

తెలంగాణ तेलंगाना TELANGANA

SI. No. 1698 Date 19 7 MAR 2017

G. MURA for Whomm/s. Trans. Perm. Sun Energy Pr-LTD (Licensed Stamp Vendor)

Pin 509 301. Ph. No: 9440656356

SALE DEED

1 mgA This Sale Deed is made and executed on this 11TH day of MARCH 2017 at MAHABUBNAGAR, by and between:

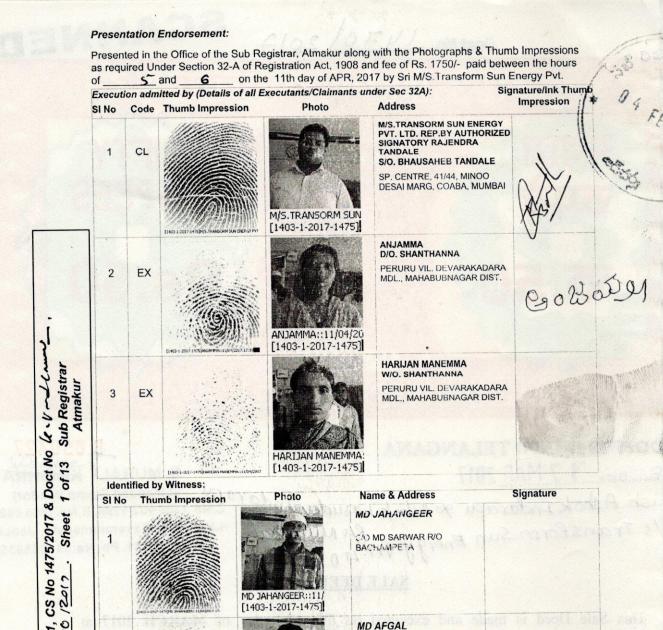
BETWEEN:

- 1) Smt. HARIJAN MANEMMA, Wife of SHANTHANNA, aged about 32 years, occupation: House Wife,
- 2) Smt. ANJAMMA Daughter of SHANTHANNA, (Wife of C. DEVENDER REDDY), aged about 29 years, occupation: House Wife,

Both are Presently residing at **PERURU** VILLAGE. DEVARAKADRA MANDAL, MAHABUBNAGAR DIST., Telangana State (hereinafter referred to as "Vendors" 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.

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11th day of April, 2017

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S/O MD IMODUDDION R/O

KAMMAREDDY

Atmakur
Exercising the powers of
Registrars under Section 30

K. VINOD KUMAR.

Joint Registrar (5)

ATMAKUR (A)

MD AFGAL::11/04/20 [1403-1-2017-1475]





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 Vendors and Purchaser are individually referred to as Party and collectively referred to as Parties.

WHEREAS:

- (A) The Vendors represents and warrants that, he is the absolute owner and possessor of the land admeasuring Acres 00-88 Cents., (comprising of Acres 00-44 cents., in survey no. 231/ev/e), Acres 00-44 cents., in survey no. 231/ev/e) of PERURU Village, DEVARAKADRA 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. 35.585 vide Patta no. 895, 896 have been issued in respect thereof.
- (B) The Vendors, hereby represents to the Purchaser that no person other than the Vendors 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 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.



		y, Tranfer Duty, Reg this Instrument.	istration Fee and	d User Charg	ges are collecte	d as below in						
Description	In the Form of											
of Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	You					
Stamp Duty	50	0	14000	0	0	0	14050					
Transfer Duty	NA	0	5250	0	0	0	6250					
Reg. Fee	NA	0	1750	C	0	0	1750					
User Charges	NA	0	100	0	0	0	100					
Total	50	0	21100	0	0	0	21150					

Rs. 19250/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1750/- towards Registration Fees on the chargeable value of Rs. 350000/- was paid by the party through E-Challan/BC/Pay Order No ,721YDZ110417 dated ,11-APR-17 of ,SBIN/

Online Payment Details Received from SBI e-Pay:

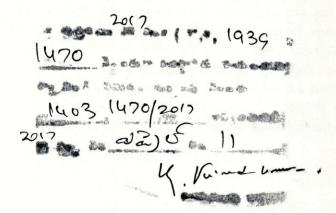
(1). AMOUNT PAID: Rs. 21100/-, DATE: 11-APR-17, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9696400906201, PAYMENT MODE: DC-1000203, ATRN: 9696400906201, REMITTER NAME: RAJENDRA TANDALE, EXECUTANT NAME: H. MANEMMA AND OTHERS, CLAIMANT NAME: TRANSFORMSUNENERGYPVT.LTD.REPBYRAJENDRA).

