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G. MURALI KRISHNA

G. MURALI KRISHNA

Gold to Ashish Ashok Indonapu yo Ashok wasudev Indonapu (Licensed Stamp Vendor).

Whom My Transform. Sun. Frergy PVT. LTD Komumbai Pin 509 301. Ph. No. 19440656356

SALE DEED

This Sale Deed the "Sale Deed" is made and executed on this the 15TH day of MARCH 2017 at Mahabubnagar, Mahabubnagar District, Telangana State.

BETWEEN:

de son doctions

Smt. CHAKALI VENKATAMMA, Wife of CHAKALI BALAKISTAIAH, aged about 52 years, occupation: House Wife, presently residing at BALEEDUPALLY VILLAGE, ADDAKAL MANDAL, MAHABUBNAGAR DIST., 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.

JP & Venkatann

Thumb betwee Venka	Impres en the he tamma	ours of	Inder Section 32- and	Mahabubnagar (R.O) a A of Registration Act, on the 16th day of MA	1908 and fee of AR, 2017 by Sri	Rs. 1720/- paid Chakali	E		
SI No		itted by (Details of a Thumb Impression		mants under Sec 32A): Address	Si	gnature/Ink Thumb Impression	CE		
1	CL		M/S TRANSFORM [1413-1-2017-283	PRIVATE LIMI ASHISH ASHO S/O. ASHOK V INDARAPU MAHABUBNA MAHABUBNA	DRM SUN ENERGY ITED, REPBY. DK INDARAPU WASUDEV GAR, GAR	Judef At	553		
ldent SI No	EX		CHAKALI VENKA	CHAKALI VENKATAMMA W/O. CHAKALI BALAKIST/ BALEEDUPALLY, ADDAKAI MAHABUBNAGAR CHAKALI VENKATAMMA:: [1413-1-2017-2839]		A STANLEY STANLEY			
Ident	Identified by Witness:								
SI No	Thum		Photo AMMAD RIYASATH AL 3-1-2017-2839]	Name & Address MOHAMMAD RIYA ALI R/O HNO 12-4-86/18/0 SIDDIPET	SATH	Signature Md-Kynats			
2	[1413-1-00] / 2009	THE PARTY OF THE P	5-1-2017-2039]	MOHAMMED AFZA		ul raprate			

16th day of March, 2017

Signature of

context herein, mean and include his successors-in-interest, legal

Joint Subremann Mahabubnagar (R.O)





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. ASHISH ASHOK INDARAPU son of. ASHOK WASUDEV INDARAPU, aged about 35 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:

S. Veukahamy &

The Vendor represents and warrants that, he is the absolute owner and possessor of the land admeasuring Acres 00-25 Guntas (comprising of Acres 00-11 Guntas in survey no. 165/6, And Acres 00-14 Guntas in survey no. 164/6) of BALEEDUPALLY Village, ADDAKAL 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.3 4 2613, vide Patta no. 459 have been issued by TAHSILDAR ADDAKAL., stands on the name of the vendor herein, which is clearly shown in below described schedule of property in respect thereof.

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.



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respect of this Instrument. Description In the Form of Challan Stamp Stamp Duty DD/BC/ Fee/Duty E-Challan Cash Total u/S 41of IS Act u/S 16 of IS act **Papers** Pay Order Stamp Duty 50 0 0 0 13810 13760 0 Transfer Duty 0 0 0 NA 5160 5160 0 Reg. Fee NA 0 0 0 1720 1720 0 **User Charges** NA 0 0 0 100 100 0 Total 50 0 0 0 20790 20740 0

Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in

Rs. 18920/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1720/- towards Registration Fees on the chargeable value of Rs. 344000/- was paid by the party through E-Challan/BC/Pay Order No ,731ULS150317 dated ,15-MAR-17 of .SBIN/

Online Payment Details Received from SBI e-Pay:

(1). AMOUNT PAID: Rs. 20740/-, DATE: 15-MAR-17, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5873545272102, PAYMENT MODE: DC-1000200, ATRN: 5873545272102, REMITTER NAME: ASHISH ASHOK INDARAPU, EXECUTANT NAME: C. VENKATAMMA, CLAIMANT NAME: TRANSFORMSUNENERGYPVT.LTD.REPBYASHISH).

