

10047/16



10679

తెలంగాణ తెలంగాణ TELANGANA

SI No: 1897 Date: 23-07-16

SOLD TO: Rajendra Tandale S/o Bhavshah Tandale R/o Mumbai

FOR WHOM: Transfrom Sun Energy Pvt. Ltd

V. ARUN KUMAR  
D 320200  
Licensed Stamp Vendor  
L.No. 17-09-031/2012, R.L. No. 17-09-023/2015  
H.No. 12-3-5, Kanchit Chowrasta,  
Medak Road, Siddipet, Dist: Medak.  
Cell: 9885540158


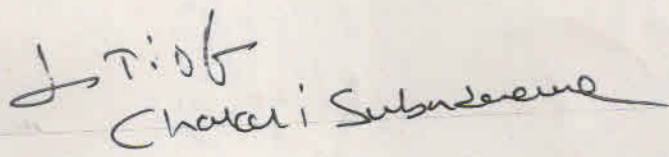
### SALE DEED

This Sale Deed (the "Sale Deed") is made and executed on this the 26<sup>th</sup> day of June, 2016 at Wanaparthi, Mahabubnagar District, Telangana State.

### BETWEEN:

**Chakali Subhadramma**, wife of Bala Buchanna, aged about 55 years, Occupation: Agriculture, presently residing at 3-A, Vengal Rao Nagar, Mahabubnagar District, Telangana State, (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

   
Chakali Subhadramma



**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. 2400/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 26th day of JUL, 2016 by Sri C. Subhadramma

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

Signature/Ink Thumb Impression

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 RAJENDRA TANDALE [1412-1-2016-108]	RAJENDRA TANDALE[RJM/S TRANSFORM SUN ENERGY PVT LTD.	
2	EX		 CHAKALI SUBHADRAMMA [1412-1-2016-1083]	CHAKALI SUBHADRAMMA W/O. BALA BUCHANNA 3-96, VARNE, DEVARKADRA, M.NAGAR	

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 G. SHEKHAR::26 [1412-1-2016-11]	G. SHEKHAR S/O. G. BALABUCHANNA R/O. VARNE, DEVARKADRA	
2		 M. ANIL::26/07/2016 [1412-1-2016-1083]	M. ANIL S/O. HARICHARANAM R/O. SIDDIPET	

26th day of July, 2016

Signature of Joint Sub Registrar 16  
Wanaparthy

Bk - 1, CS No 10839/2016 & Doct No  
10047/2016.

Joint Sub Registrar 16  
Wanaparthy  
Sheet 1 of 12



**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(TAN # MUMT1982F) 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 Vendor represents and warrants that, she is the absolute owner and possessor of the land admeasuring Acres 1-24 Guntas in survey no.208/Aa of Baleedupalli Village, Pedda Mandadi 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. vide Patta no.609 have been issued in respect thereof.
- (B) 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 Vendors has offered to sell the Schedule Property to the Purchaser representing that she is the sole and absolute owner thereof with uninhibited rights of alienation over the same and that she 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.4,80,000/- (Rupees Four Lakhs Eighty Thousand only) free from encumbrances.
- 1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 4,80,000/- (Rupees Four Lakhs Eighty Thousand only) by way of D.D. bearing no.497146, dated 22-07-2016. Bank, Axis. Branch. Mumbai

Chaiti Sundarane

Chaiti Sundarane



**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	19100	0	0	0	19200
Transfer Duty	NA	0	7200	0	0	0	7200
Reg. Fee	NA	0	2400	0	0	0	2400
User Charges	NA	0	105	0	0	0	105
Total	100	0	28805	0	0	0	28905

Rs. 26300/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2400/- towards Registration Fees on the chargeable value of Rs. 480000/- was paid by the party through E-Challan/BC/Pay Order No ,789DZN260716 dated ,26-JUL-16 of ;SBIN/

**Online Payment Details Received from SBI e-Pay :**

(1). AMOUNT PAID: Rs. 28805/-, DATE: 26-JUL-16, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6539805259641, PAYMENT MODE: DC-1000200, ATRN: 6539805259641, REMITTER NAME: RAJENDRA BHAUSAHEB TANDALE, EXECUTANT NAME: CHAKALI SUBADRAMMA, CLAIMANT NAME: RAJENDRA BHAUSAHEB TANDALE.

Date:

26th day of July, 2016

Signature of Registering Officer  
Wanaparthi

**Certificate of Registration**

Registered as document no. 10047 of 2016 of Book-1 and assigned the identification number 1 - 1412 - 10047 - 2016 for Scanning on 26-JUL-16 .

