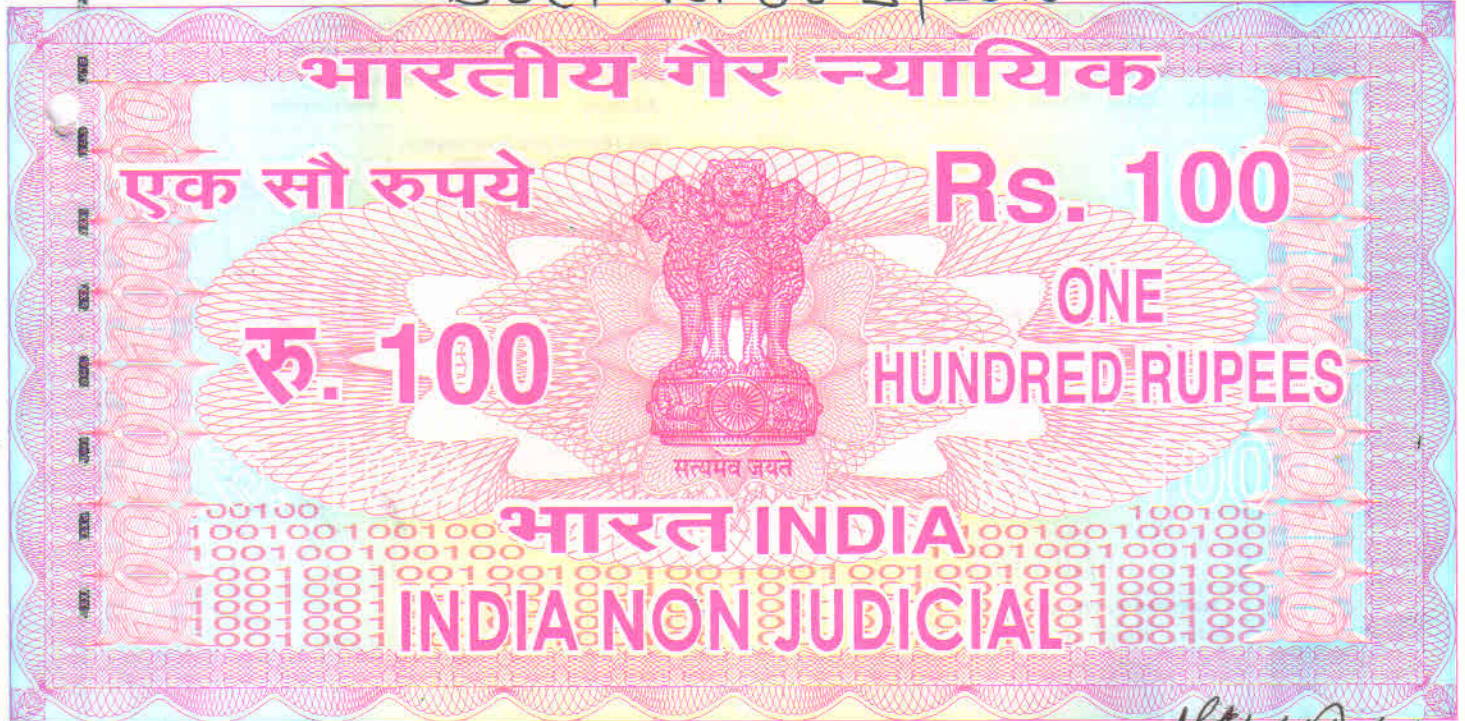


Doc No. 6613/2016

SCM



7150
తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 15183 Date: 30-05-2016
Sold To : Rajendra Tandale
S/o : Bhausahab Tandale R/o. Hyd.
To Whom : Transform Sun Energy Pvt. Ltd.

K.N. LAL BABU
Licenced Stamp Vendor
Licence No.16-07-086/2012.
R.L. No. 16-07-002/2015
H.No.3-5-948/91/A, Himayath Nagar
Hyderabad District
Phone No. 09492424379.

SALE DEED

This Sale Deed (the "Sale Deed") is made and executed on this the 1-06-2016 day of June, 2016 at Wanaparthi, Mahabubnagar District.

BETWEEN:

Kotra Bharath Kumar Reddy, son of K.Venkateswarlu, aged about 33 years, Occupation: Business, presently residing at H.no.6-66/2, Timmajipeta Village and Mandal, Mahabubnagar District, represented by his Agreement of Sale cum General Power of Attorney holder **B.Ravindar** son of B.Ramanaiah, aged 43 years, resident of H.no.15-150, Teachers Colony, Nagar Kurnool Town, Mahabubnagar District vide AGPA bearing no.8831 of 2009 dated 21.08.2009 (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**.







