

මීපරෆංක तेलंगाना TELANGANA

SI.No. 1 2789 Dt. 1/18/2016

Sold to 197. Rajen & Tundule S/O Bashu Scheb Dagedu - (Licensed Stamp Vendor)

R/O. Yumbarie

For Whom 19/5 Transform Sun Energy private Limited Pin: 509 103, Ph. No. 9985125963.

### SALE DEED

This Sale Deed (the "Sale Deed") is made and executed on this the 11-/08 day of August, 2016 at Wanaparthy, Mahabubnagar District, Telangana State.

#### BETWEEN:

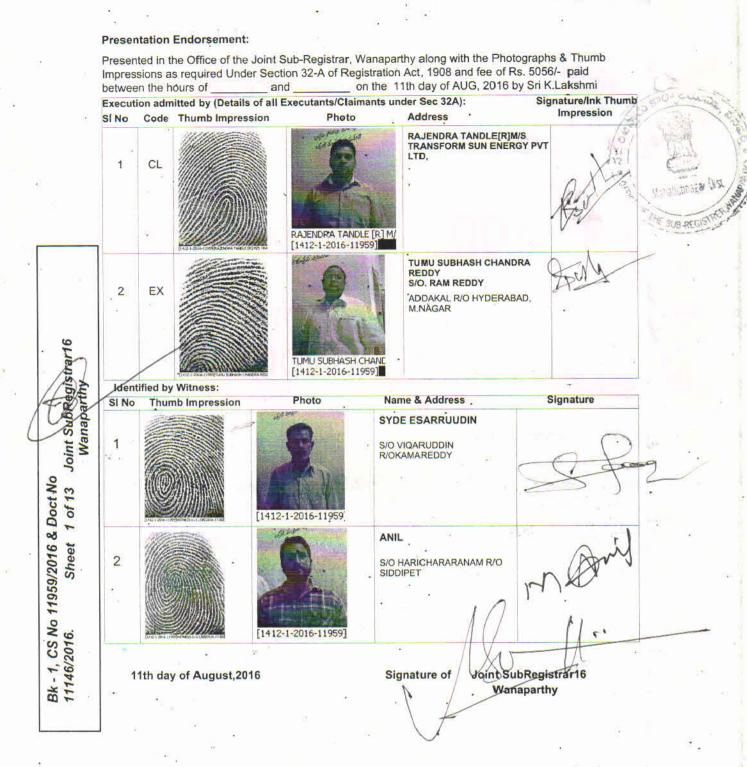
Tumu Subhash Chandar Reddy, son of Ram Reddy, aged about 53 years, occupation: Agriculture, Hereinafter referred to as "Vendor"

AND

Turne Rosat : Beldy o of Clade Chade Roddy, aged about to years, occupation:

Hereinafter referred to as "Consenting Party"

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Both are presently residing at Hyderabad. Addakal Village and Mandal, Mahabubnagar District, Telangana State, (The parties 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.

#### 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 Vendors 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 the land admeasuring Acres 3-15 Guntas (comprising of Acres 0-25 Guntas in survey no.356/Aa (a), Acres 0-14 Guntas in survey no.357/Aa (a), Acres 0-11 Guntas in survey no.358/Aa (a), Acres 0-11 Guntas in survey no.359/Aa (a), Acres 0-16 Guntas in survey no.361/Aa (a), Acres 0-14 Guntas in survey no.362/Aa (a), Acres 0-28 Guntas in survey no.363/Aa (a) and Acres 0-16 Guntas in survey no.364/Aa (a) of Addakal Village and 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.207057 vide Patta no.276 have been issued in respect thereof.
- (B) The Consenting Party is son of the vendor; hence, he has made party to this Sale Deed.

No	3 Joint SubRegistrar1	Wanapakthy
& Doct	2 of 13	
11959/2016	Sheet	30
BK - 1, CS No 11959/2016 & Doct No	11146/2016.	

Endorsement:	Stamp Duty respect of	y, Tranfer Duty, Reg this Instrument.	jistratioņ Fee and	user charg	es are conected	2 40 40.00						
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	40420	Q	0	0	40520					
Transfer Duty	NA	. 0	15195	0	0	0	15195					
Reg. Fee	, NA	0	5056	0	0	ő	5056					
User Charges	NA	0	105	0	0	0	105					
Total	100	- 0	60776	0	0	0	60876					

Rs. 55615/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5056/- towards Registration Fees on the chargeable value of Rs. 1013000/- was paid by the party through E-Challan/BC/Pay Order No ,880DGS110816 dated ,11-AUG-16 of ,SBH/WANAPARTHY

#### E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 60776/-, DATE: 11-AUG-16, BANK NAME: SBH, BRANCH NAME: WANAPARTHY, BANK REFERENCE NO: 002886816, REMITTER NAME: RAJENDRA BHAUSAHEB TANDALE, EXECUTANT NAME: T.SUBHASH CHANDAR REDDY, CLAIMANT NAME: RAJENDRA BHAUSAHEB TANDALE).

