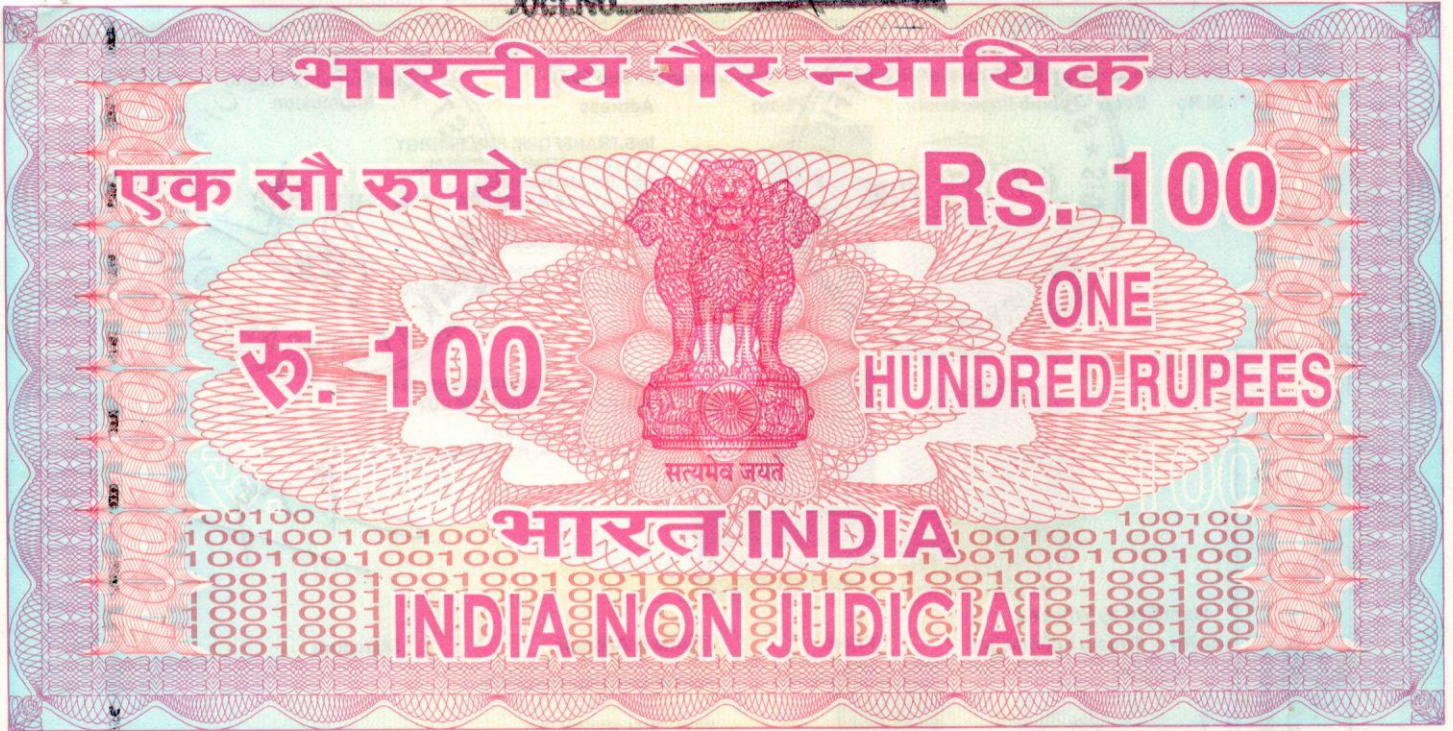


Doc No

4907/2016

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Sl. No: 5118 Date: 29-11-2016

SOLD TO RAVENDRA TANDALE 4/ BHADU SAHEB TANDALE R/o Mumbai

FOR WHOM Taran Arun Sun Energy Pvt Ltd

F 530784

V. ARUN KUMAR

Licensed Stamp Vendor

L.No. 17-09-031/2012, R.L. No. 17-09-023/2015

H.No. 12-3-5, Kanchil Chowrasta,

Medak Road, Siddipet, Dist: Medak.

Cell: 9885540158

SALE DEED

This Sale Deed is made and executed on this 30th day of November 2016 at Atmakur, by and between:



PATLOLA JAGANNATHA REDDY, son of Patlola Rachi Reddy, aged about 66 years, Occupation: Business and residing at H.NO:8-3-228.304,D-1, Srinivasa village Appartment yousuf guda Hyderabad, Telangana State.

