

తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 15397 Date 1-8 NOV 2017

Sold to Rajendra Taudale & Bhansahab Taudale R/o Mumbai
Whom Transform Sun Energy Pvt-LTD.

N 245465

G MURALI KRISHNA
(Licensed Stamp Vendor)L.No 1405 002/1995, R.No.1405 008/2016
H.No 10.6, Kaverammampeta, Jadcherla.
Pin 509 301. Ph. No:9440656356**SALE DEED**This Sale Deed is made and executed on this the 08TH day of NOVEMBER, 2017 at Mahabub nagar by and between :

1. **Golla Madha Balakistanna**, son of Chinna Pentanna, aged about _ years, Occupation: Agriculture.
2. **Kothakapu Rameswaramma alias Kothakapu Rajeswaramma** wife of Ayapu Reddy, aged about 42 years, Occupation: House wife.

Hereinafter referred to as "Vendors".

The Vendors are presently residing at Dwarakanagar Village, Madanapuram Mandal, Wanaparthy District, Telangana State.

All the Vendors are rep. by their Agreement of Sale cum General Power of Attorney holder Jeevan Reddy son of N.Ramakrishna Reddy, aged about 32 years, occupation: Business, presently residing at Vignesh, 521, 16 cross, main Road, HSR Layout, Sector 4, Bengaluru vide registered AGPA nos.15981 of 2016 dated 16.12.2016, and 5072 of 2016 dated 23.12.2016 registered in the office of Joint Sub-Registrar, Mahabubnagar.

Hereinafter jointly referred to as “**Vendors**” which expression shall, unless repugnant to the context herein, shall 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. Bhausahab 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 Vendors are the absolute owners and possessors of the land held by them, the details of the Property held by each owner is enumerated below;

Sl. no.	Name of the Vendor	Dry/ Wet	Title Deed no./Patta no	Sy.no.	Sale Extent (Ac.-Cts.)
1.	Golla Madha Balakistanna	DRY	417069/572	72/A3/Aa	1-00
2.	Kothakapu Rameswaramma alias Rajeswaramma	DRY	11960/163	61/A	0-30

The Property Situated at Dwarakanagar Village, Madanapuram Mandal, Wanaparthy District, Telangana State, more particularly described in the Schedule-1 hereto and hereinafter referred to as “**Schedule Property**” delineated in red in the sketch plan appended hereto as Schedule-1A.



- (B) 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.-----/- (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 Vendors 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 -----.

- 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.
- (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.

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.
- 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. 216ESZ071117, dated ----- for Rs.45,180/- (Rupees FORTY FIVE THOUSAND ONE HUNDRED AND EIGHTY only) drawn on S.B.H. Bank, ----- Branch.

SCHEDULE OF PROPERTY

Description of the Schedule Property in respect of Vendor nos.1
(AGPA no.15981 of 2016)

All that piece and parcel of land admeasuring Acres 1-00 in survey no.72/A3/Aa of Dwarakanagar Village, Madanapuram Mandal, Wanaparthy District, Telangana State and bounded by:

North	::	Land of Golla Venkatanna
South	::	Land of Lachanna Goud
East	::	Land of Golla Venkatanna
West	::	Land of Transform Energy

Description of the Schedule Property in respect of Vendor no.2
(AGPA no.5072 of 2016)





All that piece and parcel of land admeasuring Acres 0-30 Guntas in survey no.61/A of Dwarakanagar Village, Madanapuram Mandal, Wanaparthy District, Telangana State and bounded by:

North	::	Land of Sunkala Anjaiah
South	::	Land of Swarnalatha
East	::	Land of Shyamamma
West	::	Land of Timma Reddy

RULE- 3 MARKET VALUE

<u>Village</u>	<u>Survey nos.</u>	<u>Extent Ac.-Gts.</u>	<u>Market value per acre</u>	<u>Stamp duty + Registration charges/- @ 6%</u>
Dwarakanagar	Forming part of survey nos.61 and 72	1-30	6,90,000/-	

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:

VENDORS	PURCHASER
 (Vendor nos.1 to 2 rep. by their AGPA holder Jeevan Reddy)	 Name: Mr. Mr. Rajendra Tandale For M/s. Transform Sun Energy Private Limited
WITNESSES :	
1.  Name: _____	2.  Name: _____

KARNATAKA STATE
DRIVING LICENCE FORM

INDIA

DL.No.: 3664/2001-02

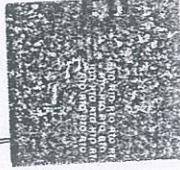
JEEVAN R

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

From To

Non -

Trans. : 10/07/2001 09/07/2021

Trans. :

Tested by : IMV

Badge No :

Badge No1 :

Badge No2 :

Restriction :

MS COMPUTERS LTD.

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

Rajendra Bhausaheb Tandale
LA BANGALORE CENTRAL

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY

पत्ता:

वडिलाचे/आईचे नांव:
भाऊसाहेब तांदळे, सी-18,
एन-4 मिडको, औरंगाबाद,
औरंगाबाद,
महाराष्ट्र - 431003

Address:

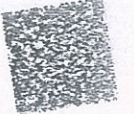
S/O Bhausaheb Tandale, C-18,
N-4 Midco, Aurangabad,
Aurangabad,
Maharashtra - 431003

भारत सरकार
GOVERNMENT OF INDIA

राजेंद्र भाऊसाहेब तांदळे
Rajendra Bhausaheb
Tandale

जन्म तारीख/ DOB: 04/05/1989

पुरुष / MALE



6866 1749 7172

6866 1749 7172

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 Rath, Mr. Rajendra Tandale, Mr. Ashish Indarapu and Mr. Jaydeep Suresh Pawar be and are hereby severally authorized:

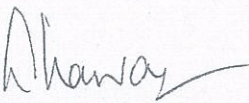
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers,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

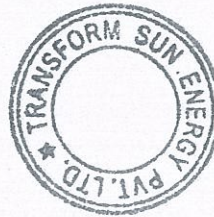
RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed to the aforesaid documents, in accordance with the provisions of the Articles of Associations of the Company, in the presence of any of the aforesaid signatories.

RESOLVED FURTHER THAT the Common Seal be taken for execution outside the city and state limits of the Registered Office, if need be.

RESOLVED 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


Shapoorji Pallonji

INFRA

భారత ప్రభుత్వం
Government of India

మహమ్మద్ జహాంగీర్
Mahammad Jahangeer

పుట్టిన సంవత్సరం / Year of Birth: 1984
పురుషుడు / Male

2199 2313 9381

ఆధార్ - సామాన్యని హక్కు

Md Afzal

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మహమ్మద్ అఫ్జల్
Mohammed Afzal

పుట్టిన సం. / YoB: 1969
పురుషుడు Male

7601 0899 1134

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Md Afzal

ఆధార్
Unique Identification Authority of India

చిరునామా: S/O: మహమ్మద్ సర్వర్
ఇంటి నెం 3-15, బండనాగారం
బచన్నపేట మండలం, బండనగరం, బండనగరం
చరంగల్, ఆంధ్ర ప్రదేశ్, 506224

Address: S/O: Mahammad Sarvar, H NO 3-15, Bandanagaram, Bachannapeta Mandal, Bandanagaram, Warangal, Bandanagaram, Andhra Pradesh, 506224

2199 2313 9381

1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

ఆధార్
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: మహమ్మద్ ఇమాదుద్దీన్,
1-3-145, షబ్బీర్ అలీ గల్లీ
కమారెడ్డి, కమారెడ్డి,
నిజామాబాదు
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