Date:

11th day of August, 2016

Signature of Registering Officer

Wanaparthy

\* Certificate of Registration

Registered as document no. 11146 of 2016 of Book-1 and assigned the identification number 1/-2016 for Scanning on 11-AUG-16.

> Registering Officer Wanaparthy

> > (N.Srinivasulu)

(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.

# 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 sum of Rs. /- (Rupees only) free from encumbrances.
- 1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 10, 12, 500 /- (Rupees Jen lath Twelve Bourd by way of D.D. bearing no. 497634, dated 09/08/2016 Bank, Mumbar 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. She 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;
- (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;

#### 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 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 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. 60776. @6% vide challan bearing no \$80065110816 drawn on S.B.H. Bank WND

# SCHEDULE Description of the Schedule Property

All that piece and parcel of land admeasuring Acres 3-15 Guntas (comprising of Acres 0-25 Guntas in survey no.356/Aa (e), Acres 0-14 Guntas in survey no.357/Aa (e), Acres 0-11 Guntas in survey no.358/Aa (e), Acres 0-11 Guntas in survey no.359/Aa(e), Acres 0-16 Guntas in survey no.361/Aa(e), Acres 0-14 Guntas in survey no.362/Aa (e), Acres 0-28 Guntas in survey no.363/Aa (e) and Acres 0-16 Guntas in survey no.364/Aa (e)) of Addakal Village and Mandal, Mahabubnagar District, Telangana State and bounded by:

North :: SURVEY #352

South :: BALEEDPALLI SHIVAU

East :: SURVEY #392 West :: SURVEY #360

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## RULE- 3 MARKET VALUE

Village	Survey no.	Extent AcGts.	Market value per acre	Stamp duty + Registration charges/-@ 6. % Total Value
Addakal	Forming part of 356, 357, 358, 359, 361, 362, 363 and 364	3-15		

**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	Consenting Party
Name: Tumu Subhash Chandar Reddy	Name: Revanth Reddy
PURCHASER  GAH  For M/s. Transform Sum Energy  Private Limited	
WITNESSES:	
1. Name:	2

भारत गणराज्य REPUBLIC OF INDIA पासपोर्ट नं / Passport No. P उपनाम / Surname IND L8605346 TUMU दिया गया नाम / Given Name(s) SUDHAS CHANDER REDDY संस्ट्रीयता / Nationality Date of Birth INDIAN 14/04/1963 जन्म स्थान / Place of Birth HYDERABAD, ANDHRA PRADESH आरी करने का स्थान / Place of Issue HYDERABAD जारी करने की तिथि / Date of Issue समादित की तिथि / Date of Expiry 122/04/2014 21/04/2024 P<INDTUMU<<SUDHAS<CHANDER<RED DY<<<<<<< L8605346<1IND6304146M2404211<<<<<<<<

Silve









TS00AA 88186544

# తెలంగాణ ప్రభుత్వము, రెపెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

1-ಬಿ ನಮ್ಮಾನ್ (ROR)

Toom 4. Subash chonder seeing

Application No

ROR0216089376

Date: 09/08/2016

జిలా : మహబూబ్ నగర్

మండలము : అడ్డాకల్

గ్రామము: అడ్డాకల్

విస్తీర్ణము యూనిట్ప ప,గుం./ఎ.సం.

