ 6. % Total Value
Mutyalampalli	32	1 1 -03		1-

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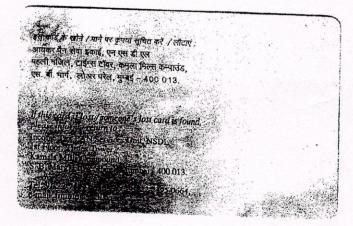
IN WITNESS WHEREOF the Parties hereto have signed this Sale Deed on the day, month and year first above written in the presence of the following witnesses:

VENDOR	CONSULTING PARTY
上いているシュ Name: KOTHA BALAMMA	Medily.
Name: KOTHA BALAMMA	KOTHA SKINIVAS REDDY
PURCHASER	11:
Bart -	CAH Jans July Line July Li
Name: For M/s.Transform Sun Energ	gy Private Limited
Witnesses:	
1. Mojaljew, Name:	2. Oprukent Name:

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Government of India

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5119 5735 4859 - సామాన్యుని హక్కు తె జారత ప్రభుత్వం Government of India

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Muthyalampalle Varne

19/01/2014

5-11

W/O: Kotha Madhava Reddy

Kotha Balamma

muthyalampalle

To కొత్త బాలమ్మ

Andhra Pradesh 509219

Devarkadra Mahabubnagar

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భారత విశిష్ట గుర్తింపు ప్రాధికారి సంస్థ Unique identification authority of India

నమోదు సంఖ్య / Enrollment No.: 1190/65357/0035

Government of India

ిరుదామా కగం: కొత్త సూధవ్ రెడ్డి 1-78, ము**ర్యా**లం పల్లి అంజనేయులు స్వామి దేవాంచుం దగ్గర ముత్యాలం పల్లి, ముత్యాలంపల్లి, వర్నే మహబూద్ సగర్, ఆంద్ర (ప్రదేశ్, 509219

Address: S/O: Korha Madhay Reddy, 1-78, muthyalam pally, near anjaneyulu swami temple, muthyalam palily Muthyalampalie Varne, Mahabub Nagar, Devarkadra, Andhra Pradesh, 509219







కొత్త (శీనివాస్ రెడ్డి Kotha Srinivas Reddy

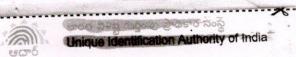
భారత ప్రభుత్వం GOVERNMENT OF INDIA

పుట్టిన సంవత్సారం/Year of Birth: 1976 వృతువుడు / Male

5632 8703 9992

- సామామ్యని హక్కు

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రం విశ్వాగుండు ప్రేధకారాసంస్థ Unique Identification Authority of India

చిరునామా: S/O: మహమ్మద్ సర్వర్ ఇంటి నం 3-15, బండనాగారం బచన్నపేట మండలం, బండనగరం, బండనగరం వరంగల్, ఆంధ్ర ప్రదేశ్, 506224

Address: S/O: Mahammad Sarvar, H NO 3-15, Bandanagaram, Bachannapeta Mandal, Bandanagaram, Warangal, Bandanagaram, Andhra Pradesh, 506224

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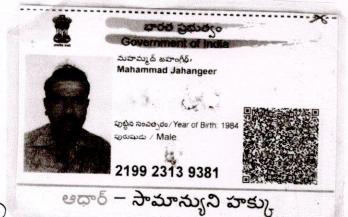


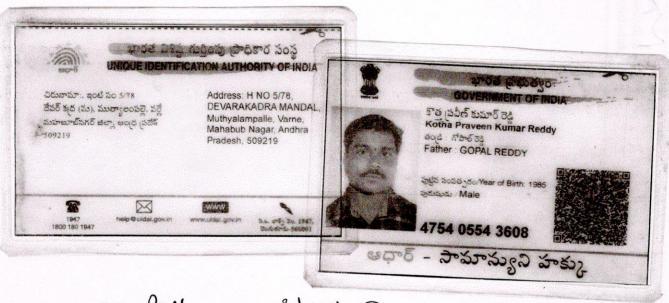


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PRIFIED TRUE COPY OF THE RESTANGED AT THE MEETING OF THE ARD OF DIRECTORS OF THE COMPANY MELLS ON WEST MESDAY BARCH 23 SP CENTRE, 41/44, MINOO DESAI MASS

