

10072/16



తెలంగాణ తేలంగానా TELANGANA

SI No: 1896 Date: 23-07-16
SOLD TO Rajendra Tamble S/o Bashu Saltaide R/o. Mumbai
FOR WHOM Transfam Sun Energy pvt. Ltd

V. Arun Kumar D 320199
V. ARUN KUMAR
Licensed Stamp Vendor
L.No. 17-09-031/2012, R.L. No. 17-09-023/2015
H.No. 12-3-5, Kanchit Chowrasta,
Medak Road, Siddipet, Dist: Medak
Cell: 9885540158

SALE DEED

This Sale Deed (the "Sale Deed") is made and executed on this the 26th day of July, 2016 at Wanaparthi, Mahabubnagar District, Telangana State.

BETWEEN:

Kanduru Nawadi alias Nawaz Reddy, son of Ram Reddy, aged about 52 years, Occupation: Agriculture, presently residing at Varni Village, Devarkadra Mandal, Mahabubnagar District, 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.**






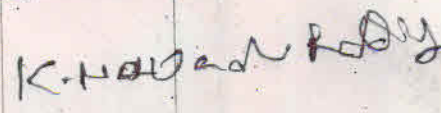
In favour of

K. Nawaz Reddy






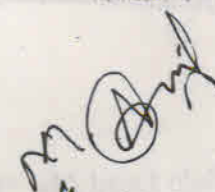
Presentation Endorsement:

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. 3450/- paid between the hours of _____ and _____ on the 26th day of JUL, 2016 26th day of JUL, 2016 by Sri C.Subhadramma

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 RAJENDRA TANDALE [1412-1-2016-1084]	RAJENDRA TANDALE[R]/M/S TRANSFORM SUN ENERGY PVT LTD,	
2	EX		 KANDURU NAWA [1412-1-2016-10]	KANDURU NAWADI ALIAS NAWAZ REDDY S/O. RAM REDDY VARNI DEVARKADRA, M.NAGAR	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 SYED ESARUDDIN::: [1412-1-2016-1084]	SYED ESARUDDIN S/O.VIGHARUDDIN R/O.KAMAREDDY	
2		 M. ANIL::26/07/2016 [1412-1-2016-1084C]	M.ANIL S/O.HARICHARANAM R/O.SIDDIPET	

26th day of July, 2016

Signature of Joint SubRegistrar16
Wanaparthy

Bk - 1, CS No 10840/2016 & Doct No
10072/2016. Sheet 1 of 11 Joint SubRegistrar16
Wanaparthy

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(TAN # MUMT1982F) 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 Vendors 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 2-14 Guntas in survey no.209/E3 and Acres 0-10 Guntas in survey no.211/E2 Acres 0-09 Guntas, in survey no.210/E3 Acres 0-17Guntas, in survey no.212/E2 Acres 0-09 Guntas, in survey no.213/B Acres 1-09 Guntas) of Baleedupalli Village, Pedda Mandadi Mandal, Mahabubnagar District, Telangana State, more particularly described in the **Schedule** hereto, and hereinafter referred to as the "**Schedule Property**", having acquired the same under Sale Deed bearing no.78 of 1986 dated 08.01.1986 and got mutated his name in the revenue records and Pattadar Pass Book and Title Deeds bearing no.W 353058,vide Patta no.153 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 she 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 sum of Rs.6,90,000/- (Rupees Six Lakhs Ninty Thousand only) free from encumbrances.

K. Navad Reddy

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	27500	0	0	0	27600
Transfer Duty	NA	0	10350	0	0	0	10350
Reg. Fee	NA	0	3450	0	0	0	3450
User Charges	NA	0	105	0	0	0	105
Total	100	0	41405	0	0	0	41505

Rs. 37850/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3450/- towards Registration Fees on the chargeable value of Rs. 690000/- was paid by the party through E-Challan/BC/Pay Order No ,745KIR260716,925VM0260716 dated ,26-JUL-16,26-JUL-16 of ,SBIN,SBIN/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 22160/-, DATE: 26-JUL-16, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0010310359641, PAYMENT MODE: DC-1000200, ATRN: 0010310359641, REMITTER NAME: RAJENDRA BAHUSAHEB TANDALE, EXECUTANT NAME: K.NAWAZ REDDY, CLAIMANT NAME: RAJENDRA BAHUSAHEB TANDALE. (2). AMOUNT PAID: Rs. 19245/-, DATE: 26-JUL-16, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6366269259641, PAYMENT MODE: DC-1000200, ATRN: 6366269259641, REMITTER NAME: RAJENDRA BAHUSAHEB TANDALE, EXECUTANT NAME: K.NAWAZ REDDY, CLAIMANT NAME: RAJENDRA BAHUSAHEB TANDALE

Date:

26th day of July, 2016

Signature of Registering Officer
Wanaparthy

Certificate of Registration

Registered as document no. 10072 of 2016 of Book-1 and assigned the identification number 1 - 1412 - 10072 - 2016 for Scanning on 26-JUL-16 .

