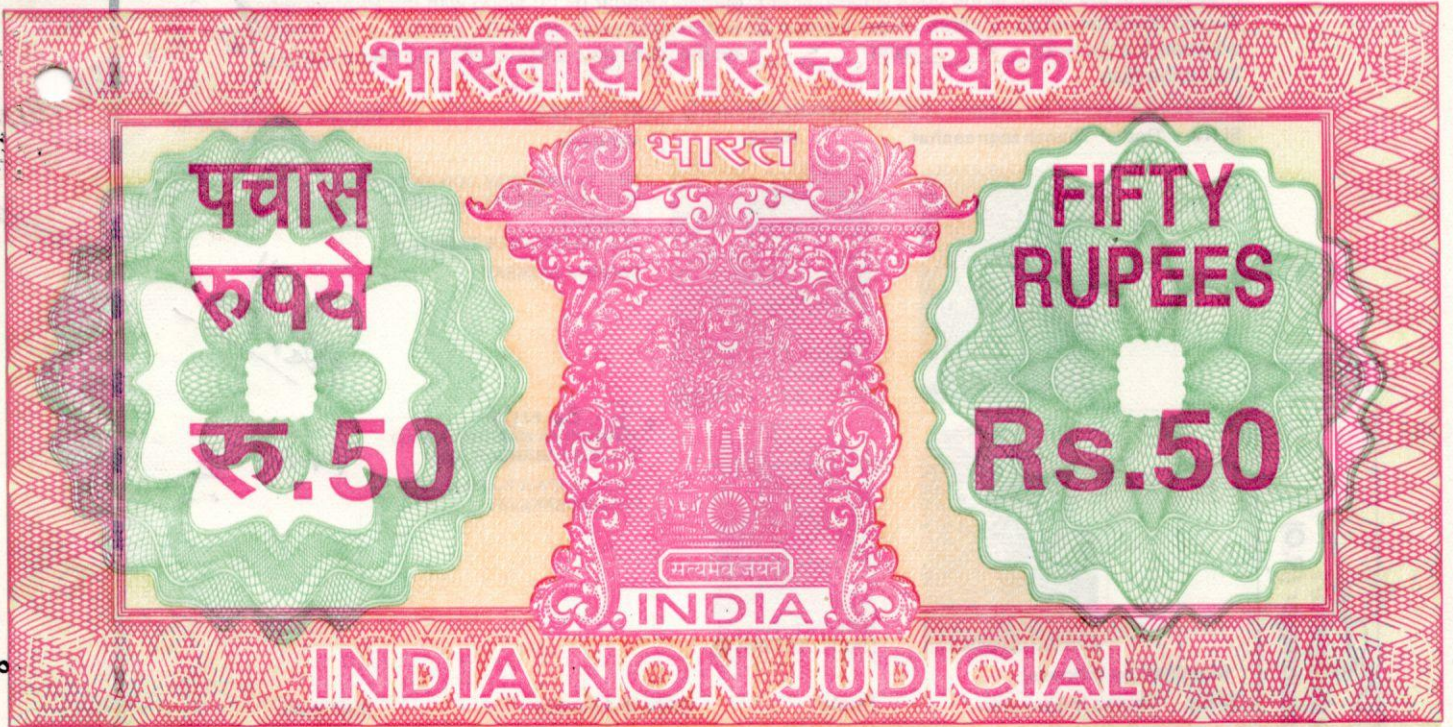


2394/17



తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 914 Date 11 8 FEB 2017

Sold to Ashish Ashok Indarapu & Ashok wasudev Indarapu
for Whom M/s. Transform Sun Energy PVT. LTD.
R/o mumbala

B 850355

G. MURALI KRISHNA
(Licensed Stamp Vendor)

L.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 is made and executed on this 18TH day of **February** 2017 at MAHABUBNAGAR, by and between:

BETWEEN:

Sri. **VELDANDA NARSIMHA RAO**, Son of RAMCHANDER RAO, aged about years, occupation: Agriculture, presently residing at BALEEDUPALLY VILLAGE, ADDAKAL MANDAL, 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.

V.V. Narasimha Rao



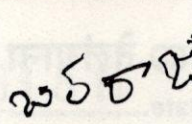


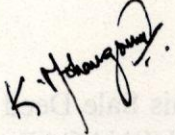
Presentation Endorsement:

Presented in the Office of the Joint Subregistrar1, Mahabubnagar (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 4050/- paid between the hours of 2 and 3 on the 07th day of MAR, 2017 by Sri Moldanda Narsimha Rao

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. [1413-1-2017-2446]	M/S. TRANSFORM SUN ENERGY PVT LTD., REP BY, RAJENDRA TANDALE S/O. BHAUSAHEB TANDALE MUMBAI, MUMBAI	
2	EX		 MOLDANDA NARSIMHA RAO [1413-1-2017-2446]	MOLDANDA NARSIMHA RAO S/O. RAMCHANDER RAO BALEEDUPALLY, ADDAKAL, MAHABUBANGAR	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 BALARAJU::07/03/201 [1413-1-2017-2446]	BALARAJU BALEEDUPALLY	
2		 K. MOHAN GOUD::07/0 [1413-1-2017-2446]	K. MOHAN GOUD HNO.17-1-382/1- 1, NAGARJUNA COLONY, CHAMPAPET, MKV RANGA REDDY	

07th day of March, 2017

Signature of Joint Subregistrar
Mahabubnagar (R.O)

Bk - 1, CS No 2446/2017 & Doct No
8394/2017. Sheet 1 of 11 Joint Subregistrar1
Mahabubnagar (R.O)



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.

