

11145/16



11955

తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 2800 Dt. 11/08/2016  
 Sold to Rajendra Tandale s/o Bhausaheb Tandale  
 R/o. Mumbai  
 For Whom M/S. Transform Sun Energy Private Ltd.

C 041497  
SK ZAREENA

Name : SK ZAREENA BEGUM  
 (Licensed Stamp Vendor)  
 L.No. 1412007/2015 R.No. \_\_\_\_\_  
 H.No. 5-4, Multiveedi,  
 Ghandi Chowk., WANAPARTHY,  
 Pin : 509 103, Ph. No. 9985125963

SALE DEED

This Sale Deed (the "Sale Deed") is made and executed on this the 11<sup>th</sup> day of August 2016 at Wanaparthi, Mahabubnagar District, Telangana State.

**BETWEEN:**

**Tumu Balakista Reddy**, son of Narayan Reddy, aged about 48 years, occupation: Agriculture,

Hereinafter referred to as "Vendor".

AND

*[Signature]* of *[Name]* aged *[Age]* years, occupation: *[Occupation]*

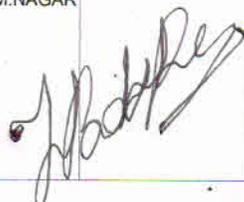
Hereinafter referred to as "Consenting Party".

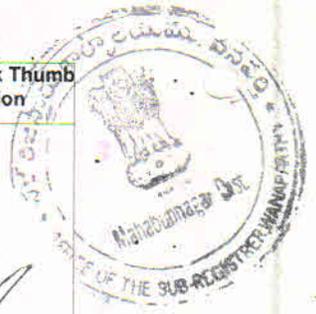
*[Signature]*

**Presentation Endorsement:**

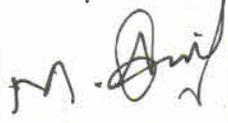
Presented in the Office of the Joint Sub-Registrar, Wanaparthy along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1725/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 11th day of AUG, 2016 by Sri K.Lakshmi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 RAJENDRA TANDLE [1412-1-2016-11955]	RAJENDRA TANDLE[R]/M/S TRANSFORM SUN ENERGY PVT LTD,	
2	EX		 TUMU BALAKISTA REDDY [1412-1-2016-11955]	TUMU BALAKISTA REDDY S/O. NARAYANA REDDY KINDIGERI, ADDAKAL, M.NAGAR	



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1412-1-2016-11955]	SYDE ESARRUUDIN S/O VIQARUDDIN R/OKAMAREDDY	
2		 [1412-1-2016-11955]	ANIL S/O HARICHARANAM R/O SIDDIPET	

11th day of August, 2016

Signature of Joint SubRegistrar16 Wanaparthy

Bk - 1, CS No 11955/2016 & Doct No 11145/2016. Sheet 1 of 13 Joint SubRegistrar16 Wanaparthy

Both are presently residing at \_\_\_\_\_, 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 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 the land admeasuring Acres 1-06 Guntas (comprising of Acres 0-09 Guntas in survey no.356/Ee (☺), Acres 0-05 Guntas in survey no.357/Ee (☺), Acres 0-03 Guntas in survey no.358/Ee (☺), Acres 0-04 Guntas in survey no.359Ee (☺), Acres 0-05 Guntas in survey no.361Ee (☺), Acres 0-05 Guntas in survey no.362/Ee (☺), Acres 0-10 Guntas in survey no.363Ee (☺) and Acres 0-05 Guntas in survey no.364Ee (☺)) 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.199245 vide Patta no.274 have been issued in respect thereof.
- (B) The Consenting Party is daughter of the vendor; hence, he has made party to this Sale Deed.



**Endorsement:** Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	13700	0	0	0	13800
Transfer Duty	NA	0	5175	0	0	0	5175
Reg. Fee	NA	0	1725	0	0	0	1725
User Charges	NA	0	105	0	0	0	105
<b>Total</b>	<b>100</b>	<b>0</b>	<b>20705</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20805</b>

Rs. 18875/- towards Stamp Duty including T.D. under Section 41 of I.S. Act, 1899 and Rs. 1725/- towards Registration Fees on the chargeable value of Rs. 345000/- was paid by the party through E-Challan/BC/Pay Order No. 580DCJ110816 dated 11-AUG-16 of SBH/WANAPARTHY

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

(1). AMOUNT PAID: Rs. 20705/-, DATE: 11-AUG-16, BANK NAME: SBH, BRANCH NAME: WANAPARTHY, BANK REFERENCE NO: 002811594, REMITTER NAME: RAJENDRA BHAUSAHEB, EXECUTANT NAME: T. BALAKISTA REDDY, CLAIMANT NAME: RAJENDRA BHAUSAHEB).

