

తెలంగాణ తెలంగాణ TELANGANA

B 850425

Sl. No. 1696 Date 17 MAR 2017

Sold to Ashish Ashok Indarapu & Ashok wasudev Indarapu & Mumbai
for Whom... m/s. Transform Sun Energy PVT- LTD.

G. MURALI KRISHNA
(Licensed Stamp Vendor)
L.No 1405 002/1995, R.No.1405 008/2017
H.No 10.6, Kaverammampeta, Jadcherla
Pin 509 301. Ph. No:9440656356

SALE DEED

This Sale Deed is made and executed on this 17TH day of MARCH 2017 at MAHABUBNAGAR, by and between:

BETWEEN:

Sri. HARIJAN VENKATAIAH, Son of HARIJAN CHENNAPPA, aged about years, occupation: Agriculture, presently residing at PERUR VILLAGE, DEVARAKADRA 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.**





LT. Harijan Venkataiah


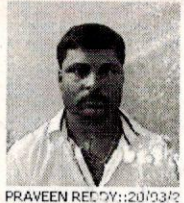
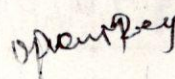

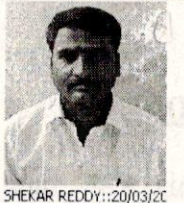
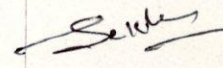
Presentation Endorsement:

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, 1903 and fee of Rs. 1750/- paid between the hours of 9 and 4 on the 20th day of MAR, 2017 by Sri S.Govindu

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 EN [1413-1-2017-2905]	M/S TRANSFORM SUN ENERGY PVT LTD REP BY ASHISH ASHOK INDARAPU S/O. ASHOK WASUDEV INDARAPU SP CENTRE, 41/44, MINOO DESAI MARG, COLAB, MUMBAI	
2	EX		 HARIJAN VENKATAIAH; [1413-1-2017-2905]	HARIJAN VENKATAIAH S/O. HARIJAN CHENNAPPA PERUR, DEVARKADRA, MAHABUBNAGAR	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 PRAVEEN REDDY::20/03/20 [1413-1-2017-2905]	PRAVEEN REDDY MUTYALAMPALLY, MAHABUBNAGAR	
2		 SHEKAR REDDY::20/03/20 [1413-1-2017-2905]	SHEKAR REDDY MUTYALAMPALLY, MAHABUBNAGAR	

20th day of March, 2017

Signature of Joint SubRegistrar1
Mahabubnagar (R.O)

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2973 12017 Sheet 1 of 12 Joint SubRegistrar1
Mahabubnagar (R.O)



In favour of

LT. H. Venkataiah

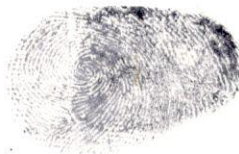
M/s. Transform Sun Energy Private Limited a Company incorporated under the provisions of the Companies Act, 1956 having its office at SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai-400 005 represented by its authorized signatory Mr. ASHISH ASHOK INDARAPU son of. ASHOK WASUDEV INDARAPU, aged about 35 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:

LT. (A) The Vendor represents and warrants that, he is the absolute owner and possessor of the land admeasuring Acres 00-88 Cents., (comprising of Acres 00-88 cents., in survey no. **231/6**) of PERURU Village, DEVARAKADRA 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. 0954 vide Patta no. 954 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.



LT. H. Venkataiah

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	14000	0	0	0	14050
Transfer Duty	NA	0	5250	0	0	0	5250
Reg. Fee	NA	0	1750	0	0	0	1750
User Charges	NA	0	100	0	0	0	100
Total	50	0	21100	0	0	0	21150

Rs. 19250/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1750/- towards Registration Fees on the chargeable value of Rs. 350000/- was paid by the party through E-Challan/BC/Pay Order No ,881FRK170317 dated ,17-MAR-17 of ,SBIN/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 21100/-, DATE: 17-MAR-17, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5283750654514, PAYMENT MODE: DC-1000200, ATRN: 5283750654514, REMITTER NAME: ASHISH ASHOK INDARAPU, EXECUTANT NAME: H. VENKATAIAH, CLAIMANT NAME: TRANSFORMSUNENERGY PVT.LTD.REPBYASHISH)