Registering Officer  
Wanaparthi  
(N.Srinivasulu)

Bk - 1, CS No 10839/2016 & Doct No  
10047/2016. Sheet 2 of 12 Joint Sub Registrar  
Wanaparthi

- 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;



J. 2016

Chitali Subashan



- 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.

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- (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;



Handwritten signature in blue ink, appearing to read 'J. S. 10/5'.

Handwritten signature in blue ink, appearing to read 'Chetali Subashan'.



- (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.



Triob  
Chaiti Subasane



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. 29705/- @6% vide challan bearing no 28208511076 drawn on S.B.H. Nagarajan Bank



*J. S. I. D. S.*  
*Chauhan Subhane*



**SCHEDULE**  
**Description of the Schedule Property**


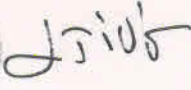



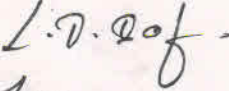
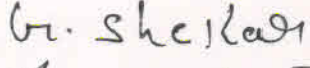
All that piece and parcel of land admeasuring Acres 1-24 Guntas in survey no.208/Aa (e) of Baleedupalli Village, Pedda Mandadi Mandal, Mahabubnagar District, Telangana State and bounded by :

North :: Sy No. 213 & 214.  
South :: Sy No. 207.  
East :: Sy No. 215.  
West :: Kamanoor Shiver

**RULE- 3 MARKET VALUE**

<u>Village</u>	<u>Survey no.</u>	<u>Extent Ac.--Gts.</u>	<u>Market value per acre</u>	<u>Stamp duty + Registration charges/-@ 6. % Total Value</u>
Baleedupalli	208/Aa	1-24	3,00,000/-	
<b>Total</b>		1-24	4,80,000/-	28805/-

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:

<b>VENDOR</b>	<b>PURCHASER</b>
  <b>Name: Chakali Subhadramma</b>	  <b>For M/s. Transform Sun Energy Private Limited</b>
<b>WITNESSES:</b>	
  1. <u>Mannamma</u> <b>Name: w/o Buccannu.</b>	 2. <u>Mr. Sheldar</u> <b>Name: w/o Buccannu.</b>



**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."

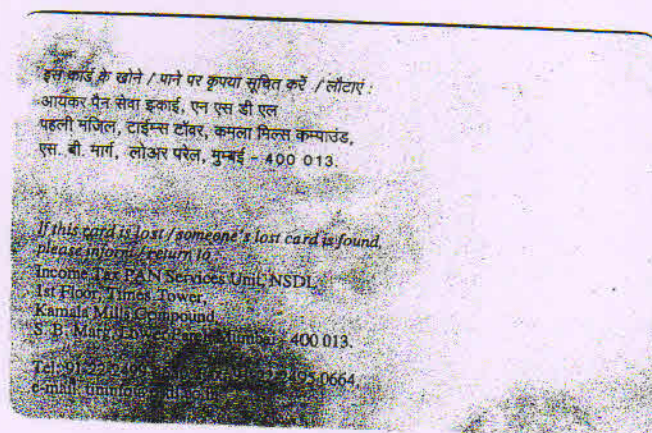
For Transform Sun Energy Private Limited

*A*  
*St*  
  
Sunil Kulkarni  
Director  
DIN: 03137498



Date: May 23, 2016





*R. S. H.*





భారత ప్రభుత్వం

Unique Identification Authority of India  
Government of India

నమోదు సంఖ్య / Enrollment No.: 1171/27231/49907

To

గాజు రాజుల శేఖర్

Gaja Rajula Shekar

S/O: Gaja Rajula Bala Buchanna

House Number 3-96

Devarakadra Mandalam

Varne

Varne

Devarkadra Mahabub Nagar

Andhra Pradesh 509219

9848627805

21/12/2013  
88309335



MN883093353FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**7088 5036 0984**

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

Government of India



గాజు రాజుల శేఖర్

Gaja Rajula Shekar

పుట్టిన తేదీ / DOB : 11/08/1992

పురుషుడు / Male



**7088 5036 0984**

ఆధార్ - సామాన్యని హక్కు



Government of India



సమాచారం

- ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు .
- గుర్తింపుకు ధృవీకరణ ఆన్ లైన్ అధిబిక్షిత్త ద్వారా పొందవచ్చు .

### INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- ఆధార్ దేశమంతటా ఆమోదించబడుతుంది .
- ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలు అందచేయడంలో సహాయ పడుతుంది .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



భారత ప్రభుత్వం ప్రభుత్వ ప్రధానాధికారి సంస్థ

Unique Identification Authority of India

చిరునామా:

S/O: గాజు రాజుల బాల బుచ్చన్న, ఇంటి సంఖ్య 3-96, దేవరకడ్ర మండలం, వర్న, వర్న, మహబూబ్ నగర్, ఆంధ్ర ప్రదేశ్, 509219

Address:

S/O: Gaja Rajula Bala Buchanna, House Number 3-96, Devarakadra Mandalam, Varne, Varne, Mahabub Nagar, Andhra Pradesh, 509219

**7088 5036 0984**



1800 300 1947



help @uidai.gov.in



www.uidai.gov.in

U. shekhar





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Unique Identification Authority of India

Government of India

నమోదు సంఖ్య / Enrollment No.: 1171/27231/48924

To  
గజరాజుల మణిమ్మ  
Gajarajula Manemma  
W/O: G Buchanna  
House Number 3/96  
Devarakadra Mandalam  
Varne  
Varne  
Devarkadra Mahabub Nagar  
Andhra Pradesh 509219  
9848627805

17/12/2013

88310366



MN883103665FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**5407 0638 8648**

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం  
Government of India

గజరాజుల మణిమ్మ  
Gajarajula Manemma  
పుట్టిన తేదీ / DOB : 01/01/1975  
స్త్రీ / Female



**5407 0638 8648**

ఆధార్ - సామాన్యని హక్కు



*L. R. of*  
*Manemma*





सत्यमेव जयते



सत्यमेव जयते



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India  
Government of India

సమాచిత సంఖ్య / Enrollment No.: 1171/27099/25449

To

చాకలి సుబ్బరెడ్డి

Chakali Shubhadr

W/O: Bala Buchanna

2-98

Devarakadra Mandalam

Varne

08/12/2013

Devarakadra Mahabubnagar

Andhra Pradesh 509219

9502449682

88309106



MN883091065FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

3998 0846 8769

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

Government of India

చాకలి సుబ్బరెడ్డి

Chakali Shubhadr

పుట్టిన తేదీ / DOB: 01/01/1961

స్త్రీ / Female



3998 0846 8769



ఆధార్ - సామాన్యుని హక్కు

సమాచారం

- ఆధార్ గుర్తింపుకు ధృవీకరణ, పొరసత్వానికి కాదు.
- గుర్తింపుకు ధృవీకరణ అనీ అనే అధికారికపన ద్వారా పొందవచ్చు.

INFORMATION

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- ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వతర సేవలు అందజేయడంలో సహాయ పడుతుంది.
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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

Unique Identification Authority of India

చిరునామా:

W/O: బాల బుద్ధన్, 2-98, దేవరకడ్ర

మండలం, వర్న, వర్న, మహబూబ్ నగర్,

దేవరకడ్ర, ఆంధ్ర ప్రదేశ్, 509219

Devarakadra, Andhra Pradesh, 509219

3998 0846 8769

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in





TS00AA 60946154

తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

1-బి నమూనా (ROR)

Application No:



ROR021608579688

Date : 14/07/2016

జిల్లా : మహబూబ్ నగర్

గ్రామము : బలిదుపల్లి

మండలము : పెద్ద మందడి

విస్తీర్ణము యూనిట్లు : ఎ.గుం./ఎ.సెం.

వరుస నం.	పట్టాదారు పేరు	(తండ్రి/భర్త పేరు)	ఖాతా నంబరు	సర్వే నంబరు	భూమి వివరణ	మొత్తం విస్తీర్ణము	శిస్తు	పట్టాదారుకు ఏ విధముగా సంక్రమించింది/ సాగుచేసారు	యజమాని/ కొలుదూరు తాకట్టు పెట్టుకున్న వ్యక్తి పేరు ఖాతానంబరు	రిజిస్టరు కాని రుణాది బారాల వివరములు	మౌలిక విలువ
1	2	3	4	5	6	7	8	9/10	11/12	13	14
1.	చాకలి సుభద్రమ్మ	బాల బుచ్చన్న	609	208/ఆ	మెట్ట	1.2400	0.9400				

Certified By

Name: Y.P.RAMESH

Designation: TAHSILDAR

Mandal: పెద్ద మందడి

Verified by NANCHERLA RAJENDHAR REDDY

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.

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