नेनुस्राठित वीट्यान्स

14304 16



తెలంగాణ केलंगाना TELANGANA si. No. 9.3.2 ఆ. Date 21 NOV 2010

Bold to Ashish Ashok Indaxapu slo Ashok wasuder Indarapu G. MURALI KRISHNA

for whom: swasform swastnessy private Limited No mumbai

L.No 1405 002/1995, R.No.1405 008/2015 14.No 10.6, Kaverammapeta, Jadcherta, Pin 509 301. Ph. No:9440656356

## SALE DEED

This Sale Deed (the "Sale Deed") is made and executed on this the 01ST day of November, 2016 at Mahabubnagar, Telangana State.

#### BETWEEN:

Sri. GOLLA MADHA PEERANNA @ MADHA BALA PEERANNA, son of MADHA PENTANNA, aged about 56 years, Occupation: AGRICULTURE. R/o H. No. 1-111/1, STATION ROAD, KONNUR **MADHANAPURAM** (OLD), VILLAGE, KOTHAKOTA MANDAL, MAHABUBNAGAR DIST.,

hereinafter referred to as "VENDOR"

1 | Page



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1	CL	[15] - 2014 (467) pt. Page 2017 (1) pt. 2017	M/S. TRANSF [1413-1-2016	ORM SUN 6-14675]	M/S. TRANSFORM SU PVT.LTD.,ASHISH ASI INDARAPU S/O. ASHOK WASUDE INDARAPU SP CENTRE,41/44,MIN BARG,COLABA, MUME	HOK EV
2	EX	(415-1-50) 4-46775 (31,4 MoV-4) FTD-1648-0-70	GOLLA MADH [1413-1-2016	IA PEER 5-14675	GOLLA MADHA PEERA MADHA BALA PEERAI S/O. MADHA PENTANN HNO.1-111/1, STATION ROAD,KONNUR,KOTHA DHANAPURAM, MAHABUBANGAR	NNA NA
SI No	ified by V Thumb	Vitness: Impression	Photo	Name	e & Address	Signature
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2		K.VENK	AT REDDY::0: 1-2016-14675	KONNU	R.MADHANAPURAM,M BNAGAR	
01s	st day of	November,2016			ture of Joint Sul Mahabub Exercising	orangar (R.O) the powers of order Section 30





SEP 2015

#### 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:

The **Vendor** is the absolute legal owner and possessor of all that land admeasuring total Extent Acres 02-00 Guntas, (comprising of Acres 02-00 Guntas in survey No. 72/©) of DWARAKA NAGAR Village, ADDAKAL (old DEVARAKADRA) Mandal, Mahabubnagar District, Telangana State more particularly described in the **Schedule** hereto and hereinafter referred to as the "**Schedule Property**" both parties having acquired the same by inheritance and got mutated their names in the revenue records and Pattadar Pass Book and Title Deeds bearing no. 279217, vide Patta No. 530 have been issued in respect thereof.

- (A) The Vendor being a Kartha of his family is desirous of selling the Property detailed herein above to the Purchaser in order to meet his family legal necessities and welfare thereof, more fully described in the schedule annexed under and hereinafter referred to as "the Schedule Property".
- (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 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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Endorsement:	Stamp Dut respect of	ly, Tranfer Duty, Reg this Instrument.	istration Fee an	d User Char	ges are collecte	d as below in	
Description of			In ti	ne Form 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	Tota
Stamp Duty	100	0	24000	0	0	0	24100
Transfer Duty	NA	0	9000	0	0	0	
Reg. Fee	NA	0	3050	0	0	0	9000
User Charges	NA	0	105	0	0	0	3050
Total	100	0	36155	0	0	0	36255

Rs. 33000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3050/- towards Registration Fees on the chargeable value of Rs. 600000/- was paid by the party through E-Challan/BC/Pay Order No ,794BTZ011116 dated ,01-NOV-16 of ,SBH/BADEPALLY

## E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 36155/-, DATE: 01-NOV-16, BANK NAME: SBH, BRANCH NAME: BADEPALLY, BANK REFERENCE NO: 002222921, REMITTER NAME: ASHISH ASHOK INDARAPU, EXECUTANT NAME: G. MADHA PEERANNA, CLAIMANT NAME: ASHISH AHOK INDARAPU).

Date:

01st day of November,2016

Signature of Registering Officer Mahabubnagar (R.O)

බ මාහුපතා 20/6 හටාතා 93ණ ව ජ<u>14804</u>බට අපාල වස්සූපා ප්යාවයි පැහිරු බිඩාමුතා රාමුණේ මට හමුණ 413-1 <u>1480</u>42016 පත්තම විධ 2016 හලා NOY බව 151 ම්ව

Daniel House





## 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. 6,00,000/- (Rupees SIX LAKHS Only) free from encumbrances.
- 1.2. The Vendee has already paid the total consideration to the Vendor as follows;

GOLLA MADHA	Rs. 6,00,000/-	CHEQUE No. 03 5539,035538.
PEERANNA @	(Rupees SIX LAKHS	
MADHA BALA	only)	dated 01-11-2016, Bank
PEERANNA,		AXIS, Branch
		GACHIBOWLI.