వరుస నం.	పట్టాదారు పేరు	(తండ్రి/భర్త పేరు)	ఖాతా నంబరు	సర్వే నంటరు	భూవి) వివరణ	మొత్తం విస్తీర్ణము	శిస్తు	పట్టాదారుకు ఏ విధముగా సంక్రమించింది/ సాగుచేసారు	యజమాని/ కొలుదారు తాకట్టు పెట్టుకున్న ప్యక్తి పరు ఖాతాసెంబరు	రిజిష్టరు కాని రుణాది భారాల వివరములు	మాశ్ విలు
1	2	3	4	5	6	7	8	9/10	11/12	<b>13</b>	14
	తూము సుబాప్ చందర్ రెడ్డి	హంరెడ్డి	276	41/06	మాగాణి	0.0200	4.7800		EM AFT Valva (K)		
2	తూము సుబాప్ చందర్ రెడ్డి	రాంరెడ్డి	276	3646	<b>ජ</b> රි	0.1600	4.4300			TERMALE ELAKKA	X() LE
3	తూము సుబాప్ చందర్ రెడ్డి	రాంరెడ్డి	276	36 <mark>3</mark> ಆ	<b>ජ</b> රි	0.2800	7.2400				
1	తూము సుబాప్ చందర్ రెడ్డి	రాంరెడ్డి	276	362/ఆ	మాగాణి	0.1400	0.0000				
5	తూము సుబాష్ చందర్ రెడ్డి	ರಾಂರೆಡ್ಡಿ	276	361ಆ	మెట్ట	0.1600	0.2200				1100  ADVA  ADVA  ADVA  ADVA  ADVA
6	తూము సుబాప్ చందర్ రెడ్డి	రాంరెడ్డి	276	359ఆ	<b>ම</b> රි	0.1100	2.5100			E, I'M FLAM E W S TLAM THE OF TELAN WIN UP TELAN	interior APEN ABEN
7	తూము సుబాప్ చందర్ రెడ్డి	రాంరెడ్డి	276	358/ఆ	తరి	0.1100	3.0600			CONTRACTOR	
8	తూము సుబాప్ చందర్ రెడ్డి	స్థారంల	276	35 <b>7/</b> ಆ	<b>ජ</b> රි	0.1400	4.1800			EST DE TELANI EST DE TELANI EST SE ISLAM EST SE TELANI	osia mili Mili Eh-L
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9	తూము సుబాప్ చందర్ <mark>రె</mark> డ్డి	రాంరెడ్డి	276	45/ම/ම	<u>ಮ</u> ಾಗಾಣಿ	0.1700	0.0000	
10	తూము సుబాప్ చందర్ రెడ్డి	రాంరెడ్డి	276	44/භ/භ	మాగాణి	0.1900	0.0000	
11	తూము సుబాప్ చందర్ రెడ్డి	రాంరెడ్డి	276	42/రు	<u> ಮಾಗ</u> ಾಣಿ	0.0900	0.0000	
12	తూము సుబాప్ చందర్ రెడ్డి	రాంరెడ్డి	276	356/ఆ	ఖుష్కి	0.2500	0.0000	

Certified By

Name: J RAM KOTI Designation: TAHSILDAR Mandal:అడ్డాకల్

## Verified by J RAMKOTI

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.

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, 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

Sunil Kulkarni Director

DIN: 03137498

Date: May 23, 2016













हर्माकार्यक बाने / बाने पर कृपयां सुषित करें / लीटाएं : आयुंकर मेन सेवा इकाई, एन एस डी एत पहली चिजलें, ट्राईन्स टॉक्स, कमला मेल्स कम्पापंड, एस. डी. मार्ग, लोजर परेल, मुम्बई - 400 013.

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Kamila Milla Compound

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#### ఉందికార పంప్ల SHOUSE SPERTIFICATION AUTHORITY OF INDIA

ఎక్కుక్ కుర్తివ్. 4 3-6 క్యజ్ మొహాల్ల పెద్ద బజార. కామారెడ్డి కామారెడ్డి. కామారెడ్డి, నిజామబాడ్ ec ( 2 ( 25 . cm 3 ! 11

Address: S/O Vigar Ruddin. 4-3-6, qazi mohalia pedda bazar, kamaraddy. Kamareddy, Kamareddy. Nizamabad. Andhra Pradesh, 503111



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8499 7149 7281

ఆధార్ - పామాస్యుని హక్కు



నిరువామా: కాల మరువల్లి హరిచారణం. Address: 570 Marupally ఇంటి వం.12-189, మెట్ రోడ్. Haricheranam, H.No. 12-189, యెప్క్ ఎస్ కాంపీ, జి. పి. ద్రకాంత్ మార్. సిద్దానీట, పేట్లోపేట, మెదక్, ఆంధ్ర సైవర్లో. ఏర్లోపేట, పేట్టోపేట, మెదక్, ఆంధ్ర సైవర్లో. 502103 502103

Medick Road, Ngos Colony, G P



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మరుపల్లి అనిల్ Marupally Anii Mother : Marupally Jayar రల్లి : మరుపల్లి జయమ్మ

ప్రాక్టవ సంవత్స్తుతం/Year of Birth : 198

ا دعر يكر كاريخ المنافقة

2851 8589 2410



ఆధార్ - సామాన్యువి **హక్కు**