Date:

11th day of August, 2016

Signature of Registering Officer  
Wanaparthly

**Certificate of Registration**

Registered as document no. 11145 of 2016 of Book-1 and assigned the identification number 1 - 1412 - 11145 - 2016 for Scanning on 11-AUG-16 .

Registering Officer  
Wanaparthly  
(N.Srinivasulu)

Bk - 1, CS No 11955/2016 & Doct No  
11145/2016. Sheet 2 of 13 Joint Sub Registrar  
Wanaparthly

- (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 total consideration of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) free from encumbrances. /- (Rupees only)
- 1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 3,45,000/- /- (Rupees Three lakh forty five thousand only) by way of D.D. bearing no 497635 dated 09/08/2016 Bank, AXIS Bank Branch, Mumbai.
- 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, he 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. 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 Vendor and shall be conveyed to the Purchaser as such; the Vendor assure 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;

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 he 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. 20705 @6% vide challan bearing no 580DC/1068 drawn on S.B.H. Bank WNP.

SCHEDULE  
Description of the Schedule Property

All that piece and parcel of land admeasuring Acres 1-06 Guntas (comprising of Acres 0-09 Guntas in survey no.356/Ee (శా), Acres 0-05 Guntas in survey no.357/Ee (శా), Acres 0-03 Guntas in survey no.358/Ee (శా), Acres 0-04 Guntas in survey no.359Ee (శా), Acres 0-05 Guntas in survey no.361Ee (శా), Acres 0-05 Guntas in survey no.362/Ee (శా), Acres 0-10 Guntas in survey no.363Ee (శా) and Acres 0-05 Guntas in survey no.364Ee (శా)) of Addakal Village and Mandal, Mahabubnagar District, Telangana State and bounded by :

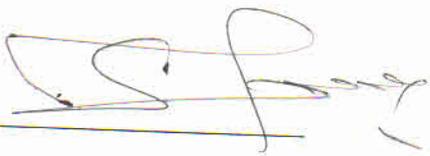
North :: SURVEY #352  
South :: BALEEDPALLI SHIVAU  
East :: SURVEY #392  
West :: SURVEY #360



**RULE-3 MARKET VALUE**

Village	Survey no.	Extent Ac.---Gts.	Market value per acre	Stamp duty + Registration charges/-@ 6. % Total Value
Addakal	Forming part of 356, 357, 358, 359, 361, 362, 363 and 364	1-06		

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	PURCHASER
 Name: Tumu Balakista Reddy	 Name: Sandhya	  For M/s. Transform Sun Energy Private Limited
<b>WITNESSES:</b>		
1.  Name:	2.  Name:	



TS00AA 88186555

తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

1-బి నమూనా (ROR)

Application No



ROR0216089376

Date : 09/08/2016

Toomu. Bala kishan Reddy

జిల్లా : మహబూబ్ నగర్

గ్రామము : అడ్డాకల్

మండలము : అడ్డాకల్

విస్తీర్ణము యూనిట్లు : ఏ.గుం./ఏ.సిం.

వరుస సం.	పట్టాదారు పేరు	(తండ్రి/భర్త పేరు)	ఖాతా సంబంధం	సర్వే సంబంధం	భూమి వివరణ	మొత్తం విస్తీర్ణము	శిస్తు	పట్టాదారుకు ఏ ఏదముగా సంక్రమించింది/ సాగుచేసారు	యజమాని/ కొలుదారు తాకట్టు పట్టుకున్న వ్యక్తి పేరు ఖాతాసంబంధం	రిజిస్టరు కాని రుణాదీ భారాల వివరములు	మాస్టర్ విలువ
1	2	3	4	5	6	7	8	9/10	11/12	13	14
1	తూము బాలకిష్టారెడ్డి	నారాయణ రెడ్డి	274	41/బ	మాగాణి	0.0300	4.0000				
2	తూము బాలకిష్టారెడ్డి	నారాయణ రెడ్డి	274	364/ఈ	తరి	0.0500	4.4400				
3	తూము బాలకిష్టారెడ్డి	నారాయణ రెడ్డి	274	363/ఈ	తరి	0.1000	7.2400				
4	తూము బాలకిష్టారెడ్డి	నారాయణ రెడ్డి	274	362/ఈ	మాగాణి	0.0500	0.0000				
5	తూము బాలకిష్టారెడ్డి	నారాయణ రెడ్డి	274	361/ఈ	మెట్ట	0.0500	0.2100				
6	తూము బాలకిష్టారెడ్డి	నారాయణ రెడ్డి	274	359/ఈ	తరి	0.0400	2.5000				
7	తూము బాలకిష్టారెడ్డి	నారాయణ రెడ్డి	274	358/ఈ	తరి	0.0300	3.0700				
8	తూము బాలకిష్టారెడ్డి	నారాయణ రెడ్డి	274	357/ఈ	తరి	0.0500	4.1800				