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 confirms 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 Vendor 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. He is absolutely seized and possessed of and is 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;

3 | Page



BK-1, CS No 14675/2016 & Doct No SOCIAL Subregistrar1 9

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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 assures 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;

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Sheet 4 of 12 Joint<sup>I</sup>Subregistrar1 Mahabubnagar (R.O)





#### 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 indemnifies 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 assured and declared that he shall fulfill his 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. The Vendor further assured that he 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 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 undertakes 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.



Join Subregistrar1 Mahabubnagar (R.O) Sheet 5 of 12

4304 / LO/6 Sheet 5 of 12

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## 8. Stamp Duty and Registration Charges

The Purchaser has paid the stamp duty and registration charges Rs. 36,155/-@6% vide challan bearing no. 794BTZ011116 drawn on S.B.H. Bank

## SCHEDULE-A Description of the Land

All that piece and parcel of agriculture dry land admeasuring Acres 02-00 Gts., in survey no. 72/9 of DWARAKANAGAR Village, KOTHAKOTA (OLD), MADHANAPURAM (NEW) Mandal, Mahabubnagar District, Telangana State and bounded;

North :: LAND OF SAKALI ANJANNA South :: LAND OF DABBA KHAJA

East :: LAND OF BOGGU PENTANNA

West :: LAND OF BALAKRISHNA

## **RULE-3 MARKET VALUE**

<u>Village</u>	Survey nos.	Extent AcGts.	Market value per acre Rs. 3,00,000/-	Stamp duty + Registration charges/-@ 6. % Total Value
DWARAKANAGAR	72/ <b>છ</b>	02-00	6,00,000/-	36,155/-

**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	
Lap of Cool	Us modhe feerans
Name: GOLLA MADHA PEERANN	NA
@ MADHA BALA PEERANN	NA,
PURCHASER	
Industrial (September 1967)	
Name: For M/s. Transform Sun Ener	gy Private Limited
Witnesses:	
1. S. Nagemy Name:	2. K Vene of lool

4304/ 204 Sheet 6 of 12 Sheet 6 of 12

Joint Subregistrar1 Mahabubnagar (R.O)









## భారత ప్రభుత్వం Unique Identification Authority of India

నమోదు సంఖ్య / Enrollment No. : 2022/60129/00125

To Madha Balapeeranna మద్ద బాలపీరన్న S/O: Madha Pentanna 1-111/1 STATION ROAD KOTHAKOTA MANDAL Konnur Konnur, Mahabub Nagar Andhra Pradesh - 509110



KL139308550FT

13930855



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5083 2701 6956

ఆధార్ – సామాన్యుని హక్కు



## Government of India



రండ్రి : పెంటన్న Father : PENTANNA

పుట్టిన సంవత్సరం/Year of Birth: 1960 పురుషుడు / Male

5083 2701 6956



ఆధార్ – సామాన్యుని హక్కు



BK-1, CS No 14675/2016 & Doct No (4804/2016) Sheet 7 of 12 Joint Subregistrar1 (A.S.) Mahabubnagar (R.O)













## TS00AA 97639863

# తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

1-బి నమూనా (ROR)

Application No:

Date: 19/08/2016

జిల్లా : మహబూబ్ నగర్

మండలము : కోల్లకోట

Verified by KHALEEL AHMED

గ్రామము : ద్వారక నగర్

విస్త్రీర్ణము యూనీట్స్ : ఎ.గుం./ఎ.సం

వరుస నం.	పట్టాదారు పేరు	(తండ్రి/భర్త పేరు)	ఖాతా నంబరు	సర్వే సంబరు	భూమి వివరణ	మొత్తం విస్తీర్ణము	नेकु	పట్టాదారుకు ఏ వీధముగా సంక్రమించింది/ సాగుచేసారు	యజమాని/ కొలుదారు తొకట్టు పెట్టుకున్న ప్యక్తి పేరు ఖాతానింబరు	రిజిప్టరు కాని రుణాదీ భారాల వివరములు	<b>మౌలీ</b> క విలువ
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Certified By

Name: L RAJENDHAR GOUD Designation: TAHSILDAR

Mandal:కోత్తకోట

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.

http://tgasp.meeseva.gov.in/APSDCPortal/UserInterface/Citizen/RevenueServices/RORCe... 8/19/2016

# ఎల్మక్టానిక్ సేవలను అందించుటకు అధీకృత (పతినిధి ఇచ్చు ధృవీకరణ పడ్రము Declaration by the Authorized Agent for Delivering the Electronic Services

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ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని 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 ప్రతిలోని 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 (పతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ల్ క్రమమైన పద్దతిలో నమోదు ವೆಯಬಡಿನದಿ.

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 ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎల్మక్టానిక్ రికార్డుల యధార్థతను ప్రభావితం 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.

