

తెలంగాణ తెలంగాణ TELANGANA

A 177530

Sl. No. 11312 Date: 16-12-2016  
Sold to: JEEVAN REDDY S/o RAMAKRISHNA REDDY  
R/o BANGALORE  
For Whom. SELF

**SALE DEED**

Name: **S. SHIVA PRASAD**  
(Licensed Stamp Vendor)  
C.No.1405 001/2012, R.No.1405 01/2015  
Shop No. 9-84, Opp. TAHSILDAR OFFICE,  
RADEPALLY VILLAGE, JADCHERLA  
MANDAL, MAHABUBNAGAR DIST.  
Pin Code: 509 301. Ph.No. 9703244334

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

1. **M.D. Mansoor Ahmad**, son of Basheer Ahmad, aged about 38 years, Occupation: Business, presently residing at. H.no.42-244/9/A, Nandi Hills, Wanaparthy Town and District.
2. **Chakali Amarachinta Kondanna**, son of Ramakrishnaiah, aged about 68 years, occupation: Agriculture, presently residing at H.no.1-81, Baleedupalli Village, Pedda Mandadi Mandal, Mahabubnagar District.
3. **Chakali Amrachintha Lakshamma**, wife of Pedda Kistanna, aged about 65 years, occupation: Agriculture, presently residing at H.no.7-81/1, Baleedupalli Village, Peddamandadi Mandal, Mahabubnagar District.
4. **A.Pentamma**, wife of Masanna, aged about 50 years, occupation: Agriculture, presently residing at H.no.1-80/1, Baleedupalli Village, Pedda Mandadi Mandal, Mahabubnagar District.






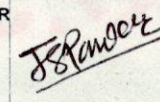
JSPinwar





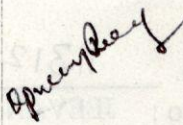

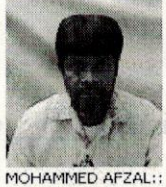
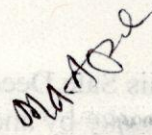
**Presentation Endorsement:**

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. 13300/- paid between the hours of 12 and 1 on the 21st day of DEC, 2016 by Sri M.D.Mansoor Ahmad

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S TRANSFORM SUN ENERGY PRIVATE LIMITED REP- RAJENDRA TANDALE S/O. BHAUSAHEB TANDALE SP CENTRE,41/44,MINOO DESAI MARG, COABA,MUMBAI	
2	EX			JAYDEEP SURESH PAWAR (AGPA) S/O. SURESH SHANKAR PAWAR MUMBAI, MAHARASTRA	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K.PRABEEN KUMAR REDDY HNO.1- 110/A,MUTHYLAMPALY,DEVAR KADRA,MAHABUBNAGAR	
2			MOHAMMED AFZAL HNO.1-3-145,SHABIR ALI GALLY,KAMAREDDY,NIZAMAB AD	

21st day of December, 2016

Signature of Joint SubRegistrar Mahabubnagar (R.O)

Bk - 1, CS No 16294/2016 &amp; Doct No

15963/12016.

Joint SubRegistrar1  
Mahabubnagar (R.O)



The Vendor nos. 1 to 4 represented by their Agreement of Sale cum General Power of Attorney holder, Jaydeep Suresh Pawar, son of Suresh Shankar Pawar, aged about 25 years, occupation: Business, presently residing at Mumbai, Maharashtra vide registered AGPA no.3995 of 2016 dated 16.09.2016, registered in the office of Joint Sub Registrar, Atmakur.

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, 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 Vendor and Purchaser are individually referred to as Party and collectively referred to as Parties.

