

తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 13.00

Date

7 MAY 2017

For Jendora Tandale 8/03hausaheb Tandale for Mumbai
for whom Sun Energy Pvt. LTD

B 850419

G. MURALI KRISHNA
(Licensed Stamp Vendor)

No 1405 002/1995, R.No.1405 008/2015
I.No 10.6, Kaverammampeta, Jadcherla
Pin 509 301. Ph. No:9440656356

SALE DEED

This Sale Deed the "Sale Deed" is made and executed on this the 11TH day of APRIL 2017 at Mahabubnagar, Mahabubnagar District, Telangana State.

BETWEEN:

Sri. GANDA SAYANNA, Son of DEVANNA, aged about 45 years, occupation: Agriculture, presently residing at ADDAKAL VILLAGE & MANDLA, 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.






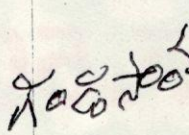
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Presentation Endorsement:



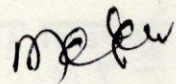


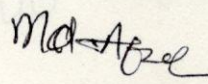
Presented in the Office of the Sub Registrar, Atmakur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 3525/- paid between the hours of 5 and 6 on the 11th day of APR, 2017 by Sri M/S.Transform Sun Energy Pvt.

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S. TRANSFORM SUN ENERGY PVT. LTD. REP. BY AUTHORIZED SIGNATORY RAJENDRA TANDELE S/O. BHAUSAHEB TANDELE SP. CENTRE, 41/44, MINOO DESAI MARG, COABA,, MUMBAI	
2	EX			GANDA SAYANNA S/O. DEVANNA ADDAKAL VIL. AND MDL., MAHABUBNAGAR DIST.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			MD JAHANGEER S/O MD SARWAR R/O BACHAMPETA	
2			MD AFGAL S/O MD IMDUDDION R/O KAMMAREDDY	

11th day of April, 2017

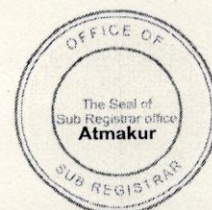
Signature of Sub Registrar
Atmakur

Exercising the powers of
Registrars under Section 30

K. VINOD KUMAR
Joint Registrar (S)
ATMAKUR (A)



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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. 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 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 01-07 Guntas (comprising of Acres 01-07 Cents in survey no. **355**) of ADDAKAL Village & 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 0098, vide Patta no. 0098 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.
- (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 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						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	50	0	28200	0	0	0	28250
Transfer Duty	NA	0	10575	0	0	0	10575
Reg. Fee	NA	0	3525	0	0	0	3525
User Charges	NA	0	100	0	0	0	100
Total	50	0	42400	0	0	0	42450

Rs. 38775/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3525/- towards Registration Fees on the chargeable value of Rs. 705000/- was paid by the party through E-Challan/BC/Pay Order No. 529WRT110417 dated, 11-APR-17 of, SBH/METTUGUDA MAHABUBNAGAR.

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 42400/-, DATE: 11-APR-17, BANK NAME: SBH, BRANCH NAME: METTUGUDA MAHABUBNAGAR, BANK REFERENCE NO: 003233333, REMITTER NAME: RAJENDRA TANDALE, EXECUTANT NAME: G. SAYANNA, CLAIMANT NAME: TRANSFORMSUNENERGY PVT.LTD.REP BY RAJENDRA).

Date:

11th day of April, 2017

Signature of Registering Officer

Atmakur

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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. 7,05,000/- (Rupees SEVEN LAKHS FIVE THOUSAND only) free from encumbrances.

1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 7,05,000/- (Rupees SEVEN LAKHS FIVE THOUSAND only) by way of cheque no. 000065, 000066, dated. 11-04-2017, HDFC Bank, _____ Branch.

