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## මීපදහස तेलंगाना TELANGANA

S.No.) 3602 Date :26-07-2018, Rs 100-00

NAME: SRI. L. PARDHA SARADHI NAIDU S/O L. VARADAIAH NAIDU R/O HYDERABAD

FOR WHOOM; M/s Transform Sun Energy Private Limited

M 509842

G.MuraliKri5hna (LicencedStampVendor) L.No.1405002/1995,RNo.1405008/2015 H.No. 10-6,Kaverammapeta, Jndcherla Pin: 509301, Ph.: 9440656356

## SALE DEED

This Sale Deed (the "Sale Deed") is made on this the 27<sup>TH</sup> day of JULY, 2018 at Mahabubnagar District, Telangana State.

### BETWEEN:

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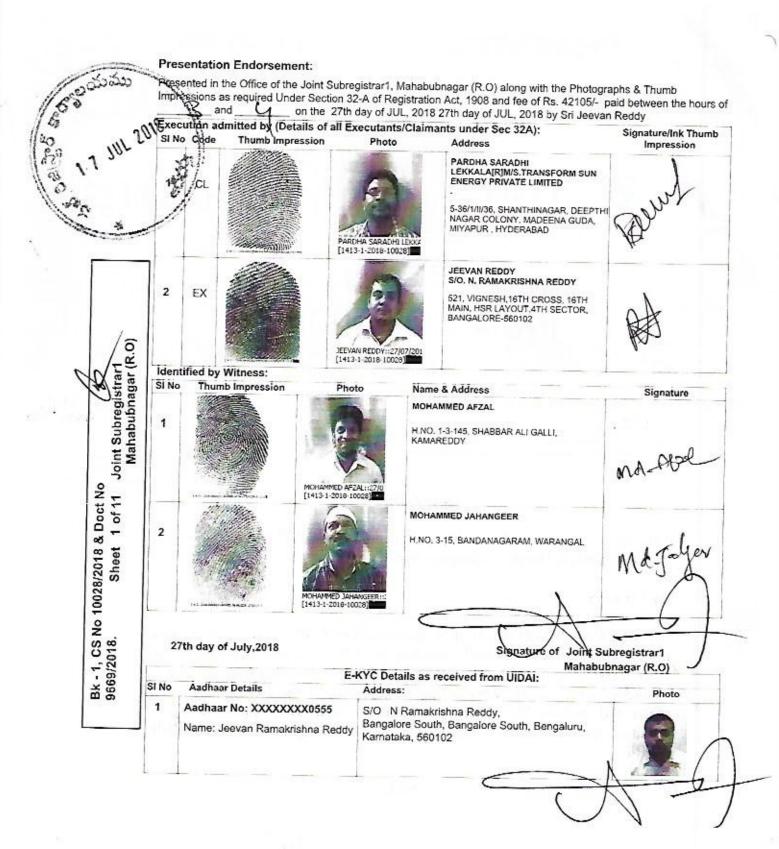
1 Page

Mr. JEEVAN REDDY, son of N. Ramakrishna Reddy, aged about 33 years occupation: Business, presently residing at: 521, "Vignesh", 16<sup>th</sup> Cross, 16<sup>th</sup> Main, HSR Layout, 4th Sector, Bangalore 560 102, (hereinafter referred to as "Vendor" which expression shall unless repugnant to the context herein shall mean and include his successors-in-interest, legal representatives, agents, administrators, executors, nominees and permitted assignees) OF THE FIRST PART.

And

Your









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.Pardha Saradhi Lekkala son of Varadaiah Naidu, aged about 40 years pursuant to the board resolution dated 23.02.2018 (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 represents and warrants that, he is the absolute owner and possessor of all that land admeasuring Acres 4-25 Guntas (comprising of Acres 2-13 Guntas in survey no.31/49 and Acres 2-12 Guntas in survey no.31/49) of Kanmanoor Village, Addakal Mandal, Mahabubnagar District, Telangana more particularly described in the Schedule-I hereto, and herein after referred to as the "Schedule Property" having acquired the same under Registered sale Deed bearing No.5843 of 2018 dated 30.04.2018 registered in the office of Joint Sub Registrar, Mahabubnagar.
- (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 parcels offered by it, which is explained in the Schedule Property. The Vendor has offered to sell the Schedule Property to the Purchaser representing that Vendor is the absolute owner thereof, with uninhibited rights of alienation over the same and there are 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. 84,20,200/- (Rupees EIGHTY FOUR LAKHS TWENTY THOUSAND TWO HUNDRED only) calculated at the rate of Rs. 18,20,564/- (Rupees EIGHTEEN LAKHS TWENTY THOUSAND FIVE HUNDRED AND SIXTY FOUR 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. 84,20,200/- (Rupees EIGHTY FOUR LAKHS TWENTY THOUSAND TWO HUNDRED only) towards full and final consideration in the following manner:



Description	respect or t	this Instrument.	In th	e Form of			
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	333480	3260	0	0	336840
Transfer Duty	NA	0	125055	1260	0	0	126315
Reg. Fee	NA	0	41685	420	0	0	42105
User Charges	NA	0	100	0	0	0	100
Total	100	0	500320	4940	0	0	505360

Rs. 463055/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 42105/- towards Registration Fees on the chargeable value of Rs. 8420500/- was paid by the party through Cash and E-Challan/BC/Pay Order No "534RQN180718 dated "18-JUL-18 of "/.SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 500320/-, DATE: 18-JUL-18, BANK NAME; SBIN, BRANCH NAME: , BANK REFERENCE NO. 5823331912619, PAYMENT MODE: CASH-1000200, ATRN: 5823331912619, PAYMENT MAME: PARDHA SARAOHI LEKKALA, EXECUTANT NAME: JEEVAN REDDY, CLAIMANT NAME: TRANSFORM SUN ENERGY PRIVATE LIMITED

Date:

27th day of July,2018

Signature of Registering Office Mahabubnagar (R.O)

Certificate of Registration

Registered as document no. 9669 of 2018 of Book-1 and assigned the identification number 2018 for Scanning on 27-JUL-18.

N .

Mahabubnagar (R.O)

(B. Anand)

CERTIFICATE OF SCANNING

The document has been scanned by 18

with the identification number 19

Sign of the Flegistering Officer

Mahabubnagar







Name of the Recipient	Amount of Consideration [in Rs.]	Details of the payment made
Jeevan Reddy	Eighty Four Lakhs Twenty Thousand Two	D.D. No, dated, drawn on branch UBIN RS 201808191600

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 confirms 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;
- (b) 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) That the Vendor specifically represents that there is no left over parcel of land owned by Vendor in any of the Survey numbers now forming part of Schedule Property and Vendor undertakes 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 assures 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 are true and correct.

2

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The Seal of Joint Sub Registrar office MAHABUBNAGAR (R.O) SUB REG

- (e) There are no casements, 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. 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 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-intitle 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 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-intitle and/or from persons claiming through Vendor.

## 5. Tax and other Liabilities :

The Vendor hereby declares and covenants that there are no arrears of tax liable to be paid over Schedule Property.



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## 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:

4

- 7.1. The Vendor assures and declares that Vendor shall fulfill its 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 assures that Vendor 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 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.
- 7.3. 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.

## 8. Stamp Duty and Registration Charges:

The Purchaser has paid the stamp duty and registration of	harges vide
Demand draft bearing no dated for Rs.	/_
(Rupees only) drawn on	Bank,
Branch.	



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MAHABUBNAGAR (R.O) SUB REG

## SCHEDULE OF PROPERTY

All that part and parcel of land admeasuring Acres 4-25 Guntas (comprising of Acres 2-13 Guntas in survey no.31/69 and Acres 2-12 Guntas in survey no.31/69) of Kanmanoor Village, Addakal Mandal, Mahabubnagar District, Telangana and bounded by:

North :: Land belongs to Gattu Bhaskar Reddy

South :: Vagu

East :: Land belongs to Vadyala Padmavathi West :: Land belongs to Gattu Bhaskar Reddy

## **RULE-3 MARKET VALUE**

Village	Survey no.	Extent AcGts.	Market value per acre Rs. 18,200,564/-	Stamp duty + Registration charges/-(a) 6 %
Kanmanoor	31/ಆ	2-13		
	31/ლ	2-12		
Total Extent		4-25	84,20,200/-	

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		
Jeevan Reddy	Name: L. PARIMA SARADHI NAME For M/s. Transform Sun Energy PVT. LTD.		
WITNESSES:			
1. Md Abel Name:	2. Md Talger. Name:		

Bk - 1, CS No 10028/2018 & Doct No 9669/2018. Sheet 6 of 11 Joint Subregistrar1 Mahabubnagar (R.O)





Registered sale deed

Date: 8-6-2018

## **GOVERNMENT OF TELANGANA**

TAHASIL OFFICE:: 4022 (UC)

No. 1574/2018.

PROCEEDING

Present: G. Seggi

Tahasildar,

Sub:- ROR

Manda 6280 1- 33 In Su village

registered sale deed - Orders issued.

Ref:- 1.CCLA Cir.No.1 No.CMRO/342/17 Dt:9-9-17. 2.CCLA Cir.No.2 No.CMRO/342/17 Dt:5-10-17.

3.Intimation of ....... Form δ-A.

