

SCANNED

Doc No.

4405/2016



తెలంగాణ తెలంగాణ TELANGANA

D 312908

కర్త. నం. 7890 తేది 20/10/2016 రూ. 100/-

కొన్న వారి పేరు రాజేందర్ తండాలో శ్రీ బాపు సోమేశ్వర్ తండాలో
ఎవరికి రకు (సోమేశ్వర్ బాపు సోమేశ్వర్) శ్రీ ముఖ్యము
సన్ యశ్చ డ్రై. ల.

కొనినది తెలుగు నామం
సన్ యశ్చ డ్రై. ల.

SALE DEED

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

Sri. SUNKALA ANJANNA Son of **NARAYANA**, aged about 50 years, occupation:
Agriculture, presently residing at Mutyalampalli Village, Devarkadra Mandal,
Mahabubnagar District,

Sri. S. SUNDARAJAN son of **S. ANJANNA**, aged about 25 years,
Sri. S. SUNDARAJAN son of **S. ANJANNA**, aged about 23 years,
Sri. S. SUNDARAJAN son of **S. ANJANNA**, aged about 21 years.

All occupation : Agriculture, presently residing at Dwarakanagar village,
Kothakota 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**;



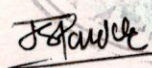



→ Sri Sunkala Anjananna

→ Sri Sunkala Anjananna



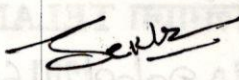

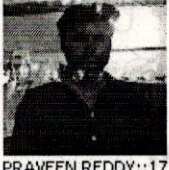
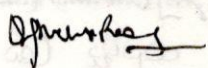
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Atmakur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 3050/- paid between the hours of 6 and 7 on the 17th day of OCT, 2016 by Sri M/S.Transform Sun Energy Pvt.

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

SI No	Cod	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S. TRANSFORM SUN ENERGY PVT. LTD. [1403-1-2016-4512]	M/S. TRANSFORM SUN ENERGY PVT. LTD. COABA, MUMBAI REP. BY JAGADEESH SURESH PAWAR S/O. SHANKAR PAWAR SP. CENTRE, 41/44, MINOO DESAI MARG., COABA, MUMBAI	
2	EX		 SUNKALA ANJANNA: [1403-1-2016-4512]	SUNKALA ANJANNA S/O. NARAYANA MUTYALAMPALLY VIL. DEVARAKADARA MDL., MAHABUBNAGAR DIST.	

Identified by Witness:

SI No	Thumb impression	Photo	Name & Address	Signature
1		 SHEKAR REDDY::17/ [1403-1-2016-4512]	SHEKAR REDDY S/O NARSIMHA REDDY R/O MATHYALAMPALLY	
2		 PRAVEEN REDDY::17 [1403-1-2016-4512]	PRAVEEN REDDY S/O GOPAL REDDY R/O MUTHYALAMPALLY	

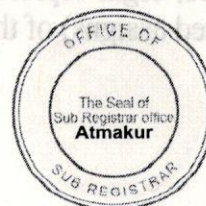
17th day of October, 2016

Signature of Sub Registrar
Atmakur

VINOD KUMAR
Joint Registrar (5)
ATMAKUR (A)



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Doc No 011
1 of 11 Sub Registrar
Atmakur

Bk - 1, CS No 4512
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In favour of

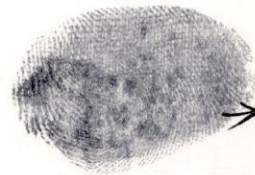
M/s. Transform Sun Energy Private Limited a Company incorporated under the provisions of the Companies Act, 1956 having its office at SP Centre, 41/44, Minoo Desai Marg, Coaba, Mumbai-400 005 represented by its authorized signatory Mr. Jaydeep Pawar son of. Suresh Pawar, aged about 23 years pursuant to the board resolution dated 18.08.2016 (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 02-00 Gts., in survey no. 63/91 of Dwarakanagar Village, Kothakota 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. 67194, vide Patta No. 90 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.



→ Shruti Anjanna

Endorsement: Stamp Duty, Tranfer 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	100	0	24000	0	0	0	24100
Transfer Duty	NA	0	9000	0	0	0	9000
Reg. Fee	NA	0	3050	0	0	0	3050
User Charges	NA	0	105	0	0	0	105
Total	100	0	36155	0	0	0	36255

Rs. 33000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3050/- towards Registration Fees on the chargeable value of Rs. 600000/- was paid by the party through E-Challan/BC/Pay Order No ,4921UW171016 dated ,17-OCT-16 of ,SBH/JEDCHERLA

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 36155/-, DATE: 17-OCT-16, BANK NAME: SBH, BRANCH NAME: JEDCHERLA, BANK REFERENCE NO: 003763561, REMITTER NAME: JAYDEEP SURESH PAWAR, EXECUTANT NAME: ANJALIAH, CLAIMANT NAME: JAYDEEP SURESH PAWAR).