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;

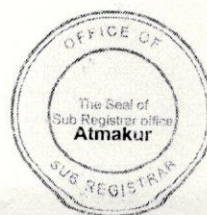
(b) The Vendor is in possession and occupation of land and have exclusive rights over the Schedule Property and there are no leases, sub-leases, tenancies, licenses or other rights of occupation in favour of any person in respect of the Schedule Property;

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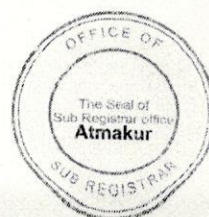
- (c) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lis pendens etc; there is no latent defect in the title of the Vendor and shall be conveyed to the Purchaser as such; the Vendor assure the Purchaser that they shall resolve to the satisfaction 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;

Handwritten signature in Devanagari script.

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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. **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.

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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. 42,400/- @6% vide challan bearing no. 529 WRT 1104/17 drawn on S.B.H. Bank

SCHEDULE
Description of the Schedule Property

All that piece and parcel of land admeasuring Acres 01-07 Guntas (comprising of Acres 01-07 Cents in survey no. **355**) of ADDAKAL Village & 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 Ac.- Cents.	Market value per acre Rs. 6,00,000/-	Stamp duty + Registration charges/-@ 6. % Total Value
ADDAKAL	355	01-07	7,05,000/-	42,400/-

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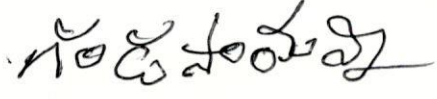



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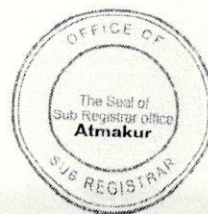
IN WITNESS WHEREOF the Parties hereto have signed this Sale Deed on the day, month and year first above written in the presence of the following witnesses:

VENDOR	PURCHASER
 Name: Sri. GANDA SAYANNA	 Name: For M/s.Transform Sun Energy Private Limited Name : Mr. RAJENDRA TANDALE
WITNESSES:	
1.  Name:	2.  Name:

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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 severally authorized:

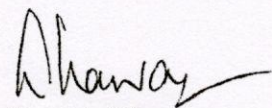
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers,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

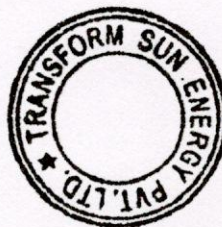
RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed to the aforesaid documents, in accordance with the provisions of the Articles of Associations of the Company, in the presence of any of the aforesaid signatories.

RESOLVED FURTHER THAT the Common Seal be taken for execution outside the city and state limits of the Registered Office, if need be.

RESOLVED 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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Atmakur

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS
OF TRANSFORM SUN ENERGY PRIVATE LIMITED HELD ON AUGUST 18, 2018
AUTHORISATION IN FAVOUR OF MR. NARAYAN DAS RATHI, MR. RAJENDRA TANDALE,
MR. ASHISH INDIRAPU 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 the
Marathbhag district (the said premises)"

RESOLVED FURTHER THAT Mr. Narayan Das Rathi, Mr. Rajendra Tandale, Mr.
Indrapu 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
Sub-Registrar of Assurances and to admit execution thereof
- to sign and execute necessary forms, papers, deeds and other documents for getting
said Agreement duly registered
- to do all such acts, deeds, matters and things as may be necessary for the said
purpose

RESOLVED FURTHER THAT the Common Seal of the Company, if required be affixed to
aforesaid documents, in accordance with the provisions of the Articles of Association of
Company, in the presence of any of the aforesaid signatories

RESOLVED FURTHER THAT the Common Seal be taken for execution outside the
state limits of the Registered Office, if need be

RESOLVED 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 Dhanraj
Director
DIN: 0175807

Date: September 12, 2018



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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

Address:
S/O: Bhausaheb Tandale, C-18,
N-4 Sidco, Aurangabad,
Aurangabad,
Maharashtra - 431003

6866 1749 7172

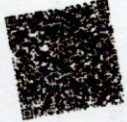


भारत सरकार
GOVERNMENT OF INDIA



राजेन्द्र भाऊसाहेब तांदळे
Rajendra Bhausaheb
Tandale

जन्म तारीख/ DOB: 04/05/1989
पुरुष / MALE



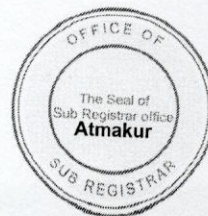
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~~BORDER~~

14/9/2017

FORM NO. 60

[See Second proviso to rule 114C (1)]

Form of declaration to be filled by a person who has agricultural Income and is receipt of any other income chargeable to income - tax in respect of transact specified in rule 114B

1. Full name and address of the declarant : GANDA SAYANNA -
2. Particulars of transaction :
3. Details of document being produced in support of address in column (1). : Yes / NO

Verification

I, W. Sayanna do hereby declare that what is stated above is true best of my knowledge and belief.