Date:

Signature of Registering Officer

11th day of April,2017

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NOW THEREFORE IN CONSIDERATION HEREINBEFORE MENTIONED THIS SALE DEED WITNESSETH AS FOLLOWS: -

1. Consideration:

- 1.1. The Vendors offered to sell and the Vendee agreed to purchase the schedule property for the total consideration of Rs. 3,50,000/- (Rupees THREE LAKHS FIFTY THOUSAND only) free from encumbrances.
- 1.2. The Vendee has already paid the total consideration to the Vendors as follows;

Smt. HARIJAN MANEMMA	Rs. 196875 7- (Rupees one only) lach Ding Six Thony Six Zight Seven on fine	CHEQUE NO. 6000 62
Smt. ANJAMMA	Rs. 196,875' (Rupees only) one Later Minty six Sight seventy tive	CHEQUE NO. <u>000063</u>





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2. Conveyance of the Schedule Property;

2.1 Pursuant to the Consideration paid by the Purchaser to the Vendors, 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.

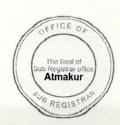
3. Representations and Warranties of the Vendors:

- (a) The Vendors 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 Vendors 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;
- (e) The Vendors 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 Vendors and shall be conveyed to the Purchaser as such;



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- (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 Vendors, 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 Vendors, 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. <u>Possession:</u>

- 4.1. The Vendors 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 Vendors or any predecessors-in-title and/or from persons claiming through, under or in trust for them;
- 4.2. We 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 Vendors 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 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.



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7. <u>Assurances</u>

- 7.1. The Vendors 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 Vendors 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 Vendors 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. 21,100/-@6% vide challan bearing no. 721 4021to 4-2012 drawn on S.B.H. Bank

SCHEDULE Description of the Schedule Property

All that piece and parcel of admeasuring Acres 00-88 Cents., (comprising of Acres 00-44 cents., in survey no. 231/w/e. Acres 00-44 cents., in survey no. 231/w/e) of PERURU Village, DEVARAKADRA Mandal, MAHABUBNAGAR District, and bounded by:

North :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

South :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

East :: REMAINING LAND IN SY. NO. 231

West :: RAILWAY TRACK



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RULE-3 MARKET VALUE

Village	Survey no.	Extent AcCents.	Market value per acre Rs. 4,00,000/-	Stamp duty + Registration charges/-@ 6. % Total Value		
PERURU	231/లు/ම	00-44	2.50.000/			
LKCKO	231/භ/ෂ	00-44	3,50,000/-	21,100/-		
ТОТ	AL	00-88	3,50,000/-	21,100/-		

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
Name: 1) Smt. HARIJAN MANEMMA Oo Bost Name: 2) Smt. ANJAMMA	For M/s. Transform Sun Energy Pvt. Ltd. Name: Mr. Rajendra Tandale
Name:	2MdAb2l Name:

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తెలంగాణ ప్రభుత్వం భూమి రికార్డుల వివరములు ఫామ్ 1-B నమూనా (ROR) (1-ఎ నియమము చూడండి)

+ --- Indicates Unsigned; # --- Indicates Occupants Name not same as pattadar in the రిమార్కులు column

Print Date :08/02/2017

The information contained made available through this web site is for information only and cannot be utilised as certified/authenticated copy for producing in anycourt or for enforcing any legal claims etc. under the existing relevant Acts/Rulesframed by the Government of Telangana in this context.