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

PESOLVED THAT consent of the Board by and in the stably approved to acquire land located in state of Telangana in the name of the occasion of the purpose of developing 100MW only . Ower project in Mahabubnagar district ("the person arrises")

RESOLVED FURTHER THAT Mr. Narayan Das Rathi or Mr. Rajendre Tendale be and an

to sign and execute the Agreement for Sale, Sale Deed and all other related documents

to present and lodge the said Agraemant for registration before the Office of the to sign and execute necessary forms. Papers, diseds and other documents

to do all such acts, deeds, maters and things as may be necessary for the aforesaid

RESOLVED FURTHER THAT the Common Seal - The Company I sequired be affixed to the of the Associations of the

FURTHER THAT the Commo, the Second Se the limits of the Registered Office, if need be-

ESLOVED 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."

Sun Energy Private Limited

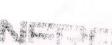
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Date: May 23, 2016



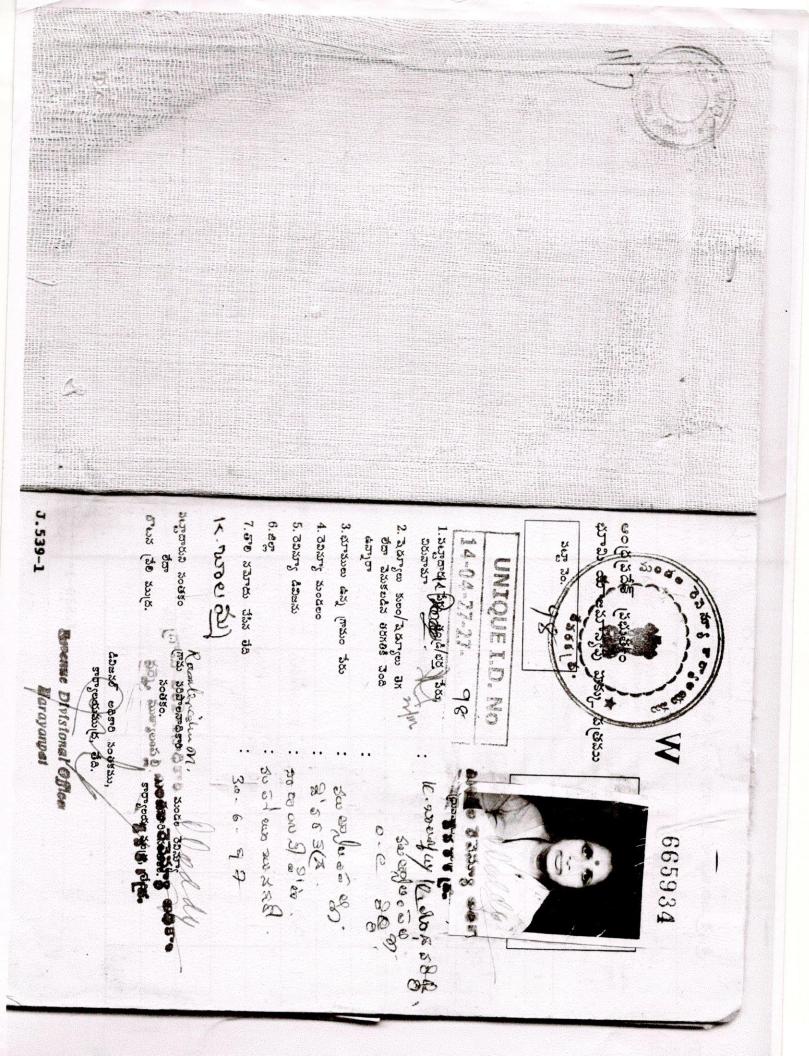






Bk-1, CS No 13642/2016 & Doct No Sheet 10 of 11 Joint Subregistrar1

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Joint Subregistrart	Mahabubnagar (R.O) National State S	8 2502 t	C Same Series Colored	
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