Verified today, the 11/5 day of April 2017.

Date: 4/4/17

Place: Atmakur

[Signature]
Signature of the Declarant.

Instructions: Documents which can be produced in support of the address are:

- (a). Ration Card
- (b). Passport
- (c). Driving Licence
- (d). Identity Card issued by any institution.
- (e). Copy of the electricity bill or telephone bill showing residential address.
- (f). Any document or communication issued by any authority of the Central Government, State Government or local bodies showing residential address.
- (g). Any other documentary evidence in support of this address given in the declaration.

आयकर विभाग

INCOME TAX DEPARTMENT

MAHAMMAD JAHANGEER

SARVAR MAHAMMAD

10/08/1982

Permanent Account Number

CNSPM3481N

Md. Jahangeer

Signature



भारत सरकार

GOVT. OF INDIA



28102016

Md. Jahangeer

आयकर विभाग

INCOME TAX DEPARTMENT

AFZAL MOHAMMED

IMADUDDIN MOHAMMED

01/01/1969

Permanent Account Number

DFZPM2204F

Md. Afzal

Signature



भारत सरकार

GOVT. OF INDIA



28102016

Md. Afzal

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భారత ప్రభుత్వం
Government of India
హరిజన గండా సాయనా
తండ్రి : గండా దేవన్న
Father : GANDA DEVANNA
పుట్టిన తేదీ / DOB : 27/05/1963
పురుషుడు / Male



6933 1312 5742 - సామాన్య నివాస

నంబర్ / Your

పి

138552198
Andhra Pradesh 509382
Addakal Mahabub Nagar
Addakal
Addakal
ADDAKAL ADDAKAL(M)
1-45 SC COLONY
C/O: Devanna
Hanjana Ganda Sayanna
హరిజన గండా సాయనా
To

08/08/2013

138552198

అనుబంధం

సంబంధించిన నంబర్ / Enrollment No.: 2022/60128/00687
Government of India

భారత ప్రభుత్వం



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TS00BB 77565892

తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

1-బి సమానా (ROR)

Application No:



ROR021711071642

Date : 22/03/2017

జిల్లా : మహబూబ్ నగర్

గ్రామము : అడ్డాకల్

మండలము : అడ్డాకల్

విస్తీర్ణము యూనిట్లు : ఎ.గుం./ఎ.సం.

వరుస సం.	పట్టాదారు పేరు	(తండ్రి/భర్త పేరు)	ఖాతా సంఖ్య	సర్వే సంఖ్య	భూమి వివరణ	మొత్తం విస్తీర్ణము	శిస్తు	పట్టాదారుకు ఏ విధముగా సంక్రిమించింది/ సాగుచేసారు	యజమాని/ కొలుదారు తాకట్టు పట్టుకున్న వ్యక్తి పేరు ఖాతానంబరు	రిజిస్ట్రేషన్ కాని రుణాదీ భారాల వివరములు	మాసిక విలువ
1	2	3	4	5	6	7	8	9/10	11/12	13	14
1	గండ సాయన్న	దేవన్న	98	355/3	మెట్ట	1.0700	0.0000	అనువంశికము			
2	గండ సాయన్న	దేవన్న	98	339ఇ	ఋమ్మి	3.0000	3.0000	unknown			

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.

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ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

(i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన సకలు 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.

(ii) 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.

(iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో 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.

(iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ 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

Malikarjuna Communication
 TELUGU NARESH KUMAR
 (USDP, NRCMC)
 Addakal (V & M), Mahabubnagar (R)
 Phone 08545 223830

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