प्रक सो रुपये Rs. 100
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SALE DEED

This Sale Deed is made and executed on this ---- day of September 2016 at Atmakur, by and between:

Sril Kotha Bal Reddy son of Lakshma Reddy aged about 83 years, occupation: Agriculture, presently residing at H.no.1-2, Shakhapur Village, Addakal Mandal, Mahabubnagar District,

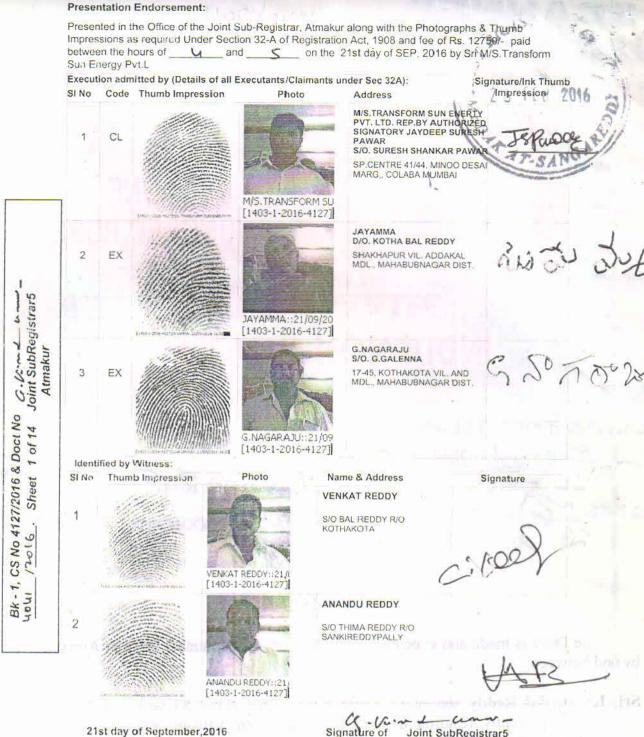
Represented by his General Power of Attorney holder G. Naga Raju son of G.Galenna, aged about 44 years, residing at H.no.17-45, Kothakota Village and Mandal, Mahbubnagar District having acquired under General Power of Attorney bearing no.5343 of 2016 dated 09.05.2016 registered in the Sub-Registrar, Wanaparthy.

Hereinafter referred to as the "Vendor".

AND

1 | Page

92500



Signature of Joint SubRegistrar5 Atmakur

Joint Registrar (5) ATMAKUR (A)



The Seal of aint SubRegistra Office Atmakur SUBREG!

Hereinafter referred to as "Consenting Party".

(hereinafter referred to as the "Vendor" which expression shall mean and include all his heirs, legal representatives, successors, executors, administrators, nominees and permitted assigns) of the FIRST PART;

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.JAYDEEP SURESH PAWAR son of SURESH SHANKAR PAWAR, aged about 23 years pursuant to the board resolution dated \$1.08.2016 (hereinafter referred to as the "Purchaser" which expression shall mean and include its successors-in-interest, and permitted assigns) of the SECOND PART.

(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 as the context may require.

WHEREAS:

- (A) The Vendor represents and warrants that he is the absolute owner and possessor of all that land admeasuring Acres 8-48 Cents in survey no.71/Aa1 of Mutyalampally Village, Devarkadra Mandal, Mahabubnagar District Telangana State. The property more particularly described in the Schedule-I hereto, and herein after referred to as the "Schedule Property" delineated in red in the sketch plan appended hereto as Schedule-IA and the Vendor got mutated in the revenue records Pattadar Pass Book and Title Deed bearing no. 9 \\ \) vide Patta no.111 have been issued by the MRO in respect thereof.
- (B) The Consenting Party is the only daughter of the Vendor; hence, she has made Party to this Sale Deed.
- (C) 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

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Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description 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	Total
Stamp Duty	100	0	101670	230	. 0	0	102000
Transfer Duty	NA	0	38145	105	0	0	38250
Reg. Fee	NA	0	12715	35	0	0	12750
User Charges	NA	0	100	10	0	0	110
Total	100	0	152630	380	0	0	153110

Rs. 140150/- towards Stamp Duty Including T.D under Section 41 of I.S. Act, 1899 and Rs. 12750/- towards Registration Fees on the chargeable value of Rs. 2550000/- was paid by the party through Cash and E-Challan/BC/Pay Order No .867XQQ200916 dated .20-SEP-16 of .SBH/ASHOKNAGARKAMAREDDY

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 152630/-, DATE: 20-SEP-16, BANK NAME: SBH, BRANCH NAME: ASHOKNAGARKAMAREDDY, BANK REFERENCE NO: 003399265, REMITTER NAME: SURESH PAWAR, EXECUTANT NAME: K.BAL REDDY, CLAIMANT

Date:

Joint SubRegistrar5

Bk - 1, CS No 4127/2016 & Doct No

Sheet 2 of 14

2016.