**WHEREAS:**

- (A) The Vendor no.1 is the absolute owner and possessor of all that land, admeasuring Acres 2-39 Guntas (comprising of Acres 0-39 Guntas in survey no.206/EE3/2 and Acres 2-00 Guntas in survey no.205/E) of Baleedupalli Village, Addakal (old Pedda Mandadi) Mandal, Wanaparthi (old Mahabubnagar) District, Telangana State, having purchased under Sale Deed no.7089 of 2008 and got mutated his name in the revenue records and Pattadar Pass Books and title Deeds bearing no. 101975 vide Patta no. 538 have been issued in respect thereof.
- (B) The Vendor no.2 is the absolute owner and possessor of all that land admeasuring Acres 0-20 Guntas (comprising of Acres 0-02½ Guntas in survey no.160/E4, Acres 0-02½ Guntas in survey no.160/E7, Acres 0-08 Guntas in survey no.162/E6 and Acres 0-07 Guntas in survey no.163/E6) of Baleedupalli Village, Addakal (old Pedda Mandadi) Mandal, Wanaparthi (old Mahabubnagar) District, Telangana State, having purchased under Sale Deed no.7089 of 2008 and got mutated his name in the revenue records and Pattadar Pass Books and title Deeds bearing no.353074 vide Patta no. 20079 have been issued in respect thereof.

*JSPawar* *Part*



**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	50	0	79650	5950	20600	0	106250
Transfer Duty	NA	0	39825	0	0	0	39825
Reg. Fee	NA	0	13300	0	0	0	13300
User Charges	NA	0	105	0	0	0	105
<b>Total</b>	<b>50</b>	<b>0</b>	<b>132880</b>	<b>5950</b>	<b>20600</b>	<b>0</b>	<b>159480</b>

Rs. 125425/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13300/- towards Registration Fees on the chargeable value of Rs. 2655000/- was paid by the party through Cash and E-Challan/BC/Pay Order No ,375H2R191216 dated ,21-DEC-16 of ,SBH/KOTHAGUDA

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

(1). AMOUNT PAID: Rs. 132880/-, DATE. 21-DEC-16, BANK NAME: SBH, BRANCH NAME: KOTHAGUDA, BANK REFERENCE NO: 001746266,REMITTER NAME: RAJENDRA TANDALE,EXECUTANT NAME. JAYDEEP SURESH PAWAR,CLAIMANT NAME: TRANSFORMSUNENERGY PVT.LTD.REPBYRAJENDRA) .

Date:

21st day of December,2016

Signature of Registering Officer  
Mahabubnagar (R.O)

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Joint SubRegistrar  
Mahabubnagar (R.O)

1వ పుస్తకము 20/6 సం॥ము 1938  
లో 15963 నెంబరుగా రిజిస్టరు చేయబడి  
స్టాంపింగ్ నిమిత్తము గుర్తింపునంబరు.  
1413-1 15963 20/6 ఇవ్వడమైనది  
20/6 సం॥ Dec నెల 21 తేది

రిజిస్టరింగ్ ఆఫీసర్





- (C) The Vendor no.3 is the absolute owner and possessor of all that land admeasuring Acres 0-19 Guntas (comprising of Acres 0-02½ Guntas in survey no.160/E1, Acres 0-02½ Guntas in survey no.160/E2, Acres 0-04 Guntas in survey no.162/E1, Acres 0-04 Guntas in survey no.162/E2, Acres 0-03 Guntas in survey no.163/E1 and Acres 0-03 Guntas in survey no.163/E2) of Baleedupalli Village, Addakal (old Pedda Mandadi) Mandal, Wanaparthi (old Mahabubnagar) District, Telangana State, having acquired by inheritance and got mutated his name in the revenue records and Pattadar Pass Books and title Deeds bearing no.521500 vide Patta no.480 have been issued in respect thereof.
- (D) The Vendor no.4 is the absolute owner and possessor of all that land admeasuring Acres 0-19 Guntas (comprising of Acres 0-04 Guntas in survey no.160/E3, Acres 0-09 Guntas in survey no.162/E5 and Acres 0-06 Guntas in survey no.163/E5) of Baleedupalli Village, Addakal (old Pedda Mandadi) Mandal, Wanaparthi (old Mahabubnagar) District, Telangana State, having acquired by inheritance and got mutated his name in the revenue records and Pattadar Pass Books and title Deeds bearing no. 353075 vide Patta no.114 have been issued in respect thereof. The Property is more vividly explained in the Schedule annexed to this deed and will be referred to as **Schedule Property** hereafter.
- (E) The Vendors hereby represent to the Purchaser that, no person other than the Vendors have any right, title or interest of any manner whatsoever in respect of land parcels offered by them, which are explained in the Schedule Property. The Vendors have offered to sell the Schedule Property to the Purchaser representing that they are the absolute owners thereof, with uninhibited rights of alienation over the same and that they 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 Vendors have offered to sell the Schedule Property, for the total consideration of Rs. 442,500/- (Rupees Four Lakhs Forty Two Thousand Five Hundred 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 Vendors paid an amount of Rs. [●] (Rupees [●] only) towards full and final consideration in the following manner:

JSPawar

JSPawar

[Signature]



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Name of the Recipient	Amount of Consideration [in Rs.]	Details of the payment made
Jaydeep Pawar	Rs. [●] 4,42,500/- (Rupees [●] only) Four lakh, forty two thousand five hundred	Cheque 138920, 138921, 138922, 138923 D.D. No.-----, dated 16-9-2016, drawn on Axis Bank ----- branch Gachibowli.

- 1.2 The Vendors hereby acknowledge 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 Vendors confirm 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 Vendors, the Vendors have 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 Vendors :**

- (a) The Vendors are the absolute owners of the Schedule Property with uninhibited rights of alienation over the same and the name of the Vendors are recorded as Pattadars and possessors in the records and they have absolutely seized and possessed of and are otherwise well and sufficiently entitled to the Schedule Property;
- (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 Vendors specifically represent that there is no left over parcel of land owned by them in any of the Survey numbers now forming part of Schedule Property and Vendors undertake to not to make any claims in future.

*JSPawar*  
*BSHL*



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- (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 Vendors and shall be conveyed to the Purchaser as such; the Vendors assure the Purchaser that Vendors 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.
- (e) 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;
- (f) The Vendors have not entered into any arrangement or agreement to sell or otherwise, with any third party/ies in respect of the Schedule Property; other than the AGPA mentioned in this Deed. 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 Vendors;
- (g) 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;
- (h) 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 Vendors, any predecessors-in-title and/or from persons claiming through, under or in trust for any of them;
- (i) In the event any right, title and interest in the Schedule Property is found to be subsisting with the Vendors, 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.

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Mahabubnagar (R.O)





4. **Possession :**

- 4.1. The Vendors have 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 Vendors 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 Vendors hereby declare and covenant that there are no arrears of tax liable to be paid over Schedule Property.

6. **Indemnity :**

- 6.1. The Vendors 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 Vendors 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 Vendors.

7. **Assurances :**

- 7.1. The Vendors assure and declare that they shall fulfill his 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 Vendors further assure that they 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 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 Vendors assure 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.






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- 7.4. The Vendors undertake 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 vide Demand draft bearing no. 395H-26-1912-206 dated 19.12.206 for Rs. 1,32,889/- (Rupees ----- only) drawn on SBI Bank, SBI Branch.

**SCHEDULE OF PROPERTY**

All that part and parcel of land admeasuring Acres 4-17 Guntas (comprising of Acres 0-39 Guntas in survey no.206/EE3/2, Acres 2-00 Guntas in survey no.205/E, Acres 0-02½ Guntas in survey no.160/E4, Acres 0-02½ Guntas in survey no.160/E7, Acres 0-08 Guntas in survey no.162/E6, Acres 0-07 Guntas in survey no.163/E6, Acres 0-02½ Guntas in survey no.160/E1, Acres 0-02½ Guntas in survey no.160/E2, Acres 0-04 Guntas in survey no.162/E1, Acres 0-04 Guntas in survey no.162/E2, Acres 0-03 Guntas in survey no.163/E1, Acres 0-03 Guntas in survey no.163/E2, Acres 0-04 Guntas in survey no.160/E3, Acres 0-09 Guntas in survey no.162/E5 and Acres 0-06 Guntas in survey no.163/E5) of Baleedupalli Village, Addakal (old Pedda Mandadi) Mandal, ~~Venkatapur~~ Mahabubnagar District, Telangana State.

