16337
16292

తెలంగాణ తెలంగాణ TELANGANA

A 177529

Sl. No. 11311 Date: 16-12-2016
 Sold to: JEEVAN REDDY S/o RAMAKRISHNA REDDY
 R/o BANGALORE
 For Whom. SELF

Name. **S. SHIVA PRASAD**
 (Licensed Stamp Vendor)
 L No. 1405 901/2012, R. No. 1405 011/2015
 Shop No. 9-81, Opp. TAHSILDAR OFFICE
 RADEPALLY VILLAGE, JADCHERLA
 MANDAL, MAHABUBNAGAR DIST.
 Pin Code: 509 301 Ph No: 9703244334

SALE DEED

This Sale Deed is made and executed on this the 21 day of December, 2016
 at Mahabubnagar by and between :

1. **Shesholla Sai Krishna**, son of Srinivasulu, aged about 19 years, Occupation: Student, presently residing at H.no.8-3-228/678/717, Karmikanagar, Yousufguda, Hyderabad. Telangana State.

AND



2. **Shesholla Srinivasulu**, son of Mallappa, aged about 48 years, Occupation: Employee, presently residing at H.no.3-91/1, Addakal Vilage and Mandal Mahabubnagar District, Telangana State.

Hereinafter referred to as "Consenting Party".



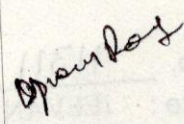

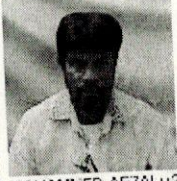
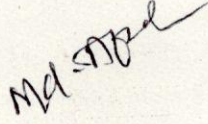
Presentation Endorsement:

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. 17700/- paid between the hours of 11 and 12 on the 21st day of DEC, 2016 by Sri S.Sai Krishna

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 RAJENDRA TANDALE::2 [1413-1-2016-16292]	M/S TRANSFORM SUN ENERGY PRIVATE LIMITED REP- RAJENDRA TANDALE S/O. BHUSAHEB TANDALE SP CENTRE, 41/44, MINOO DESAI MARG, COLABA, MUMBAI	
2	EX		 JEEVAN REDDY (AGPA)::2 [1413-1-2016-16292]	JEEVAN REDDY (AGPA) S/O. N. RAMAKRISHNA REDDY HSR. LAYOUT, SECTOR 4,, BENGULURU	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K. PRAVEEN KUMAR REDDY [1413-1-2016-16292]	K. PRAVEEN KUMAR REDDY HNO.1- 110/A, MUTHYLAMPALLY, DEVAR KADRA, MAHABUBNAGAR	
2		 MOHAMMED AFZAL::2 [1413-1-2016-16292]	MOHAMMED AFZAL HNO.1-3-145, SHABBIR ALI GALLY, KAMAREDDY, NIZAMAB AD	

21st day of December, 2016

Signature of

Joint SubRegistrar¹
Mahabubnagar (R.O)

Bk - 1, CS No 16292/2016 & Doct No
15962 / 2016. Sheet 1 of 10
Joint SubRegistrar¹
Mahabubnagar (R.O)



The Vendor 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 Vijesh, 521,16 cross, main Road, HSR Layout, Sector4, Bengaluru vide registered AGPA no. 4062 of 2016 dated 21.09.2016, registered in the office of SRO, Wanaparthy.

Hereinafter referred to as "**Vendor**" which expression shall, unless repugnant to the context herein, mean and include their successors-in-interest, legal representatives, agents, administrators, executors, nominees and permitted assignees) of the **FIRST PART**.

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, Colaba, 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 Vendors 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 all that land admeasuring Acres 5-35 Guntas in survey no.66 of Mutyalampalli Village Addakal Mandal, Mahabubnagar District, Telangana State, having purchased under Sale Deed bearing Document no. 257 of 2011 and got mutated his name in the revenue records and Pattadar Pass Books and title Deeds bearing no.197728 vide Patta no.276 have been issued in respect thereof.
- (B) The Vendor hereby represent to the Purchaser that, no person other than the Vendor has any right, title or interest of any manner whatsoever in respect of land parcels offered by him, which are explained in the Schedule Property. The Vendor has offered to sell the Schedule Property to the Purchaser representing that it is the absolute owners thereof, with uninhibited rights of alienation over the same and that Company 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.