Date:

17th day of October, 2016

Signature of Registering Officer
Atmakur

Bk-1, 512/2016 & Doct No 4405, 2016 Sub Regi Atmakur, Sheet 2 of 11

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**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. 6,00,000 /- (Rupees Six lakhs only only) free from encumbrances.
- 1.2. The Vendee has already paid the total consideration to the Vendor as follows;

Sunkala Anjanna	Rs. <u>6,00,000</u> /-	D.D.no. <u>035501,035502</u> , dated
	(Rupees <u>Six lakhs only</u>)	<u>Axis</u> , Bank <u>Axis</u> , Branch <u>Yachi Boudi</u>

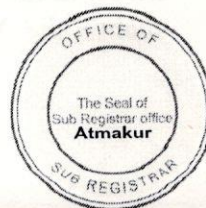
- 1.3. The Vendor hereby acknowledges the receipt of the entire sale consideration as stated herein above and acquits and discharges the Purchaser of any and all liability towards the same. The Vendor confirms that the Purchaser has made the full and final payment in connection with the conveyance of 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;
- (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;

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;



→ Jof Sunkala Arjamm

Bk-1 CS No 4405 / 2016 16 & Doct No 2016 Sub Registrar Atmakur



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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**

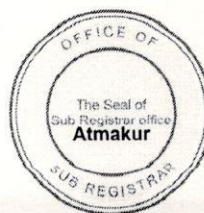
- 6.1. The Vendor hereby indemnifies and hold harmless the Purchaser from and against any claim, cost, expense, liability, demand, loss, damage, judgment, order, award or other obligation or right of action, which may arise as a result of: (a) defect in the title to the Schedule Property, (b) misrepresentation 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.

8. **Stamp Duty and Registration Charges**

The Purchaser has paid the stamp duty and registration charges Rs. 36,155/-
@6% vide challan bearing no. 471016 drawn on S.B.H. Bank
49 2100



SCHEDULE-A Description of the Land


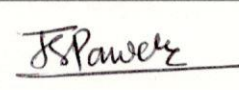
All that piece and parcel of agriculture dry land admeasuring Acres 02-00 Gts., in survey no. 63/01 of Dwarakanagar Village, Kothakota Mandal, Mahabubnagar District, Telangana State and bounded;

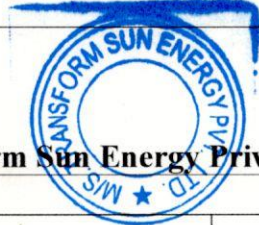
North :: S. RAJU . Land
 South :: R. Saubhya . Land.
 East :: ~~Water~~ Land & Lakshminagar
 West :: Vender Land

RULE-3 MARKET VALUE

<u>Village</u>	<u>Survey nos.</u>	<u>Extent Ac.---Gts.</u>	<u>Market value per acre Rs.</u>	<u>Stamp duty + Registration charges/-@ 6. % Total Value</u>
Dwarakanagar	63/01	02-00	3,00,000/-	6,00,000/-

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
 → KOT Sunkala Anjana Name: SUNKALA ANJANNA	1) _____ S. NEELA KRISHNA 2) _____ S. SIDDAIAH 3) _____ S. PANDU
PURCHASER	
 Name: For M/s. Transform Sun Energy Private Limited Witnesses:	
1. _____ Name:	2. _____ Name:



CONSULTING Party.

3) S. Neela Krishna
 S/O S. ANJANNA

4) S. Siddaiah
 S/O ANJANNA
 5) S. Pandu
 S/O ANJANNA

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of 11 Sub Registrar
Atmakur



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తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

1-బి నమూనా (ROR)

Application No:



ROR021609893044

Date : 06/10/2016

జిల్లా : మహబూబ్ నగర్

గ్రామము : ద్వారక నగర్

మండలము : కోత్తకోట

విస్తీర్ణము యూనిట్లు : ఎ.సుం./ఎ.సిం.

వరుస నం.	పట్టాదారు పేరు	(తండ్రి/భర్త పేరు)	ఖాతా సంఖ్య	సర్వే సంఖ్య	భూమి వివరణ	ముత్తం విస్తీర్ణము	శిస్తు	పట్టాదారుకు ఏ విధముగా సుంక్రమించింది/ సాగుచేసారు	యజమాని/ కొలుదారు తాకట్టు పట్టుకున్న వ్యక్తి పేరు ఖాతాసంఖ్య	రిజిస్టరు కాని రుణాది భారాల వివరములు	మౌలిక విలువ
1	2	3	4	5	6	7	8	9/10	11/12	13	14
1	సుంకాల అంజన్న	నారాయణ	76	63/అ1	పెట్ట	2.0000	1.5000				

Certified By

Name: L RAJENDHAR GOUD
Designation: TAHSILDAR
Mandal: కోత్తకోట

Verified by KHAJA KHALEELULLAH

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.