(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**;



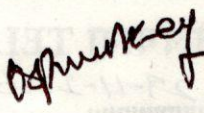


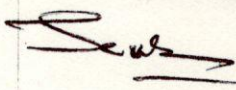
Presentation Endorsement:

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. 26750/- paid between the hours of 6 and 7 on the 30th day of NOV, 2016 by Sri M/S.Transform Sun Energy Pvt.

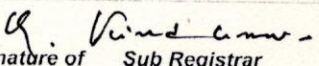
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

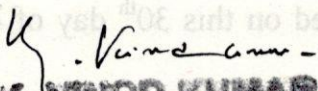
SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S.TRANSFORM SUN ENERGY PVT. LTD. COABA, MUMBAI, REP.BY AUTHORIZED, SIGNATORY RAJENDRA TANDALE S/O. BHAUSAHEB TANDALE SP CENTRE, 41/44, MINOO DESAI MARG., COABA, MUMBAI	
2	EX			PATLOLA JAGANNATDA REDDY S/O. PATLOLA RACHI REDDY H.NO.8-3-228.304, D-1, YOUSUFCHADA, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			PRAVEENKUMAR REDDY S/O GOPAL REDDY R/O MUTYALAMPALLY	
2			CHANDRA SHEKAR REDDY S/O NARSIMHA REDDY R/O MUTYALAMPALLY	

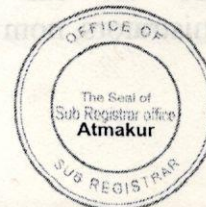
30th day of November, 2016


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. 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 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 11-11 Cents (comprising of Acres 11-11 Cents in survey no.237) of Perur Village, Devarkadra Mandal, Mahabubnagar District, Telangana State, more particularly described in the Schedule-I hereto, and hereinafter referred to as the "**Schedule Property**" delineated in red in the sketch plan appended hereto as Schedule-IA and having acquired the same under link Sale Deed bearing no.1761 of 2016 dated 28.04.2016. The Vendor got his name mutated in the revenue records and the Pattadar Pass Book and Title Deed bearing no. 14-04-27-28 vide Patta no. 888 have been issued by the MRO in respect thereof. 365793 877
- (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.

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

Consideration:

1. The Vendor offered to sell and the Vendee agreed to purchase the schedule property for the total consideration of Rs. 53,49,000/- (Rupees Fifty three lakh Forty thousand only) free from encumbrances.

Endorsement: Stamp Duty, Tranfer 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	213600	0	0	0	213700
Transfer Duty	NA	0	80100	0	0	0	80100
Reg. Fee	NA	0	26750	0	0	0	26750
User Charges	NA	0	105	0	0	0	105
Total	100	0	320555	0	0	0	320655

Rs. 293700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 26750/- towards Registration Fees on the chargeable value of Rs. 5340000/- was paid by the party through E-Challan/BC/Pay Order No .493MUZ301116 dated .30-NOV-16 of ,SBH/BADEPALLY

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 320555/-, DATE: 30-NOV-16, BANK NAME: SBH, BRANCH NAME: BADEPALLY, BANK REFERENCE NO: 003792758, REMITTER NAME: RAJENDRA TANDALE, EXECUTANT NAME: P. JAGANNATHA REDDY, CLAIMANT NAME: TRANSFORMSUNENERGY PVT.LTD.REP BY RAJENDRA).

Date:

30th day of November, 2016

Signature of Registering Officer
Atmakur

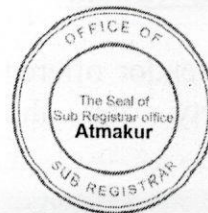
Bk - 1, CS No 5022/2016 & Doct No 4907 / 2016. Sheet 2 of 10 Sub Registrar Atmakur

2016 1938
4907
1403 4907/2016
2016 20208 30

Signature of Registering Officer



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1 Aug 21

The Vendee has already paid the total consideration to the Vendor as follows:

PATLOLA JAGANNADHA REDDY	Rs. <u>53,40,000/-</u> (Rupees <u>Fifty</u> only) <u>Three Lakh forty thousand</u>	D.D.no. <u>11195</u> , dated <u>30-11-16</u> , Bank <u>Axis</u> , Branch <u>Chennai</u>
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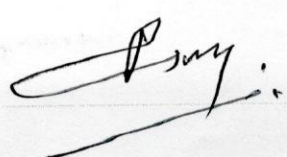
- 1.3. The Vendor hereby acknowledges the receipt of the entire sale consideration as stated herein above and acquits and discharges the Purchaser of any and all liability towards the same. The Vendor confirms that the Purchaser has made the full and final payment in connection with the conveyance of 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:**

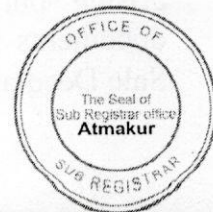
- (a) The Vendor is the absolute owner of the Schedule Property with uninhibited rights of alienation over the same. He is absolutely seized and possessed of and are otherwise well and sufficiently entitled to the Schedule Property;
- (b) The Vendor is in possession and occupation of land and has exclusive 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 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.



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4907/2016, Sheet 3 of 10 Sub Registrar
Atmakur



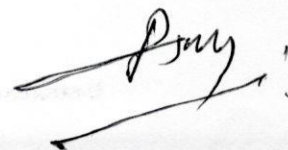
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- (d) There are no easements, quasi-easements, restrictive covenants rights or water courses or other rights or servitudes affecting the Schedule Property. The Schedule Property does not form part of reserved land for Schedule Caste/Schedule Tribe/Assigned 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:**

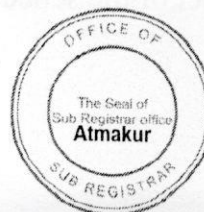
- 4.1. The Vendor has today delivered the vacant physical possession of the Schedule Property to the Purchaser, to have and hold the same forever, free from encumbrances, enjoy the Schedule Property and receive the income and profits there from, as the sole and absolute owner, without any interference or disturbance from the Vendor or any predecessors-in-title and/or from persons claiming through, under or in trust for them;
- 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.

A handwritten signature in black ink, appearing to be 'Prady', is written over a horizontal line.

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Atmakur



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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 assures and declares 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 assures 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 undertake 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.

8. **Stamp Duty and Registration Charges**

The Purchaser has paid the stamp duty and registration charges Rs. 3,20,550 @ 6% vide challan bearing no 493MU2 drawn on SBI Bank 30/11/16

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4967 / 2015. Sheet 5 of 10 Sub Registrar
Atmakur



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SCHEDULE PROPERTY
Description of the Land belongs to Vendor


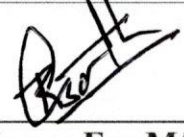
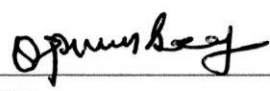
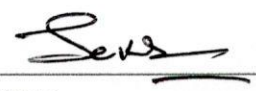
All that land admeasuring Acres 11-11 Cents (comprising of Acres 11-11 Cents in survey no.237) of Perur Village, Devarkadra Mandal, Mahabubnagar District and bounded:

North :: Land of R.Srinivasulu
South :: Verne Road
East :: Land of Harijans
West :: Land of H.Manemma

RULE-3 MARKET VALUE

<u>Village</u>	<u>Survey nos.</u>	<u>Extent</u> <u>Ac.---Cts.</u>	<u>Market value</u> <u>per acre</u> <u>Rs.</u>	<u>Stamp duty +</u> <u>Registration</u> <u>charges/-@ 6.</u> <u>% Total Value</u>
Perur	237	11-11		
Total Extent		11-11		

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: PATLOLA JAGANNADHA REDDY	 Name: For M/s. Transform Sun Energy Private Limited
Witnesses:	
1.  Name: _____	2.  Name: _____

Bk - 1, CS No 5022/2016 & Doct No
4907/2016. Sheet 6 of 10 Sub Registrar
Atmakur



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA



పట్లోల జగన్నాథ రెడ్డి
Patlolla Jagannadha Reddy

పుట్టిన సంవత్సరం/Year of Birth : 1951

పురుషుడు / Male



4857 4540 4500

ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O లేట్ పట్లోల రాచి రెడ్డి.
8-3-228/284, రహమత్ నగర్.
యూసుఫ్ గూడ, హైదరాబాద్. ఆంధ్ర
ప్రదేశ్. 500045

Address: S/O Late Patlolla Rachi
Reddy, 8-3-228/284, Rahamath
nagar, Yousuf guda, Hyderabad,
Andhra Pradesh, 500045