MEE SEVA

MEE SEVA

9	తూము బాలకృష్ణారెడ్డి	నారాయణ రెడ్డి	274	45/అ/ఇ	మాగాణి	0.0500	0.0000			
10	తూము బాలకృష్ణారెడ్డి	నారాయణ రెడ్డి	274	44/అ/ఇ	మాగాణి	0.0700	0.0000			
11	తూము బాలకృష్ణారెడ్డి	నారాయణ రెడ్డి	274	356/ఈ	ఋషి	0.0900	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:

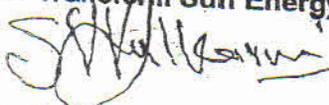
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers,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



**భారత ప్రభుత్వం**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

చిరునామా: S.O. విక్టర్ రుద్దీన్, 4-3-6  
కర్ణాట మొహల్లా పెద్దా బజార్, కామారెడ్డి  
కామారెడ్డి, కామారెడ్డి, నిజామాబాద్  
అంధ్ర ప్రదేశ్, 503111

Address: S/O Viqar Ruddin  
4-3-6, qazi mohalla pedda  
bazar, kamareddy,  
Kamareddy, Kamareddy,  
Nizamabad, Andhra  
Pradesh, 503111

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎం.ఐ.ఐ. 20 1947  
బుక్ నెంబర్-560001



పేరు: **విక్టర్ రుద్దీన్**  
**Syed Esaruddin**

పుట్టిన సంవత్సరం: Year of Birth: 1965  
పురుషుడు / Male

8499 7149 7281

**ఆధార్ - సామాన్యని హక్కు**

*(Handwritten Signature)*



**భారత ప్రభుత్వం**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

చిరునామా: శం. మరుపల్లి వారిచారణం,  
ఇంటి నం. 12-189, మెడిక్ రోడ్,  
ఫ్రాన్షిస్ కాలనీ, జి.పి. ప్రశాంత్ నగర్,  
సిద్దిపేట, సిద్దిపేట, మెడిక్, అంధ్ర ప్రదేశ్,  
502103

Address: S/O Marupally  
Haricharanam, H.No. 12-189,  
Medak Road, Ngos Colony, G P  
Franshank Nagar, Siddipet,  
Siddipet, Medak, Andhra Pradesh,  
502103

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1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎం.ఐ.ఐ. 20 1947  
బుక్ నెంబర్-560001



పేరు: **మరుపల్లి అనీల్**  
**Marupally Anil**

Mother: Marupally Jayamma  
తల్లి: మరుపల్లి జాయమ్మ  
పుట్టిన సంవత్సరం: Year of Birth: 1988  
పురుషుడు / Male

2851 8589 2410

**ఆధార్ - సామాన్యని హక్కు**

*(Handwritten Signature)*

**భారత ప్రభుత్వం**  
Government of India



టి బాలా కృష్ణ రెడ్డి  
T Bala Krishna Reddy

పుట్టిన తేదీ/Year of Birth: 1957  
లింగం / Male:

6348 8335 1649



**ఆధార్ - సామాన్యని హక్కు**

**భారత ప్రభుత్వం**  
Unique Identification Authority of India

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జననం: 09/08/1957

Address: S/O T. Narayana Reddy, 1-143, Sakeladdi, Manabur Nagar, Mannamada, Andhra Pradesh, 506380

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**आयकर विभाग**  **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**

**RAJENDRA BHAUSAHEB TANDALE**  
**BHAUSAHEB DAGDU TANDALE**

PAN: **AAEJG0574**  
 Signature: \_\_\_\_\_


04-12-2008

*R. H.*

If this card is lost / माने पर कृपया सूचित करें / लौटाने :  
 आयकर मैन सेवा इकाई, एन एस डी एल  
 पहली फ़्लोर, टाईम्स टॉवर, कमला मिल्स कंपाउंड,  
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