7007

21st day of September, 2016

Signature of Registering Officer

Atmakur





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 total consideration of Rs.25,44,000 (Rupees thousands Rupes and) free from encumbrances.

1.2. The Vendee has already paid the total consideration to the Vendor as follows;

		cheque 141526, 141529
	R3-5,44,000 7	cheque 141526, 141529 no. 141528, 141530
sagar	(Rupees wenty only)	A A A A A A A A A A A A A A A A A A A
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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;

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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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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;

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 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

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8. **Stamp Duty and Registration Charges**

The Purchaser has paid the stamp duty and registration charges Rs. 152.630 @6% vide challan bearing no 267 x 30 drawn on SB. H Bank

SCHEDULE-A Description of the Land

All that piece and parcel of agriculture dry land admeasuring Acres 8-48 Cents in survey no.71/Aa1(e1) of Mutyalampally Village, Devarkadra Mandal, Mahabubnagar District, Telangana State and bounded;

North

:: SY.NO 71/A

South

YERRA GATTU Sy. NO. 65

East

West

Sy. No. 71

RULE-3 MARKET VALUE

Village	Survey nos.	Extent AcCts.	Market value per acre Rs. @ 3,00,000	Stamp duty + Registration charges/-@ 6. % Total Value
Mutyalampalli	71/Aal(હ 1)	8-48	2544,000	152630 -/

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 - W. P.A.	CONSENTING PARTY	
G. 51000	7w 20 20/6	
Name: N. A. PURCHASER R. AP (G. NAG	Name: Jayamma	
PURCHASER R.AP (G. NAC	AJU	
Name: For M/s. Transform Sun	HYD Private Limited	
Witnesses:	(N × 9)	
1. c. bell Name:	2. Name:	

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SCHEDULE-IA Rough Sketch Plan of the Property

Note: Sketch not to scale	ĵ N	
- Included - Excluded - Excluded		









00WW 32794867

తెలంగాణ ప్రభుత్వము, రెపెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

Application No:

Date: 15/12/2015

జిల్లా : మహబూబ్ సగర్

మండలము : దేవర కద్ర

గ్రామము : ముత్యాలంపల్లి

విస్తీర్ణము యూనిట్సు : ఎ.గుం./ఎ.సెం.

వరుస నం.	పట్టాదారు పేరు	(తండ్రి/భర్త పేరు)	ఖాణా సంబరు	సర్వే సంబరు	భూమి వివరణ	మొత్తం విస్తీర్ణము	శిస్తు	పట్టాదారుకు పి విధముగా సంక్రమించింది/ సాగుచేసారు	యజమాని/ కొలుదారు తాకట్టు పెట్టుకున్న వ్యక్తి పేరు ఖాతానెంబరు	రీజిప్టరు కానీ రుణాదీ భారాల వివరములు	మౌలిక విలుప
1	2	3	4	5	6	7	8	9/10	11/12	13	14
1	కొత్త బాల్ రెడ్డి	కొత్త లక్ష్మా రెడ్డి	281	71/91	మెట్ట	8.4800	8.5000	పట్టాచారు	SARKE OIL	和上海網	西美
2	కొత్త బాల్ రెడ్డి	కొత్త లక్ష్మా రెడ్డి	281	50/69/601	మెట్ట	5.0000	5.0000	పట్టాదారు			

Certified By

2 MMB

Name: SRI HARILAL Designation: TAHSILDAR Mandal దేవర కద

Verified by HARILAL

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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బారత విశిష్ట్ల గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం Unique Identification Authority of India Government of India

నమోదు సంఖ్య / Enrollment No. : 2022/60094/00346

To CHINTHALAPALLI VENKAT REDDY చింతలపల్లి పెంకట్ <mark>రెడ్డి</mark>

19/04/2013

20-26 DHANDU GADDA KOTHAKOTA(M) Kothakota Kothakota, Mahabub Nagar Andhra Pradesh - 509381 9848457648



KL106207726F

10620772



మ్ ఆధార్ సంఖ్య / Your Aadhaar No. :