Date:

20th day of March, 2017

Signature of Registering Officer
Mahabubnagar (R.O)

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వి పుస్తకము 2017 సం॥ము 1938
2973 సం॥ముగా రిజిస్టరు చేయబడి
స్కానింగ్ సిమిటము గుర్తింపునంబరు.
413-1 2973 2017 ఇవ్వడమైనది
2017 సం॥ MAR నెల 20th తేది

రిజిస్టరింగ్ ఆఫీసర్



**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. 3,50,000/- (Rupees THREE LAKHS FIFTY THOUSAND only) free from encumbrances.
- 1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 3,50,000/- (Rupees THREE LAKHS FIFTY THOUSAND only) by way of cheque no. 000053, dated. 20-3-2017, HDFC Bank, Siddipet 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;



— LT. H. Venkataiah



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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;



— LT. H. Venkataraj



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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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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. 21,100/- @6% vide challan bearing no. 881FRK 170317 drawn on S.B.H. Bank

SCHEDULE

Description of the Schedule Property

All that piece and parcel of admeasuring Acres 00-88 Cents., (comprising of Acres 00-88 cents., in survey no. **231/6**) of PERURU Village, DEVARAKADRA Mandal, MAHABUBNAGAR District, Telangana State and bounded by :

North :: LAND BELONGS TO TRANSFORM SUN
ENERGY PVT. LTD.
South :: LAND BELONGS TO TRANSFORM SUN
ENERGY PVT. LTD.
East :: LAND OF GOLLA KISTAIAH
West :: REMAINING LAND IN SY. NO. 231



— LT. H. Venkataid



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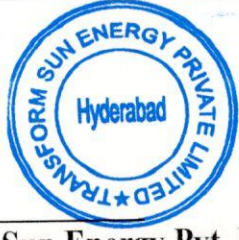
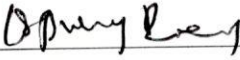
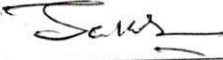
Joint SubRegistrar
Mahabubnagar (R.O)



RULE- 3 MARKET VALUE

Village	Survey no.	Extent Ac.-Cents.	CONSIDERATION -	
			Market value per acre Rs. 4,00,000/-	Stamp duty + Registration charges/-@ 6. % Total Value
PERURU	231/6	00-88	3,50,000/-	21,100/-

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
 LT	 
Name: Sri. HARIJAN VENKATAIAH	For M/s. Transform Sun Energy Pvt. Ltd.
WITNESSES:	
1.  Name:	2.  Name:

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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.

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."

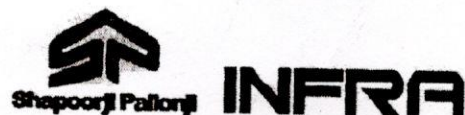
For Transform Sun Energy Private Limited

Ashwan
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



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2973/2017

Joint SubRegistrar
Mahabubnagar (R.O)



INSTRUMENT



Director
DIN: 0112507

Date: September 12, 2018

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 :15/03/2017

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.

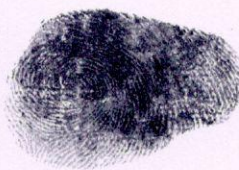
జిల్లా: మహబూబ్ నగర్ మండలము: దేవర కర్త

గ్రామము పేరు : పేరూరు

విస్తీర్ణం యూనిట్లు : Acres/cents

నగర్

పరుస 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/ కొలుదారు తాకట్టు పెట్టుకున్న వ్యక్తి పేరు/ ఖాతా నెం. (11/12)	రిజిస్టర్ కాని ఋణాది భారాల వివరములు(13)	మౌలిక విలువ(14)	రిమార్కులు
1	హరిజన్ వెంకటయ్య	హరిజన్ చేనప్ప	954	321/రు	మెట్ట	0.1400	0.10	అనువంశికము				+
2				231/రు	మెట్ట	0.8800	0.65	అనువంశికము				+
					మొత్తం విస్తీర్ణం	1.0200	0.75					