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎ. బాక్స్ నెం. 1947,
పెంజుగూడ-500001

(Handwritten signature)

Bk - 1, CS No 5022/2016 & Doct No 4907 / 2016. Sheet 7 of 10
Sub Registrar
Atmakur

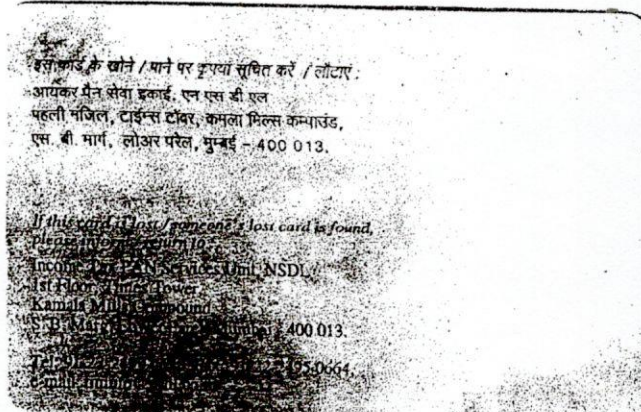


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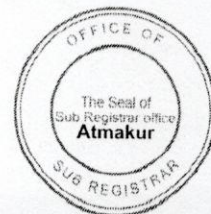
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Bk-1, CS No 5022/2016 & Doct No 64907, Sub Registrar
Atmakur



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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:

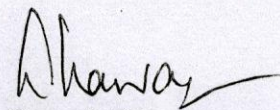
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers, 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.

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

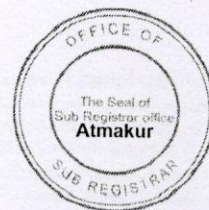



Date: September 12, 2016


Bk-1, CS No 5022/2016 & Doct No C. 1001 -
4907/2016. Sheet 9 of 10 Sub Registrar
Atmakur



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భారత ఎన్నికల సంఘము
సర్టిఫికేట్
ELECTION COMMISSION OF INDIA
IDENTITY CARD
CYV3524220



ఒకరు పేరు : కొత ప్రవీణ్ కుమార్ రెడ్డి
Elector's Name : Kotha Praven Kumar Reddy
తండ్రి పేరు : గోపాల రెడ్డి
Father's Name : Gopal Reddy
లింగము : పు M
పుట్టిన తేదీ : XX/XX/1984

అధికారి : 1-100/A CYV352422
ముత్యాలపల్లి, ముత్యాలపల్లి
దేవరకద్రా, మహబూబ్ నగర్

Address
1-100/A
Mutyalam Palli, Mutyalampalli,
Devarkadra, Mahabubnagar

S. Yampy Basha
30/10/2013

ప్రతిరూప పంతులు
ఒకరు రికార్డుస్ అధికారి
76... దేవరకద్రా శాసనసభ నియోజక వర్గం

Facsimile Signature of
Electoral Registration Officer
76 - Devarkadra Assembly Constituency

ఏదైనా మార్పు మార్పు ఉన్నట్లయితే మరొక వివరాలను
మీ పేరు కారితో చేర్చుకునే మరొక అదే పంతులుతో కలిసి
కొరకున్న పంతులు ఫారంలో ఈ కార్డు పంపించి తెలియజేయండి.
In case of change in address, mention this Card No. in the
relevant form for including your name in the Roll at the
changed address and to obtain the card with same number.

137 / 359

Handwritten signature

Handwritten signature



భారత ప్రభుత్వం
Unique Identification Authority of India

నమోదు సంఖ్య / Enrollment No. : 2022/50021/19328

To
Chintakunta Shekar Reddy
చింతకూట శేఖర్ రెడ్డి
H NO 6/45
DEVARKADRA MANDAL
Mutyalampalle
Vairne Mahabub Nagar
Andhra Pradesh - 509219
9866764117

04/01/2013




KL093980550DF
9388055



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4429 6086 7722

ఆధార్ - సామాన్య ని హక్కు



చింతకూట శేఖర్ రెడ్డి
Chintakunta Shekar Reddy
సంఖ్య : చింతకూట నియోజక వర్గం
Father : CHINTAKUNTA NARASIMHA REDDY

పుట్టిన సంవత్సరం / Year of Birth: 1981
పురుషుడు / Male

Handwritten signature