Date:

Endorsement:

16th day of March,2017

Signature of Registering Officer Mahabubnagar (R.O)

න ඛාර්ලිකා 2017 රටා කා පැති වේ <u>වුව හි බි</u>ටහරා වස්සූරා ධ්රාහයි ලැහිටර් හිඩාණු කා රාපුරෝහිටහරා 413-1<u>වවිනි 201</u>ව සතුයු ඩිති වුල්ව හිත <u>නැගරි</u> බිප<u>16</u> මීඩ

The Seal of Joint SubRegistrar Office



1 I. Ventaboung

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. 3,43,750/- (Rupees THREE LAKHS FORTY THREE THOUSAND SEVEN HUNDRED AND FIFTY only) free from encumbrances.
- 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. he 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;



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- (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 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;
- (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;



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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;
- 4.2. I 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.

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. <u>Assurances</u>

- 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.



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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. 20,740/-@6% vide challan bearing no.7310LS150317 drawn on S.B.H. Bank

SCHEDULE Description of the Schedule Property

All that piece and parcel of land admeasuring Acres 00-25 Guntas (comprising of Acres 00-11 Guntas in survey no. **165/9**, And Acres 00-14 Guntas in survey no. **164/9**) of BALEEDUPALLY Village, ADDAKAL Mandal, Mahabubnagar District, Telangana State. is bounded by:

North :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

South :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

East :: LAND BELONGS TO TRANSFORM SUN

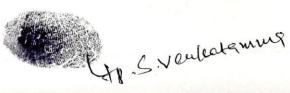
ENERGY PVT. LTD.

West :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

RULE-3 MARKET VALUE

Village	Survey no.	Extent AcGts.	-Market value per acre Rs. 5,50,000/-	Stamp duty + Registration charges/-@ 6. % Total Value	
DALEEDUDALLV	165/9	00-11	3,43,750/-	20,740/-	
BALEEDUPALLY	164/୭	00-14			
TOTAL	00-25	3,43,750/-	20,740/-		



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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	Conference of the Conference o	
	p S. Venkatemus I VENKATAMMA	
PURCHASER		
Name: ASHISH ASH	OK INDARAPU ONAL + OZU	
WITNESSES:		
Md. Regnett &	2. Name: M	g DFZBC

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TS00BB 31990252

తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

1-む おかい (ROR)

Application No:

Date: 07/03/2017

జిల్లా : మహబూబ్ నగర్

ుండలము : అడ్డాకల్

గ్రామము : బలీదుపల్లి

విస్త్రీర్ణము యూనిట్స్ : ఎ.గుం./ఎ.సం.

వరుస సం.	పట్టాచారు పేరు	(తండ్రి/భర్త పేరు)	ఖాతా నంబరు	సర్వే సంబరు	భూమి వివరణ	మొత్తం విస్తీర్ణము	శిస్తు	పట్టాదారుకు ఏ విధముగా సంక్రమించింది/ సాగుచేసారు	యజమాని/ కౌలుదారు తాకట్టు పెట్టుకున్న ప్యక్తి పేరు ఖాతానెంబరు	రిజిప్పరు కానీ రుణాదీ భారాల వివరములు	మౌలీక విలువ
1	2	3	4	5	6	7	8	9/10	11/12	13	14
1	చాకలి పెంకటమ్మ	దాకలి బాలకిష్టయ్య	459	165/1	<u>ಎ</u> ್ಗಾಣಿ	0,1100	2.9000	అనువంశీకము			rigi High
	ದ್ದಾಕಶಿ	යාජව	MA	1/3/	మాగాణి	0.1400	3,0700	అనువంశికము		A ELLA	
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Certified By