4.Team leader Report Dt:

-10-17

5.This office Notice No.8/

/17 in Form VIII Dt:

ORDER:

Whereas the government has taken up a massive programme of purification of Revenue Records to wipe out all the errors in Record of Rights to declare the village as error free. In part of it door to door verification has been done distributed I-B records to the concerned pattedars, had over view on corrections in writing from them.

During the course of verification the intimator herein has given Form 6-A together with Xerox copy of registered sale deed No. 52.43 and sought to carry it on record. The perusal of ROR the name of vendor found as pattedar as such the notice in Form-VIII under sub-section (3) of Section 5 read with rule 19 of ROR Rules 1989 has been issued calling claims/objections if any from the interested and served in prescribed manner, but no claim/objection received within stipulated time. From this it is viewed that no one has claim on carrying changes basing on aforesaid registered sale deed. Moreover local enquiry reveals that the purchaser acted upon sale document.

Therefore it is hereby ordered to carryon changes in form-I ROR of ...village under Section 5(1) of Telangana Sate Rights in Lands and pattedar pass also act 1071 as shown halow

Ext.	Present entry in ROR	Entry after correction	Sale Deed No.	
2	3	4	5	
2-13	m. 2006eg 300008	28 2 5 3 6 Sho ocal 3	5843h	
2-19	Slom. goj svoses	ato 82 1	30/4/20	
4.25	1. 1			
	7 / 1	1//		
	2	2 3 2-13 m. 206eg 2005S	2 3 4 2-13 m. 2006 eg 3000 5 20 25 36 sho octal 5	

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Bk - 1, CS No 10028/2018 & Doct No 9669/2018. Sheet 11 of 11

Sneet 11 of 11 Joint Subregistrar1 Mahabubnagar (R.O)

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON FRIDAY, FEBRUARY 23, 2018 AT SP CENTRE, 41/44 MINOO DESAI MARG, COLABA, MUMBAI - 400 005.

## AUTHORISATION TO MR. PARDHA SARADHI LEKKALA TO DEAL WITH VARIOUS **AUTHORITIES:**

"RESOLVED THAT Mr. Pardha Saradhi Lekkala (Authorised Signatory) be and is hereby authorised:

to sign and execute the Agreement for Sale, Sale Deed ("said Agreement(s)) and all other incidental documents for purchase and sale of property for the purpose of the Project i.e. 100 MW solar photovoltaic grid interactive power station at Balledupalle village, Mahabubnagar district in the state of Telangana, of the Company.

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 represent, sign and execute all documents of the Company with any of the government

authority(ies) and/or any of its officers or concerned persons.

to represent and appear before Telengana State Electricity Regulatory Commission ("TSERC") and to prepare, collect, sign and execute all documents of the Company including but not limited to petitions, applications, appeals etc. and other representations on behalf of the Company.

to represent and appear before Telangana State Southern Power Distribution Company Limited ("TSSPDCL") and to prepare, collect, sign and execute all documents of the Company including but not limited to petitions, applications, appeals etc. and other representations on behalf of the Company.

to do all such acts, deeds, maters and things as may be necessary to give effect to the

aforesaid resolution.

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 the Authorised Signatory of the Company.

RESOLVED FURTHER THAT the common seal, if needed, be taken for execution outside the city and state limits of the registered office of the Company.

RESLOVED FURTHER THAT a 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

Srinivasa Rao Nannuri

Director

DIN: 07924078

Date: March 14, 2018

Place: Mumbai

Transform Sun Energy Private Limited garagement acr to disagner of PTD 6618 e Co-pe 1144 Whom Desa Many Colabs Murror 4.00€ India - 11 Track to + -95 32 671 9017 web it a down stight about Regd Office of the or Papers Centre \$1.45 Min to Describe \$ 12 1 24 1 144







Bk - 1, CS No 10028/2018 & Doct No 9669/2018. Sheet 7 of 11 Joint Subregistrar1 Mahabubnagar (R.O)

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Unique Identification Authority of India

Government of India

Esta MEncolment No.: 2017/78542/16978

లెక్కల వరక పారత్ నాయుడు Lekkala Pardha Saradhi Naidu S/O1 Varadaiah Naidu H no 5-36/1/1/36 Shanthi nagar Deepthisti Nagar Colony , Madinaguda Miyapur Hyderabad Miyapur Telangana - 500049



9030989599



మీ ఆధార్ సంఖ్య / Your Aadhaar No. : ా

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నా ఆదార్, నా గుర్తింపు



భారత ప్రభుత్వం Government of India

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Lekkala Pardha Saradhi Naidu 35 de/ DOB: 21/05/1978 DOMEST / MALE



8452 8045 7036

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¥\*49 වෙලාරේ වරුවේ ඉත්රත්ර විෂ.