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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	50	0	117500	0	23500	0	141050
Transfer Duty	NA	0	52875	0	0	0	52875
Reg. Fee	NA	0	17700	0	0	0	17700
User Charges	NA	0	105	0	0	0	105
Total	50	0	188180	0	23500	0	211730

Rs. 170375/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17700/- towards Registration Fees on the chargeable value of Rs. 3525000/- was paid by the party through E-Challan/BC/Pay Order No ,756ER2191216 dated ,21-DEC-16 of ,SBH/KOTHAGUDA

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 188180/-, DATE: 21-DEC-16, BANK NAME: SBH, BRANCH NAME: KOTHAGUDA, BANK REFERENCE NO: 001462685, REMITTER NAME: RAJENDRA TANDALE, EXECUTANT NAME: JEEVAN REDDY, CLAIMANT NAME: TRANSFORMSUNENERGY PVT.LTD REP BY RAJENDRA).

Date:

21st day of December, 2016

Signature of Registering Officer
Mahabubnagar (R.O)

Bk-1, CS No 16292/2016 & Doct No 15962/2016
Joint SubRegistrar
Mahabubnagar (R.O)
Sheet 2 of 10

1938
ఇ పుస్తకము 2016 సం॥ము శా రే
శా 15962 నెంబరుగా రిజిస్టరు చేయబడి
శానింగ్ నిమిత్తము గుర్తింపునంబరు
1413-15962 2016 ఇవ్వడమైనది.
2016 సం॥ Dec నెల 21 తేది

రిజిస్టరింగ్



**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.-----/- (Rupees ----- 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:

Name of the Recipient	Amount of Consideration [in Rs.]	Details of the payment made
Jeevan Reddy	Rs. [●] (Rupees [●] only)	D.D. No.-----, dated -----, drawn on ----- ----- branch ----- RTGS# UT1BH16350071514

- 1.2. The Vendor hereby acknowledges the receipt of the entire sale consideration as stated herein above and acquit and discharge 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 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 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 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;



Bk - 1, CS No 16292/2016 & Doct No
18962/2016 Sheet 3 of 10 Joint SubRegistrar
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 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;
- (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;





Bk - 1, CS No 16292/2016 & Doct No
1596212016 Sheet 4 of 10 Joint SubRegistrar
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 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 Vendors assure that, they 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.
- 7.3. 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.





Bk - 1, CS No 16292/2016 & Doct No
19622256 Sheet 5 of 10 Joint Subregistrar
Mahabubnagar (R.O)



- 7.4. 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 vide Demand draft bearing no. ----- dated 21/Dec/16 for Rs. 188,180/- (Rupees ----- only) drawn on SBH Bank, ----- Branch.

SCHEDULE PROPERTY

Description of the Schedule Property in respect of Vendor no.1

All that piece and parcel of land admeasuring Acres 5-35 Guntas in survey no.66 of Mutyalampally Village Addakal Mandal, Mahabubnagar District, Telangana State and bounded by:





North :: Land belongs to S.Srinivas
South :: Land belongs to Badam Rama Swamy
East :: Land belongs to Sanjeeva Reddy
West :: Railway Track

RULE- 3 MARKET VALUE

<u>Village</u>	<u>Survey no.</u>	<u>CONSIDERATION-</u>		
		<u>Extent</u> <u>Ac.---</u> <u>Gts.</u>	<u>Market</u> <u>value per</u> <u>acre</u>	<u>Stamp duty +</u> <u>Registration</u> <u>charges/- @ 6%</u>
Mutyalampally	66	5-35	6,00,000/-	2,11,500/-

1,88,180/-
paid

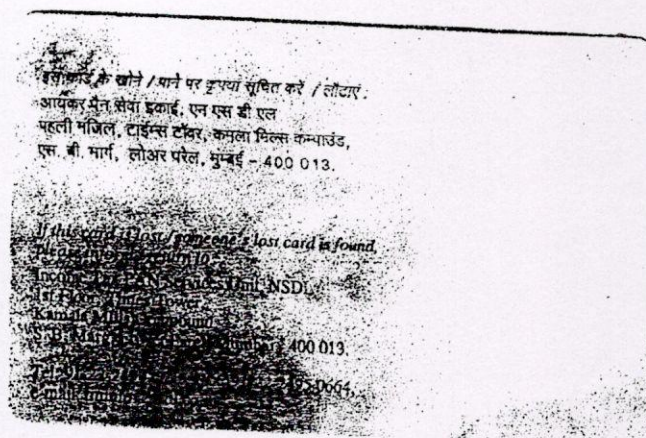
IN WITNESS WHEREOF the Parties hereto have signed this Sale Deed on the day, month and year first above written in the presence of the following witnesses:

VENDORS		PURCHASER	
			
(Vendors represented by their AGPA holder Jeevan Reddy		Name: Mr. RAJENDRA BTANDAGE	
WITNESSES :		For M/s. [●] TRANSFORM SUN ENERGY PVT	
			
1. K. praveen Reddy		2. Md Afzal	
Name:		Name: Md ORZAI	



Bk - 1, CS No 16292/2016 & Doct No
159621-2016 Sheet 6 of 10 Joint SubRegistrar
Mahabubnagar (R.O)





[Handwritten signature]



Bk - 1, CS No 16292/2016 & Doct No
1896212016 Sheet 7 of 10 Joint SubRegistrar
Mahabubnagar (R.O)



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:

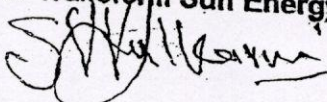
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers,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



Sunil Kulkarni
Director
DIN: 03137498



Date: May 23, 2016

Bk - 1, CS No 16292/2016 & Doct No

19624. Sheet 8 of 10 Joint SubRegistrar
Mahabubnagar (R.O)



INDIA



KARNATAKA STATE
DRIVING LICENCE FORM

DL.No.:3664/2001-02

JEEVAN R

S/O: N RAMAKRISHNA REDDY

VIGNESH, #521, 16th CROSS,

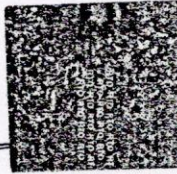
16th MAIN, HSR LAYOUT, 4th SECTOR,

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 :

MS COMPUTERS LTD.

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

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

A BANGALORE CENTRAL

DL.No. : 3664/2001-02

Bk - 1, CS No 16292/2016 & Doct No


1962/2016.



Sheet 9 of 10

Joint SubRegistrar

Mahabubnagar (R.O)




 భారత ఎన్నికల సంఘము
 గృహపుకార్డు
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 CV3524220

ఓటరు పేరు : కొత ప్రవేణ్ కుమార్ రెడ్డి
 Elector's Name : Kotha Praven Kumar Reddy
 తండ్రి పేరు : గోపాల రెడ్డి
 Father's Name : Gopal Reddy
 లింగము / Sex : పు / M
 పుట్టిన తేదీ / Date of Birth : XX/XX/1984

Signature

CVV3524220


చిరునామా :
 1-100/A
 ముత్యాలంపల్లి, ముత్యాలంపల్లి
 డెవర్కాడ్రా, మహాబునగర్

Address:
 1-100/A
 Mutyalam Palli, Mutyalampalli
 Devarkadra, Mahahubnagar


S. Yampy Basha
 28/10/2013
 ప్రతిపక్ష పంక్షకము
 ఓటరు రిజిస్ట్రేషన్ అధికారి
 76... డెవర్కాడ్రా శాసనసభ నియోజక వర్గం

Facsimile Signature of
 Electoral Registration Officer
 76 - Devarkadra Assembly Constituency
 ఏయిసామాలో మార్పు ఉన్నప్పుడు మూడవ ఏయిసామాలో
 మీ పేరు జారీకాల్ చేయబడినప్పుడు ఆకలి పంక్షకం కాదు
 పొందుబాటు పంక్షకం ఫారంలో ఈ కార్డు నంబరు తెలుపవలెను
 In case of change in address, mention this Card No. in the
 relevant form for including your name in the Roll at the
 changed address and to obtain the card with same number.
 137 / 359

भारत सरकार
 GOVERNMENT OF INDIA



మహమ్మద్ అఫ్జల్
 Mohammed Afzal
 పుట్టిన సం./YoB:1969
 పురుషుడు Male



7601 0899 1134

అధార్ - అధార్ - సామాన్యమానవుడి హక్కు

Mq Afzal

भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
 S/O: మహమ్మద్ ఇమాదుద్దీన్,
 1-3-145, షబ్బీర్ అలీ గల్లీ
 కామారెడ్డి కామారెడ్డి
 నెజామాబాదు
 ఆంధ్ర ప్రదేశ్, 503111

Address:
 S/O: Mohammed Imaduddin,
 1-3-145, shabbir ali gally
 Kamareddy, Kamareddy,
 Nizamabad
 Andhra Pradesh, 503111

Aadhaar - Aam Aadmi ka Adhikar

Bk-1, CS No 16292/2016 & Doct No

15962/2016

Sheet 10 of 10

Joint SubRegistrar
Mahabubnagar (R.O)