B-6m-

Name: J RAM KOTI Designation: TAHSILDAR Mandal:అడ్డాకర్

Verified by Y RAMESH

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. NGANA GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGAN

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http://tgasp.meeseva.gov.in/TSWebPortal/UserInterface/citizen/RevenueServices/RORCer... 07-Mar-17

ఎల్మక్టానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ ప్రతము Declaration by the Authorized Agent for Delivering the Electronic Services

MALALA MATERIA DE LA CONTRACTOR DE LA CO

ఈ కంప్యూటర్ ముద్రణా డ్రుతిలోని 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.

ఈ కంప్యూటర్ ముద్రణా డ్రతిలోని 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.

ఈ కంప్యూటర్ ముద్రణా డ్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ల్ 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.

ఈ కంప్యూటర్ ముద్రణా ట్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ష్రానిక్ రికార్డుల యధార్ధతను డ్రుభావితం 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.

(ii)

Mahabubnagar (R.O)

Joint Subregistrar1

CS No 2839/2017 & Doct No

8 of 12

Signature







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, maters 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. U74900 MH2015PTC266126
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: Shapoori; Pallonji Centre. 41/44. Vinoo Desai Marg.
Colaba. Mumbai. 400.005. India.





BK-1, CS No 2839/2017 & Doct No

Joint Subregistrar1 Mahabubnagar (R.O)







Election Commission of India

భారత ఎన్నికల సంఘము IDENTITY CARD గుర్తింపుకార్డు

AP/29/194/207171



Elector's Name

Chakali Venkatamma

ఓటరు పేరు

చాకరీ వెంకటమ్మ

Father's/Mother's/ Husband's Name

Balakishtayya

తం $(\mathring{a}/\mathring{a})/\mathring{a}/\mathring{a}/\mathring{a}/\mathring{a}$ Sex \mathbf{F}

బాలకిష్టయ్య లింగము

Age as on 1-1-95 1-1-95 నాటికివయస్సు

50

Address / చిరునామా 1-78. Balidpally Pedda Mandady

1-78 బలీద్పల్లి

బెలది పెల్ల ొపెద్ద మందడి

Electoral Registration Officer

ఓటరురిజిస్ట్రేషన్ అధికారి

wanaparthy వనపర్శి Assembly Constituency

విధానసభ నియోజకవర్గము

Place/ స్థలము Gadwal

గదాంక్

Date /ම්ඩ්

30-12-95

This Card may be used as an identity card under different Government schemes

ఈ కార్డును వివిధ ప్రభుత్వ పధకములలో గుర్తింపుకార్డు గాఉపయోగించవచ్చును

MPIC No: 14/37/00/004/00270/01

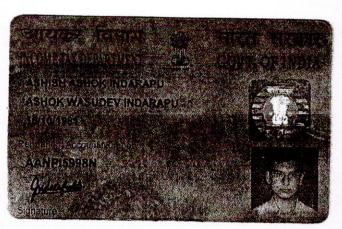
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పుట్టిన సంవత్స్తరం/Year of Birth : 1958 పురుషుడు / Male



9351 4058 7374

ఆధార్ - సామాన్యుని హక్కు

Md dignathal



भारत सरकार GOVERNMENT OF MOVA



మహమ్మద్ అఫ్టాల్ Mohammed Afzal పుట్టన సం./YoB:1969 పురుషుడు Male



7601 0899 1134 -

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు





ారక విశిష్ట గుర్తింపు స్థాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ఎరునామా: s/o మొహమ్మద్ ఆహామేద్ ఆరీ, ఇంటి నం. 12-4-86/18/డి/1, ససీర్ సగర్, సిద్దాపేట, సిద్దాపేట, మెదక్, Medak, Andhra Pradesh, 502103













भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: మహమ్మద్ ఇమాదుద్దిన్, 1-3-145, షబ్బీర్ ఆరీ గర్జ్ కామారెడ్డి కామారెడ్డి

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

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