WHEREAS:

- V.V. Narasimha Murthy
- (A) The Vendor represents and warrants that, he is the absolute owner and possessor of the land admeasuring Acres 01-14 Gts., (comprising of Acres 00-11 Gts., in survey no. **294/29**, Acres 01-03 Gts., in survey no. **293/0**,) of **BALEEDUPALLY** Village, **ADDAKAL** 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. 408912 vide Patta no. 547 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 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.
- V.V. Narasimha Murthy

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						Tot.
	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	32400	0	0	0	32450
Transfer Duty	NA	0	12150	0	0	0	12150
Reg. Fee	NA	0	4050	0	0	0	4050
User Charges	NA	0	100	0	0	0	100
Total	50	0	48700	0	0	0	48750

Rs. 44550/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4050/- towards Registration Fees on the chargeable value of Rs. 810000/- was paid by the party through E-Challan/BC/Pay Order No. 808SCH010317 dated 02-MAR-17 of SBH/BADEPALLY

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 48700/-, DATE: 02-MAR-17. BANK NAME: SBH, BRANCH NAME: BADEPALLY, BANK REFERENCE NO: 002962720, REMITTER NAME: RAJENDER THANDLE, EXECUTANT NAME: M.NARSIMHA RAO, CLAIMANT NAME: TRANSFORMSUNENERGY PVT.LTD.REP.BY RAJENDER).

Date:

07th day of March, 2017

Signature of Registering Officer
Mahabubnagar (R.O)

Bk-1, CS No 2446/2017 & Doc't No 2394/2017. Sheet 2 of 11 Joint Sub Registrar, Mahabubnagar (R.O)

1938
వ పుస్తకము 2017 సం.ము కా 4
2394 నెంబరుగా రిజిస్టరు చేయబడి
హౌసింగ్ నిమిత్తము గుర్తింపునంజరు.
413-18394 2017 ఇవ్వడమైనది.
2017 సం. March నెల 07 తేది

రిజిస్టరింగ్ అఫీసర్



**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. 8,10,000/- (Rupees EIGHT LAKHS TEN THOUSAND only) free from encumbrances.
- 1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 8,10,000/- (Rupees EIGHT LAKHS TEN THOUSAND only) by way of cheque no. 000 132, dated. 7-03-2012, H D F C Bank, Jangam 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;

V.V. Narasimha Rao



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Mahabubnagar (R.O)



- (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;

V.V. Narasimhan



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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;
- 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.

V.V. Narasimhan



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9394 12012. Sheet 5 of 11 Joint SubRegistrar
Mahabubnagar (R.O)



- 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. 48,700/- @6% vide challan bearing no. 808 SCH-010317 drawn on S.B.H. Bank

SCHEDULE

Description of the Schedule Property

V.V. Narasimha
All that piece and parcel of admeasuring Acres 01-14 Gts., (comprising of Acres 00-11 Gts., in survey no. 294/20, Acres 01-03 Gts., in survey no. 293/0.) of BALEEDUPALLY Village, ADDAKAL Mandal, MAHABUBNAGAR District, Telangana State and bounded by :

North :: Transfrom Sun Eenergy Pvt Ltd
South :: Transfrom Sun Eenergy Pvt Ltd
East :: Transfrom Sun Eenergy Pvt Ltd
West :: Transfrom Sun Eenergy Pvt Ltd

RULE-3 MARKET VALUE

Village	Survey no.	Extent Ac.-Gts.	CONSIDERATION -	
			Market value per acre Rs. 6,00,000/-	Stamp duty + Registration charges/-@ 6. % Total Value
BALEEDUPALLY	<u>294/20</u> <u>293/0</u>	<u>00-11</u> <u>01-03</u>	8,10,000/-	48,700/-
TOTAL		01-14	8,10,000/-	48,700/-

V.V. Narasimha



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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 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."