జిల్లా:మహబూద్ మండలము:దేవర కద్ర

గ్రామము పేరు :పేరూరు

విస్తీర్ణం యూనిట్లు : Acres/cents

నగర్

వరుస సంఖ్య (1)	పట్టాదారు పేరు (2)	తండ్రి/భర్త పేరు(3)	ఖాతా సెంబరు(4)	సర్వే సెం. (5)	భూమి వివరణ (6)	విస్తీర్ణం (7)	శిస్తు(రూ.) (8)	పట్టదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు(9/10)	తాకట్టు పెట్టుకున్న వ్యక్తి పేరు/	రిజిస్టర్ కాని ఋణాది బారాల	మౌలిక విలువ(14)	రిమార్కులు
1	హరిజన్ మణెమ్మ	శాంతన్న	895	231/ ധ/ ഇ	మెట్ట	0.4400	0.33	అనువంశికము				
	- 8				మొత్తం విస్తీర్ణం	0.4400	0.33					





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(1-ఎ నియమము చూడండి)

+ --- Indicates Unsigned; # --- Indicates Occupants Name not same as pattadar in the రిమార్కులు column

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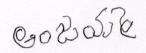
జిల్లా:మహబూబ్ మండలము:దేవర కద్ర

గ్రామము పేరు :పేరూరు

విస్తీర్ణం యూనిట్లు : Acres/cents

నగర్

వరుస సంఖ్య (1)	పట్టాదారు పేరు (2)	తండ్రి/భర్త పేరు(3)	ఖాతా సెంబరు(4)	సర్వే సెం. (5)	భూమి వివరణ(6)	విస్తీర్ణం (7)	శిస్తు(రూ.) (8)	పట్టదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు(9/10)	తాకట్టు పెట్టుకున్న వ్యక్తి పేరు/	రిజిస్టర్ కాని ఋణాది బారాల	మౌలిక విలువ(14)	రిమార్కులు
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					మొత్తం విస్తీర్ణం	0.4400	0.33				i v	



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నమోదు సంఖ్య / Enrollment No.: 1190/65355/00262

To చింతకుంట అంజమ్మ Chinthakunta Anjamma W/O: Chinthakunta Devendhar 2/32 kishtampalli Perur Perur Devarkadra Mahabubnagar Andhra Pradesh 509219

MN883097151FT



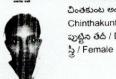
మ్ ఆధార్ సంఖ్య / Your Aadhaar No. :

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ఆధార్ – సామాన్యుని హక్కు



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చింతకుంట అంజమ్మ Chinthakunta Anjamma పుట్టిన తేదీ / DOB : 01/01/1988 స్త్రీ / Female



5929 8336 9475

ఆధార్ – సామాన్యుని హక్కు

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ఆధార్ - సామాన్యుని హక్కు



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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 <u>severally</u> 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

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Transform Sun Energy Private Limited
Corporate Identification No. U74900MH2015PTC266126
SP Centre. 41/44. Minoo Desai Marg. Colaba. Mumbai - 400.005. India
(T) +91.22.67490000 (F) +91.22.67490017 website: www.sp-group.co.in
Regd. Office: Shapoonji Pallonji Centre. 41/44. Minoo Desai Marg.
Colaba. Mumbai - 400.005. India





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भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ताः

वडिलाचे/आईचे नांव: भाऊसाहेब तांदळे, सी-18, Aurangabad. Maharashtra -431003 एन-4 सिडको, औरंगाबाद, औरंगाबाद, महाराष्ट्र - 431003

Address:

S/O: Bhausaheb Tandale, C-18, N-4 Cidco, Aurangabad.

6866 1749 7172

भारत सरकार GOVERNMENT OF INDIA

राजेन्द्र भाऊसाहेब तांदळे Rajendra Bhausaheb Tandale जन्म तारीख/ DOB: 04/05/1989 TEN / MALE

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जायकर विमाग INCOME TAX DEPARTMENT MAHAMMAD JAHANGEER SARVAR MAHAMMAD

CNSPM3481N

10/08/1982

Md Jadager



Wolfen.

आयकर विभाग INCOME TAX DEPARTMENT

AFZAL MOHAMMED

IMADUDDIN MOHAMMED

01/01/1969 Permanent Account Number

DFZPM2204F

Md Afzel



भारत सरकार GOVT. OF INDIA



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