4,00,000/-

14,000/-
5,250/-
1,750/-
100/-

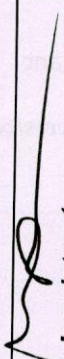
Bk - 1, CS No 2905/2017 & Doct No

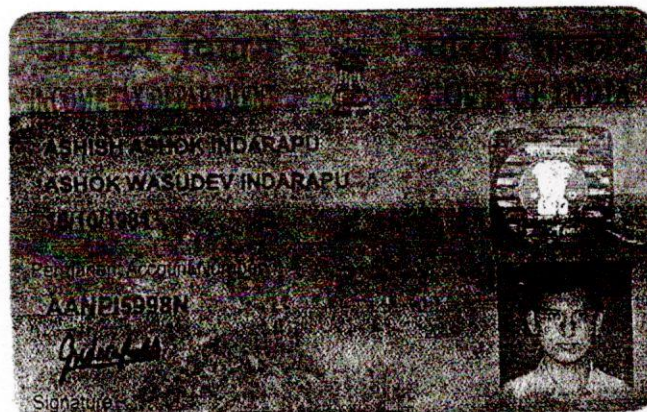
2973 / 2017

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Joint SubRegistrar

Mahabubnagar (R.O)





Andersson



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Mahabubnagar (R.O)





భారత ప్రభుత్వం

Unique Identification Authority of India

సమాచిత సంఖ్య / Enrollment No. 2022/50021/19328

To
Chintakunta Shekar Reddy
చింతకుంటా శేఖర్ రెడ్డి
H NO 6/45
DEVAKKADRA MANDAI
Muthyalampalle
Vanne Mahabub Nagar
Andhra Pradesh 505219
9866764117

04/07/2013



KI 093980550DF
9398055



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4429 6086 7722

ఆధార్ - సామాన్య విహకర్



చింతకుంటా శేఖర్ రెడ్డి
Chintakunta Shekar Reddy
చింతకుంటా నరసింహారెడ్డి
Father CHINTAKUNTA NARASIMHAREDDY

జన్మ సంవత్సరం/Year of Birth: 1981
పురుషుడు: Male



భారత ఎన్నికల సంఘము
భారత ఎన్నికల సంఘము
ELECTION COMMISSION OF INDIA
IDENTITY CARD
24/20

ఎలక్టర్ పేరు : కోత ప్రవీణ్ కుమార్ రెడ్డి
Electer's Name : Kotha Praven Kumar Reddy
తండ్రి పేరు : గోపాల్ రెడ్డి
Father's Name : Gopal Reddy
దినము : 20/08/1984
పుట్టిన తేదీ : Date of Birth: XX/XX/1984

Signature

భారత ఎన్నికల సంఘము
భారత ఎన్నికల సంఘము
ELECTION COMMISSION OF INDIA
IDENTITY CARD
24/20

ఎలక్టర్ పేరు : కోత ప్రవీణ్ కుమార్ రెడ్డి
Electer's Name : Kotha Praven Kumar Reddy
తండ్రి పేరు : గోపాల్ రెడ్డి
Father's Name : Gopal Reddy
దినము : 20/08/1984
పుట్టిన తేదీ : Date of Birth: XX/XX/1984

Signature



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Mahabubnagar (R.O)





भारत सरकार
GOVERNMENT OF INDIA



హరిజన ఎర్ర వెంకటయ్య
HARIJANA ERRA VENKATAIAH
పుట్టిన తేదీ/ DOB: 28/09/1970
పురుషుడు / MALE



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ఆధార్-సామాన్యమానవుడి హక్కు



H. Venkataiah



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

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Aadhaar-Aam Admi ka Adhikar



Bk - 1, CS No 2905/2017 & Doct No
2973/2017 Sheet 12 of 12 Joint SubRegistrar
Mahabubnagar (R.O)