In favour of

[Signature]

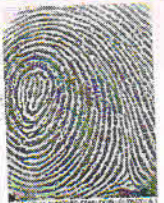




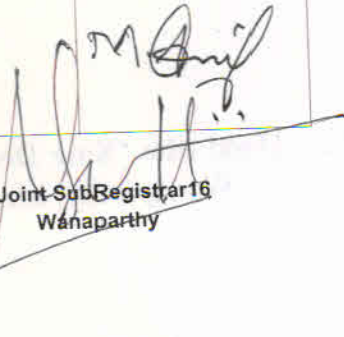
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Wanaparthy along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 7725/- paid between the hours of _____ and _____ on the 01st day of JUN, 2016 by Sri G.Kashanna

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S. TRANSFORM [1412-1-2016-71]	M/S. TRANSFORM SUN ENERGY PVT. LTD. R/S RAJENDRA TANDLE S/O. BHAI SAHEB TANDLE SP. CENTRE, 41/44, MINODESAI MARG, COABA, MUMBAI CITY, M. NAGAR	
2	EX		 B. RAVINDAR::01/06/ [1412-1-2016-7150]	B. RAVINDAR S/O. B. RAMANAIAH 15-150, TEACHERS COLONY, NAGAR KUNOOL TOWN, M. NAGAR	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 SYED ESARUDDIN::01/ [1412-1-2016-7150]	SYED ESARUDDIN S/O. VIQHARUDDIN R/O. KAMAREDDY	
2		 M. ANIL::01/06/201 [1412-1-2016-7150]	M. ANIL S/O. HARICHARANAM R/O. SIDDIPET	

01st day of June, 2016

Signature of Joint Sub Registrar 16
Wanaparthy

Bk - 1, CS No 7150/2016 & Doct No
6613/2016. Sheet 1 of 12 Joint Sub Registrar 16
Wanaparthy



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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 5-06 Guntas (comprising of Acres 4-06 Guntas in survey no.238/A and Acres 1-00 Guntas in survey no.238/Aa) of Baleedupalli Village, Pedda Mandadi Mandal, Mahabubnagar District, more particularly described in the **Schedule** hereto and hereinafter referred to as the "**Schedule Property**", having acquired the same by inheritance and the Vendor got mutated his name in the revenue records and Pattadar Pass Book and Title Deeds bearing no. 30575 vide Patta no.494 have been issued 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 Vendors has offered to sell the Schedule Property to the Purchaser representing that she 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.

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.15,45,000/- (Rupees Fifteen Lakhs Forty Five Thousand only) free from encumbrances.

B- Rajendra
Tandale

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	100	0	61700	0	0	0	61800
Transfer Duty	NA	0	23175	0	0	0	23175
Reg. Fee	NA	0	7725	0	0	0	7725
User Charges	NA	0	105	0	0	0	105
Total	100	0	92705	0	0	0	92805

Rs. 84875/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7725/- towards Registration Fees on the chargeable value of Rs. 1545000/- was paid by the party through E-Challan/BC/Pay Order No ,631KAQ010616 dated ,01-JUN-16 of ,SBH/NAGAVARAM

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 92705/-, DATE: 01-JUN-16, BANK NAME: SBH, BRANCH NAME: NAGAVARAM, BANK REFERENCE NO: 001559781, REMITTER NAME: RAJENDRA BHAUSAHEB TANDALE, EXECUTANT NAME: RAJENDRA BHAUSAHEB TANDALE, CLAIMANT NAME: B.RAVINDAR).

Date:

01st day of June, 2016

Signature of Registering Officer
Wanaparthi

Certificate of Registration

Registered as document no. 6613 of 2016 of Book-1 and assigned the identification number 1 - 1412 - 6613 - 2016 for Scanning on 01-JUN-16 .

Registering Officer
Wanaparthi
(N.Srinivasulu)



1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs.15,45,000/- (Rupees Fifteen Lakhs Forty Five Thousand only) by way of D.D. bearing no.9556, dated 25.05.2016, Axis Bank, Gachi Bowli, Hyderabad 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. She 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;
- (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 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;

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 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.
- 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 @6% vide challan bearing no. _____, dated _____, Bank _____.