4085 0570 4972

ఆధార్ – సామాన్యుని హక్కు



Government of India

చింతలపల్లి పెంకట్ రెడ్డి CHINTHALAPALLI VENKAT REDDY

ండ్ల : పింతలప**్లి కా**ల్ రెడ్డి Father : CHINTHALAPALLI BAL REDDY

పుట్టిన సంవత్సరం / Year of Birth: 1972 పురుషుడు / Male

4085 0570 4972



ఆధార్ – సామాన్యుని హక్కు

C. Vall





భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం Unique Identification Authority of India Government of India

నమోదు సంఖ్య / Enrollment No. : 2022/60083/01219

To Devanuri Jayamma దేవనూరి జయమ్మ W/O: Devanuri Masireddy C-9 1-2 KANDUR POST ADDAKAL MANDAL Shakhapur Kandur,Mahabub Nagar Andhra Pradesh - 509382



KL138625335FT

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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3726 2865 7677

ఆధార్ – సామాన్యుని హక్కు







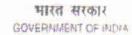
దేవనూరి జయమ్మ Devanuri Jayamma తండ్రీ : దేవనూరు జాల్ రెడ్డి Father : DEVANURU BAL REDDY

పుట్టిన సంవత్సరం/Year of Birth: 1955 5 / Female



3726 2865 7677

ఆధార్ – సామాన్యుని హక్కు





గోబూరి నాగరాజు సాగర్ Goburi Nagaraju Sagar పుట్టిన సం./YoB:1972 పురుషుడు Male



3371 2974 5245

ఆధార్ - ఆధార్ – సామాన్యమానపుడి హక్కు



मारतीय विशिष्ट पहचान प्राधिकर UNIQUE IDENTIFICATION AUTHORITY OF THE

చిరునామా: S/O: గోబూరి గలెన్న, 17-45 కొత్తకోట, కొత్త కోట, కొత్త కోట,

మహబూబ్ నగర్ ఆంధ్ర ప్రదేశ్, 509381 Address:

S/O: Goburi Galennal Kothakota, Kothakota, Kothakota, Mahabub

Andhra Pradesh, 509881

Aadhaar - Aam Aadmi ka Adhiksar

9.5500





భారత విశిష్ట గుర్తింపు ప్రాదికార సంస్థ

భారత ప్రభుత్వం Unique Identification Authority of India Sovernment of India

ನವಿ ಸಂಖ್ಯ / Enrollment No. : 2022/60043/00945

To Yaddula Anand Reddy యయ్దల ఆనంద్ రెడ్డి

Sankireddipalle Sankireddypally,Mahabub Nagar Andhra Pradesh - 509381 9642844350 2-27 KOTHAKOTA MANDAL Kothakota Mandalam

18/08/5013



KL281613616FT

28161361



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4790 8530 0837

ఆధార్ – సామాన్యుని హక్కు



Government of India यार्व स्थावर

ಯದ್ದುಲ ಆನಂದ್ ಕಿಡ್ಡ Yaddula Anand Reddy ather: THIMMAREDDY තුදුය මර්/DOB: 05/03/1963

4790 8530 0837 හුණකුර / Male





ఆధార్ – సామాన్యుని హక్కు



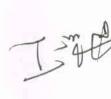


సమాచారం

- 🖩 ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.
- 🖩 గుర్తింపుకు దృవీకరణ ఆన్ లైన్ అథెంటికేషన్ ద్వారా పొందవచ్చు.

NFORMATION

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



ಆಧಾನ್ ದೆಕಮಂಠಕಾ ಆಮಾದಿಂದಬದುತುಂದಿ.

్ ఆా ్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర ನಿವಲು ಅಂದವೆಯದಂಲ್ಲಿ ಸವ್ ಯ ಐದುಕುಂದಿ.

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



భారత చిశిష్ట గుర్తింపు ప్రాధికార సంస్థ

Unique Identification Authority of India

విరునామా., 2-27, కొత్తకోట మండలం కొత్తకోట మండలం, సంకేరేడ్డిపల్లి సంకిరెడ్డిపల్లి, చుహబూటి నగర్ ఆంధ్ర ప్రదేశ్, 509381

Address: 2-27, KOTHAKOTA MANDAL, Kothakota Mandalam, Sankireddipalle, Sankireddypally, Mahabub Nagar, Andhra Pradesh, 509381

4790 8530 0837



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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, 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. U74900MH2015PTC266126
SP Centre 41/44, Vinco Dessi Marg. Colaba, Mumbai - 400 005, India
(T) +91 22 67490000 (F) +91 22 67490017 wobsito +www.sp-group co in
Regd. Office: Shapooni Pallonji Centre, 41/44 Vinco Desai Marg
Colaba, Viumbai - 400 005, India







Jepan or