### INFORMATION - .

జ గుర్విపుకు దగ్గికులు ఆస్త్రికి అడెంటిమన్ ర్యాల ఉందున్ను

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- \* This is electronically generated letter.
- 🗷 ఆధార్ దేశమందలా ఆమోదించబడుతుంది.
- 🛊 ఆడాం భవిష్కర్తులో ప్రచుత్వ మరియు ప్రభుత్వరిక . సీవలు అందచేయడంలో సవాయ పడుతుంది.
- a Aachaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



చారత వీశిష్ట గుర్తింపు సౌగర్గాల ఎంక్ల Unique Identification Authority of India

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Address: S/O L Voradaish Neidu, H no 5 36/1/1036, Shanth nagar, Deepthisri Nagar Colony Madinaguda, Miyapur, Hyderabad, Telangana - 500049

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Bk - 1, CS No 10028/2018 & Doct No 9669/2018. Sheet 8 of 11

Sheet 8 of 11 Joint Subregistrar1 Mahabubnagar (R.O)

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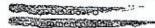
ಜೀವನ್ ರಾಮಕೃತ್ವ ರಡ್ಡಿ jcevan Ramakrishna Reddy S/O: N Ramakrishna Reddy No 521 16th Cross, 16th Main HSR Layout Sector 4 Near BDA Complex Bangaiore South Hsr Layout Bengaluru Karnataka - 560102 9686676390



ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

6277 9221 0555 ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು







ಜೀವನ್ ರಾಮಕೃಷ್ಣ ರಡ್ಡಿ Jeevan Ramakrishna Reddy ಜನ್ನ ರಿನಾಂಭರಿಂತ: 05/05/1981 ಪುರುಷ/ MALE



ನನ್ನ ಆಧಾರ್. ನನ್ನ ಗುರುತು







#### ಮಾಹಿತಿ

- ಆಧಾರ್ ಗುರುತಿನ ಪುರಾವರ್ಯ ಹೊರತು ಪೌರತ್ಪದ್ದಲ್ಲ
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- 🗷 ಎಲೆಣ್ವನಿಕ್ ಪ್ರಕ್ರಿಯೆ ಮೂಲಕ ಮುದ್ದಿತವಾದ ವಿದ್ಯುನ್ನಾನ ದಾಖಲೆ ಇದಾಗಿದೆ

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- ಭವಿಷ್ಯದಲ್ಲಿ, ಸರ್ಕಾರಿ ಹಾಗೂ ಸರ್ಕಾರೇಶರ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯಕವಾಗಲಿದೆ.
- Azdhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



CONTRACTOR MANAGEMENT COOL Chique to confine shops and the or and a

BDA Complex, HSR Layout Sector 4, Bangalore South, Bengaluru,

Karnataka - 560102

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S/O: N Ramakrishna Reddy, No ತಂದೆ / ತಾಯಿಯ ಹುನು: ಎನ್ ರಾಮಕೃತ್ವ 521, 16th Cross, 16th Main, Near ರೆಡ್ಡಿ ಸಂ 521, 16ನೇ ಪ್ರಚ, 16ನೇ ಮೈ කිසිට තෙමුල් සමුජ, ස්ක්රිකාමර එද්බිත ಸಕ್ಷರ್ 4, ಬೆಂಗಳೂರು ಭಕ್ಷಣ, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ-560102

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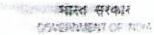
Bk - 1, CS No 10028/2018 & Doct No 9669/2018. Sheet 9 of 11

Sheet 9 of 11 Joint Subregistrar1 Mahabubnagar (R.O)

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Only complete to the





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మహామ్మద్ అస్టేల్ Mohammed Afzal పుట్లిన సం/YoB:1969 పురుషుడు Mate



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ఆదార్ - ఆధార్ – పొమాన్యమానవుడి హక్కు



## नामक्षेत्र विविद्यस्य सहनान प्राधिकरण अवश्रेतक विविद्यस्य अग्रेसकारम् प्राधिक

చిరునామా.

S/O: మహమ్మన ఇమాడుడ్డిన్, 1-3-145, షర్సీర్ ఆర్ గెల్డ్

కామారెడ్డి, కామారెడ్డి,

**ఏజామాలా**దు

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

mg. 2822



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మామ్మెక్ జహాటిక్ Mahammad Jahangser సెట్టిప్ శితీకుండి 01/191984 స్టర్టుడు/ MALE



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**ತಿರುಚಾರ್ವ** 

S/O: Mahammad Sarvar H NO 3-15 S/O: మహమ్మెక్ సక్వర్, ఇంద ని: 3-15. Bandanagaram, Bachannapeta : ముదహగారం, రచ్చును ఉండటం అయగారం

Mandal, Bandanagaram, Warangai, 1966/46.

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Sheet 10 of 11 Joint Subregistrar1 Mahabubnagar (R.O)