SCHEDULE
Description of the Schedule Property






All that piece and parcel of land admeasuring Acres 5-06 Guntas (comprising of Acres 4-06 Guntas in survey no.238/A () and Acres 1-00 Guntas in survey no.238/Aa () of Baleedupalli Village, Pedda Mandadi Mandal, Mahabubnagar District and bounded by :

North :: Land comprised in survey no.237
South :: Land comprised in survey no.220
East :: Land comprised in survey no.224
West :: Land comprised in survey no.239

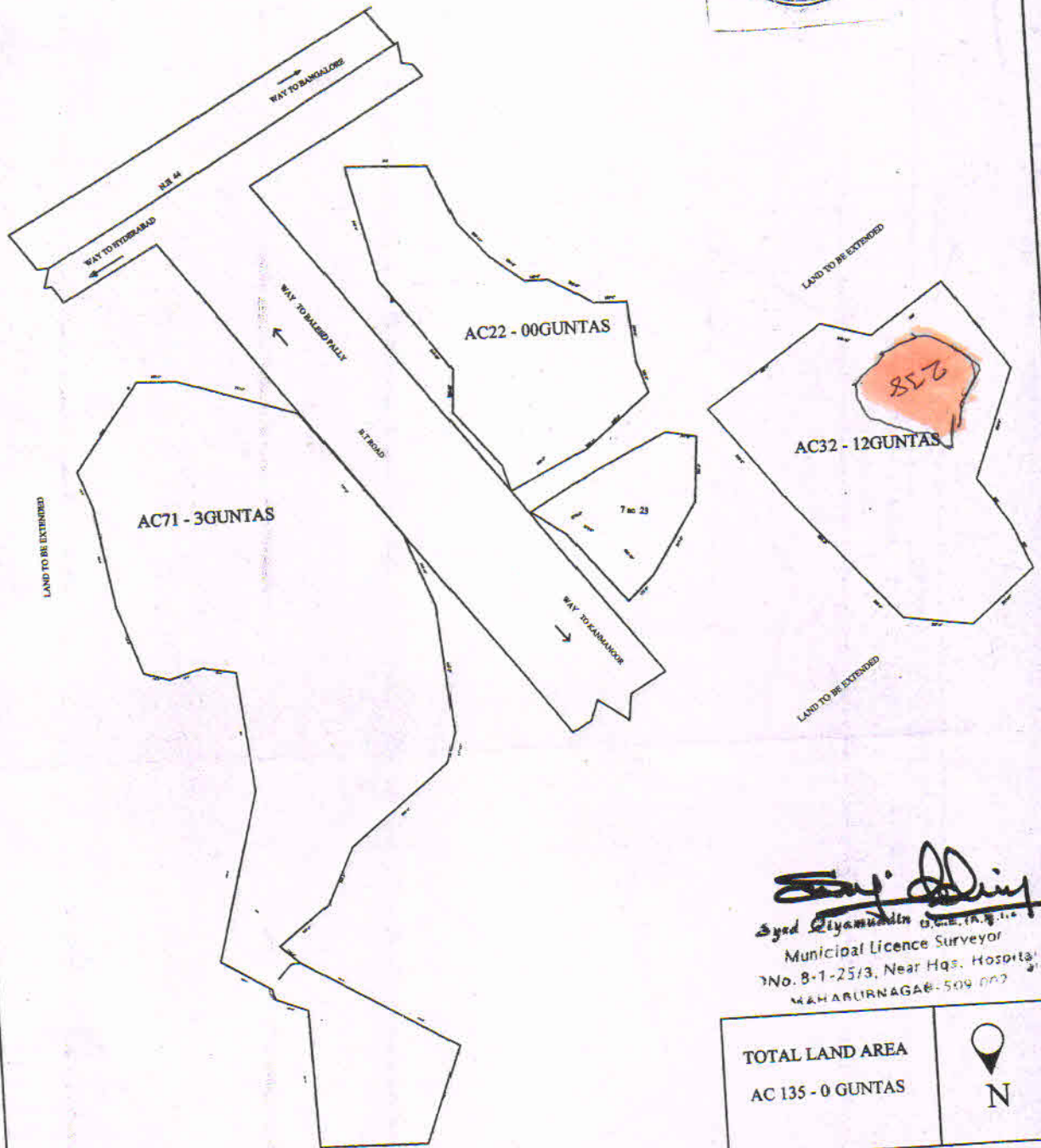
RULE- 3 MARKET VALUE

<u>Vendor</u>	<u>Survey no.</u>	<u>Extent Ac.---Gts.</u>	<u>Market value per acre</u> <i>for area, 3 lach</i>	<u>Stamp duty + Registration charges/-@ 6. % Total Value</u>
Kotra Bharat Kumar (rep-B.Ravindar)	238/A	4-06	15,45,000	92,700/-
	238/Aa	1-00		
Total		5-06	15,45,000/-	92,700/-

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	
 Name: B.Ravindar	
PURCHASER	
 <div style="float: right; text-align: center;">  </div> For M/s.Transform Sun Energy Private Limited	
WITNESSES:	
1.  Name:	2.  Name:

B. Ravinder
Synd 238



Syed Ali
Syed Aliyammuddin B.E., P.E., I.C.
Municipal Licence Surveyor
No. 8-1-25/3, Near Hqs. Hospital
MAHABOONAGAR-509 002

TOTAL LAND AREA AC 135 - 0 GUNTAS	N
--------------------------------------	---

B. Ravinder

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

ఆంధ్ర ప్రదేశ్, 509209

Aadhaar - Aam Aadmi ka Adhikar

B. Panther

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJENDRA BHAUSAHEB TANDALE

BHAUSAHEB DAGDU TANDALE

04/05/1989

Permanent Account Number

AIEPT0366J

Signature



04122008

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: 503 విక్టోరియా రోడ్, 4-3-6
కామారెడ్డి మొహల్లా పెద్దా బజార్, కామారెడ్డి
కామారెడ్డి, కామారెడ్డి, నిజామాబాద్
ఆంధ్ర ప్రదేశ్, 503111

Address: S/O Viqar Ruddin
4-3-6, qazi mohalla pedda
bazar, kamareddy
Kamareddy, Kamareddy,
Nizamabad, Andhra
Pradesh 503111

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సం. హెచ్. పి. 1947,
విజయవాడ-560001



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సైహద్ ఇసారుద్దీన్
Syed Esaruddin



పుట్టిన సంవత్సరం / Year of Birth: 1965
పురుషుడు / Male



8499 7149 7281

అధార్ - సామాన్యుని హక్కు

(Signature)



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: 502 మెరుపల్లి హరిచరణం,
ఇంటి నం. 12-189, మెదక్ రోడ్,
మొన్టేనిస్ కాలనీ, జి. పి. ప్రశాంత్ నగర్,
సిద్దిపేట, మెదక్, ఆంధ్ర ప్రదేశ్,
502103

Address: S/O Marupally
Haricharanam, H.No. 12-189,
Medak Road, Ngos Colony, G P
Prashanth Nagar, Siddipet,
Siddipet, Medak, Andhra Pradesh,
502103

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సం. హెచ్. పి. 1947,
విజయవాడ-560001



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మెరుపల్లి అనిల్
Marupally Anil

Mother : Marupally Jayamma

తల్లి : మెరుపల్లి జయమ్మ

పుట్టిన సంవత్సరం / Year of Birth : 1988

పురుషుడు / Male



2851 8589 2410

అధార్ - సామాన్యుని హక్కు

M. Anil

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON WEDNESDAY, MARCH 23, 2016 AT SP CENTRE, 41/44, MINOO DESAI MARG, COLABA, MUMBAI - 400 005

AUTHORISATION IN FAVOUR OF MR. NARAYAN DAS RATHI AND MR. RAJENDRA TANDALE FOR SIGNING DOCUMENTS FOR LAND REGISTRATION:

"RESOLVED THAT 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 or Mr. Rajendra Tandale be and are hereby severally authorised:

- 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.

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

A
st

Sunil Kulkarni
Director
DIN: 03137498



Date: May 23, 2016

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: Shapoorji Pallonji Centre, 41/44, Minoo Desai Marg,
Colaba, Mumbai - 400 005, India.



This shall be used for the verification purpose only
for issue

1-B నమూనా
(ROR)

+ --- Unsigned; # --- Occupants mismatch with pattadar in the column
రిమార్కులు

print date :01-06-2016

of Pattadar Passbook Not valid to use for any other
purpose.

జిల్లా: మహబూబ్ నగర్ మండలము: పెద్ద మందడి
నగర్

గ్రామము పేరు : బలీదుపల్లి

విస్తీర్ణం యూనిట్లు : Acres/guntas

వరుస సంఖ్య (1)	పట్టాదారు పేరు (2)	తండ్రి/భర్త పేరు(3)	ఖాతా నెంబరు(4)	సర్వే నెం. (5)	భూమి వివరణ(6)	విస్తీర్ణం (7)	శిస్తు(రూ.) (8)	పట్టాదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు(9/10)	యజమాని/ కొలుదూరు రాకట్టు పట్టుకున్న వ్యక్తి పేరు/ ఖాతా నెం. (11/12)	రిజిస్టర్ కాని ఋణాది భారాల వివరములు(13)	మౌలిక విలువ(14)	రిమార్కులు
1	కోట్ల భారత్ కుమార్	వెంకటేశ్వర్లు	494	238/ అ	మెట్ట	1.0000	1.70	పట్టాదారు				
2				238/ అ	మెట్ట	4.0600	6.55					
					మొత్తం విస్తీర్ణం	5.0600	8.25					