సంతకము Signature

B. JAYAKUMAR APO-MNR-BAN

Madanapurar ముద్ర Kothakota



(ii)

(R.O)

Joint Subregistrar1

No 14675/2016 & Doct No

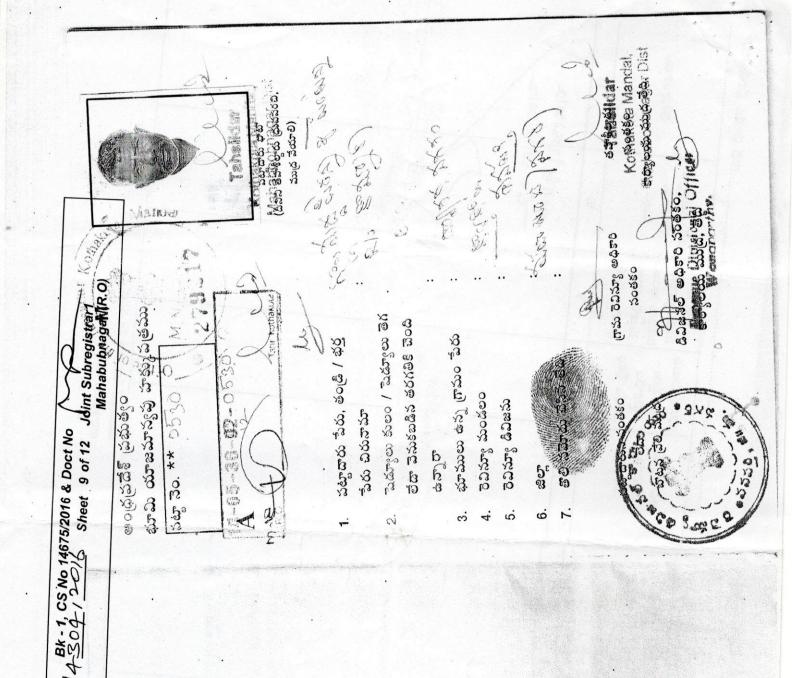
8 of 12

Sheet

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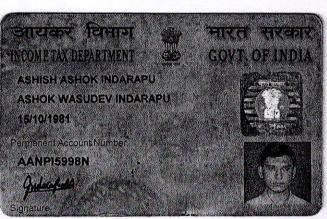
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మాఖక విలువ సంవత్సరాలకు		కార్యాలు ముడ్రు చేస్తు ముడ్రు తేవీ
60	వరు సర్వే నెంబరు <u>విస్తేక్షం</u> వర్గీకరణ సంత్రమంచింది. ఆకారం రిజిప్లరు సంఖ్య సమ్-డివిజను <u>ఎ-సెం.</u> మూజి/ 2. కామగోలులేదా రుణాదిఖారాలు ఏపైనా నెంబరు <u>ఎ-గుం. పాజ్రి/ 3. ఏడేనా ఇత</u> ర ఉందే నాటి చివరాలు అరుతకడి హావేవీ ద్వారా 6	Fro of Cookle Madhi Peavang

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14304/2016 & Doct No

Sheet 10 of 12 Joiht Subregistrar1 Mahabubnagar (R.O)





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."

RM

For Transform Sun Energy Private Limited

Suresh Dhawan

Director DIN: 01175807

Date: September 12, 2016

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Bk-1, CS No 14675/2016 & Doct No (4304 20/6 Sheet 11 of 12 Joint Subregistrar1 Mahabubnagar (R.O)

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#### ్టులు ప్రభుత్వం Government of India

సుక్క వాగన్న Sukka Naganna



ರಂತ್ರ: ಕೆಬ್ಬನ್ನು Father : KISHTANNA

තුළිත් කයෙජාුරං/Year of Birth: 1970 තුරාකය / Male

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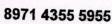


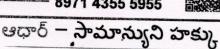
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కందూర్ పెంకట్ రెడ్డి KANDUR VENKAT REDDY రండ్రి : కి బాల్ రెడ్డి Father : K Bal Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1960 තුරාකුය / Male







# Unique Identification Authority of India

చిరునామా: S/O: సుక్క కిస్టన్న ఇంటి సెం 1-82/6, కొత్తకోట మండలం కొన్నూర్, కొన్నూర్, మహబూబ్ నగర్ ఆంధ్ర ప్రదేశ్, 509110

Address: S/O: Sukka Kistanna, h no 1-82/6, KOTHAKOTA MANDAL, Konnur, Konnur, Mahabub Nagar, Kothakota, Andhra Pradesh, 509110

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చిరునామా: S/O: **క బాల్ రెడ్డి** 3-27, కొన్నూరు కొత్తకోట(మం) కొన్నూర్, కొన్నూర్, మహబూబ్ నగర్ ఆంధ్ర ప్రదేశ్, 509110

Address: S/O: K Bal Reddy, 3-27, KONNUR KOTHAKOTA(M), Konnur, Mahabub Nagar, Konnur, Andhra Pradesh, 509110

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