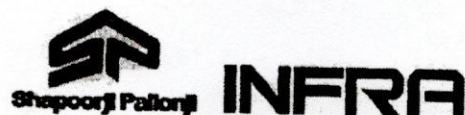
For Transform Sun Energy Private Limited

S. Dhawan
Suresh Dhawan
Director
DIN: 01175807



Date: September 12, 2016

Transform Sun Energy Private Limited
Corporate Identification No. U74900MH2015PTC266126
SP Centre: 41/44, Vinoo 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, Vinoo Desai Marg,
Colaba, Mumbai - 400 005, India





Bk - 1, CS No 2446/2017 & Doct No

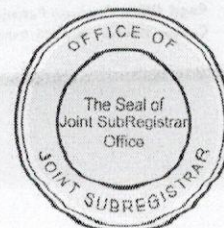
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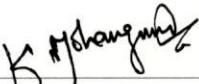
Mahabubnagar (R.O)



Suresh Dhanraj
Director
DIN: 01125807

Date September 12, 2016



VENDOR		<u>Tenant Consenting Party :-</u>	
 Name: Sri. MOLDANDA NARSIMHA RAO VELDANDA		 Name: Smt. SATYAMMA	
PURCHASER			
 Name: RAJENDRA TANDALE For M/s.Transform Sun Energy Pvt. Ltd.			
WITNESSES:			
 1. Name:		 2. Name:	



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Mahabubnagar (R.O)



తెలంగాణ ప్రభుత్వం
భూమి రికార్డుల వివరములు
ఫామ్ 1-B నమూనా (ROR)
(1-ఎ నియమము చూడండి)

+ — Indicates Unsigned; # — Indicates Occupants Name not same as pattadar in the రిమార్కులు column

Print Date :15/02/2017

The information contained made available through this web site is for information only and cannot be utilised as certified/authenticated copy for producing in any court or for enforcing any legal claims etc. under the existing relevant Acts/Rules framed by the Government of Telangana in this context.

జిల్లా:మహబూబ్ నగర్ మండలము:పద్మ మండడి

గ్రామము పేరు :బలీదుపల్లి

విస్తీర్ణం యూనిట్లు : Acres/guntas

నగర్

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/ కౌలుదారు తాకట్టు పెట్టుకున్న వ్యక్తి పేరు/ ఖాతా నెం. (11/12)	రిజిస్టర్ కాని ఋణాది భారాల వివరములు(13)	మౌలిక విలువ(14)	రిమార్కులు
1	మెట్టెండా నర్సింహ రావు	రాంచందర్ రావు	547	109/అ2	మాగాణి	0.0100	1.00	unknown				
2				301/అ2	మాగాణి	0.0100	6.68	పట్టాదారు				
3				19/అ1	మెట్టె	0.0600	1.03	unknown				
4				290/అ2	మాగాణి	0.1100	3.90	unknown				
5				294/2అ	మాగాణి	0.1100	2.49	పట్టాదారు				
6				295/అ5	మెట్టె	0.1100	6.12	unknown				
7				297/అ2	మెట్టె	0.1200	3.34	unknown				
8				298/అ2	మాగాణి	0.1500	8.36	unknown				
9				289/అ2	మాగాణి	0.2100	6.13	unknown				
10				293/అ	మాగాణి	1.0300	10.02	పట్టాదారు				
					మొత్తం విస్తీర్ణం	3.1200	49.07					

V. V. R. S. S.

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8394 / 2012. Sheet 9 of 11
 Joint SubRegistrar
 Mahabubnagar (R.O)





भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

Address:

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

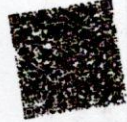
6866 1749 7172



भारत सरकार
GOVERNMENT OF INDIA



राजेन्द्र भाऊसाहेब तांदळे
Rajendra Bhausaheb
Tandale
जन्म तारीख/ DOB: 04/05/1989
पुरुष / MALE



6866 1749 7172

[Handwritten signature]

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Mahabubnagar (R.O)



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACUPV0766C



नाम /NAME

VENKATA NARASIMHA RAO
VELDANDA

पिता का नाम /FATHER'S NAME

RAMACHANDER RAO VELDANDA

जन्म तिथि /DATE OF BIRTH

24-06-1959

हस्ताक्षर /SIGNATURE

V.V. Narasimha Rao

मुख्य आयकर अधिकारी, आंध्र प्रदेश

Chief Commissioner of Income-tax, Andhra Pradesh

V.V. Narasimha Rao



भारत प्रभुत्व

Government of India



बालराजू

BALARAJU

पिता : रंगन्ना

Father : RANGANNA

पुष्टि संवत्सर /Year of Birth: 1950

पुरुष / Male

8414 9744 2394



आधार - सामान्य निवासी

बालराजू



भारत सरकार



आधार



भारत प्रभुत्व

Unique Identification Authority of India
Government of India

नमाद संख्या / Enrollment No. : 1118/60727/00598

To

Kongala Mohan Goud

कोंगल मोहान गौड

S/O: K Bal Raju Goud

17-1-382/1-1

Nagarjuna Colony

Champapet

Almasguda

Vaishalinagar, K. V. Rangareddy

Andhra Pradesh - 500079

9392576595

08/05/2013



KL124131670FT

12413167



मि आधार संख्या / Your Aadhaar No. :

6152 2759 2996

आधार - सामान्य निवासी



भारत प्रभुत्व

Government of India

कोंगल मोहान गौड

Kongala Mohan Goud



पुष्टि संवत्सर /Year of Birth: 1987

पुरुष / Male

6152 2759 2996



आधार - सामान्य निवासी

Kongala Mohan Goud

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Mahabubnagar (R.O)