Boundaries for survey nos.206/EE3/2 and 205/E

North :: Land comprised in survey nos.205 Part and 206 Part  
South :: Land of Sudesh Yadav  
East :: Land of the Purchaser  
West :: Neighbours land

Boundaries for survey nos.160 Part, 162 Part and 163Part

North :: Land comprised in survey no.152  
South :: Land comprised in survey no.161  
East :: Land comprised in survey nos.164 & 165  
West :: Land comprised in survey no.153





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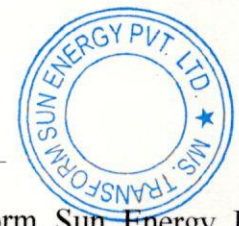






**RULE- 3 MARKET VALUE**

Village	Survey no.	Extent Ac.---Gts.	Market value per acre (CONSIDERATION)	Stamp duty + Registration charges/- @ 6%
Baleedupalli	Forming part of survey nos.205, 206, 160, 162 and 163	4-17	4,42,500/-	138725/-

**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:

<p><b>VENDOR</b></p> <p></p> <p>Name: _____</p> <p>The vendors represented by their AGPA holder</p>	<p><b>PURCHASER</b></p> <p></p> <p></p> <p>Name: _____</p> <p>For <b>M/s. Transform Sun Energy Private Limited</b></p>
<p><b>WITNESSES :</b></p>	
<p></p> <p>1. <u>K. Praveen Reddy</u></p> <p>Name: _____</p>	<p></p> <p>2. <u>MD AF2AL</u></p> <p>Name: <u>MD AF2AL</u></p>





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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.

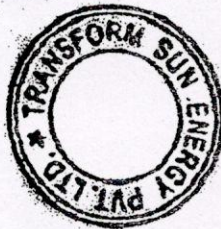
**RESOLVED FURTHER THAT** the Common Seal of the Company, if required, be affixed to the aforesaid documents, in accordance with the provisions of the Articles of Associations of the Company, in the presence of any of the aforesaid signatories.

**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



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Joint SubRegistrar  
Mahabubnagar (R.O)





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Mahabubnagar (R.O)

GOVT OF INDIA



INCOME TAX DEPARTMENT

JAYDEEP SURESH RAWAR

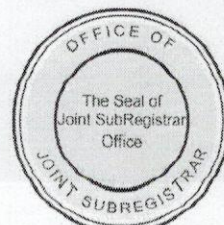
SURESH SHANKAR RAWAR

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15/03/2016





  
భారత ఎన్నికల సంఘము  
గ.శ్రీంపుకాడ  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
CYV3524220



ఓటరు పేరు : కొత ప్రవీణ్ 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

చిరునామా :  
1-100/A  
ముత్యాలంపల్లి, ముత్యాలంపల్లి  
దేవర కడ, మహబూబ్ నగర్

address:  
1-100/A  
Mutyalam Palli, Mutyalampalli  
Devarkadra, Mahabubnagar


*S. Yampay Basha*  
28/10/2013


ప్రతిపక్ష పంక్తము  
ఓటరు రిజిస్ట్రేషన్ అధికారి  
76... దేవరకడ శాసనసభ నియోజక వర్గం

Facsimile Signature of  
Electoral Registration Officer  
76 - Devarkadra Assembly Constituency


చిరునామాలో మార్పు ఉన్నట్లయితే మారిన చిరునామాలో  
ఏ పేరు జాబితాలో చేర్చుకునే మరియు అదే సంఖ్యలో కాగిత  
కొరతకు పంపించి ఫోటో ఈ కాగిత వలన తెలుసుకోవచ్చు.  
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

*Deposited*

  
भारत सरकार  
GOVERNMENT OF INDIA




మహమ్మద్ అజ్జల్  
Mohammed Afzal  
పుట్టిన సం./యొB: 1969  
పురుషుడు Male



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అధార్ - అధార్ - సామాన్యమానవుడి హక్కు

  
आयुजीव विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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*md Afzal*



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15963/18016. Sheet 12 of 12 Joint SubRegistrar  
Mahabubnagar (R.O)