<http://tgasp.meeseva.gov.in/APSDCPortal/UserInterface/Citizen/RevenueServices/RORCe...> 10/6/2016

MEE SEVA

MEE SEVA

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

(i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

(ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

(iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

(iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

సంతకము
Signature

mee-seva
B. JAYAKUMAR
SUB-REGISTRAR-BANI
Madhapuram, Kothakota(M)

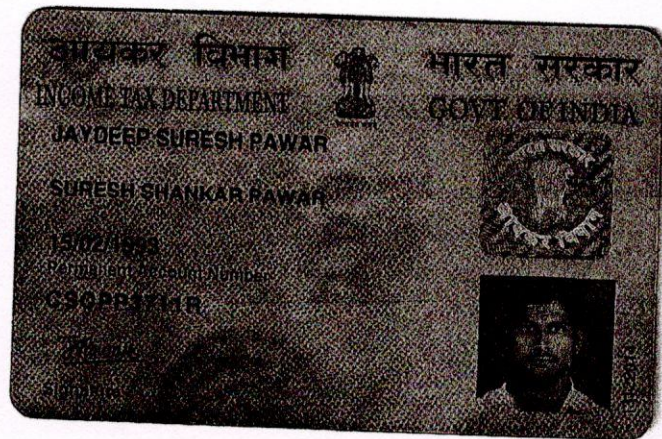


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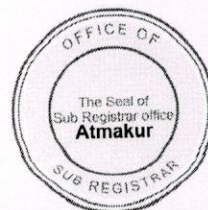
J.P. Pawar



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6605 / 2016 . She 8 of 11

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Sub Registrar
Atmakur

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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 severally authorized:

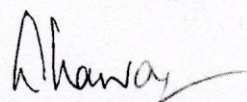
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers,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



Suresh Dhawan
Director
DIN: 01175807



Date: September 12, 2016

Transform Sun Energy Private Limited
Corporate Identification No. U74900MH2015PTC266126
SP Centre: 41/44, Vinoo Desai Marg, Colaba, Mumbai - 400 005, India
(T) +91 22 67490000 (F) +91 22 67490017 website: www.sp-group.co.in
Regd. Office: Shapoorji Pallonji Centre, 41/44 Vinoo Desai Marg
Colaba, Mumbai - 400 005, India



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భారత ప్రభుత్వం
Government of India



సుంకాల అంజన్
SUNKALA ANJANNA

తండ్రి : సుంకాల నారాయణ

Father : SUNKALA NARAYANA

పుట్టిన తేదీ / DOB : 02/04/1965

పురుషుడు / Male



3050 8858 4842

ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
1-10/1, కొన్నూరు కోట్లకోట(మం),
ద్వారకానగర్, కొన్నూరు, మహబూబ్
నగర్, ఆంధ్ర ప్రదేశ్, 509110

Address:
1-10/1, KONNURU KOTHAKOTA
(M), Dwarakanagar, Konnur,
Mahabub Nagar, Andhra Pradesh,
509110

3050 8858 4842

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

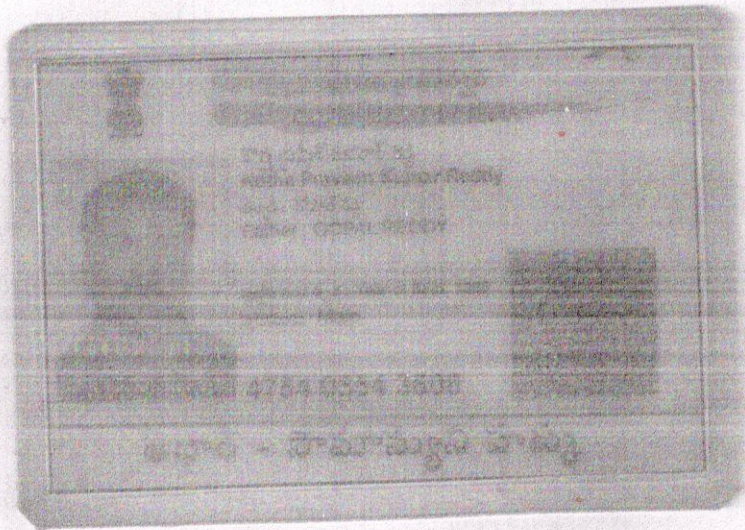




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Atmakur

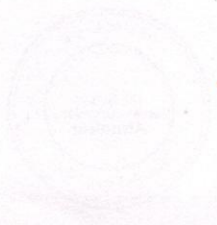
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