Registering Officer
Wanaparthy
(N.Srinivasulu)

- 1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 6,90,000/- (Rupees Six Lakhs Ninty Thousand only) by way of D.D. bearing no.497147, dated-22/07/2016,Axis Bank, Mumbai 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; 201/1983.
- (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;

K. Navarathna Reddy

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 Rs. 22160 @6% vide challan bearing no _____ drawn on S.B.H. Wangparthi Bank

K. Navar. Reddy

SCHEDULE

Description of the Schedule Property





All that piece and parcel of land admeasuring Acres 2-14 Guntas, in survey no.209/E3 and Acres 0-10 Guntas in survey no.211/E2 Acres 0-09 Guntas, in survey no.210/E3 Acres 0-17Guntas, in survey no.212/E2 Acres 0-09 Guntas, in survey no.213/B Acres 1-09 Guntas) of Baleedupalli Village, Pedda Mandadi Mandal, Mahabubnagar District, Telangana State and bounded by :

North :: Land comprised in survey no.217, land belongs to Ramappa and Madhava Reddy
South :: Lake
East :: Land belongs to Golla Uttanna, survey nos.208 & 213
West :: Land belong to Kanduru Konda Reddy

RULE- 3 MARKET VALUE

<u>Vendor</u>	<u>Survey no.</u>	<u>Extent Ac.--- Gts.</u>	<u>Market value per acre</u>	<u>Stamp duty + Registration charges/-@ 6. % Total Value</u>
Kanduri Nawadi Reddy	209/E3,210/E3, 211/E3 212/E2, 213/B	2-14	2,93,617-02	
Total		2-14	6,90,000/-	42305/-

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: Kanduri Nawadi Reddy	 For M/s. Transform Sun Energy Private Limited
WITNESSES:	
1. 	2. 



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



నవాజ్ రెడ్డి
NAVAJ REDDY
తండ్రి : కందూర్ రాంరెడ్డి
Father : KANDOOR RAMREDDY

పుట్టిన సంవత్సరం/Year of Birth: 1960
పురుషుడు / Male

7227 4535 1412



ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరువామా, ఇంటి నం 1-47
దేవరకడ్ర మండలం, వర్నె, వారనే
మహబూబ్ నగర్ జిల్లా, ఆంధ్ర ప్రదేశ్
509219

Address: h no 1-47,
devarakadra mandalam,
Vame, Vame, Mahbubnagar,
Andhra Pradesh, 509219

1947
1800 180 1947

help @ uidai.gov.in

www.uidai.gov.in

సీ.ఎ. హెల్ప్ లైన్ 1947,
చెంబూరు-560001

K. N. Reddy



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O విగార్ రుద్దన్ 4-3-6
కృణ మొహల్లా పెద్ద బజార్, కామారెడ్డి
కామారెడ్డి, కామారెడ్డి, నిజామాబాద్
ఆంధ్ర ప్రదేశ్, 503111

Address: S/O Vigar 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

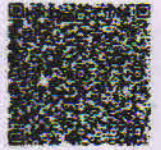
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నిజామాబాద్-503001



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సయీద్ షాసరుద్దీన్
Syed Esaruddin

జన్మ సంవత్సరం Year of Birth: 1965
ప్రభుత్వం - Male



8499 7149 7281

ఆధార్ - సామాన్యని హక్కు

(Signature)



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: శాం మరుపల్లి హరిచరాణం,
ఇంటి నం. 12-189, మెదక్ రోడ్,
మొదలవన కాలనీ, జి. పి. ప్రశాంతి నగర్,
సిద్దిపేట, సిద్దిపేట, మెదక్, ఆంధ్ర ప్రదేశ్,
502103

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

1947
1800 180 1947

help@uidai.gov.in

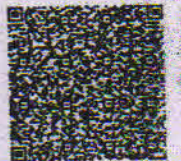
www.uidai.gov.in

పి.ఎ. బి.ఎ. పి.ఎ. 1947,
నిజామాబాద్-503001



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మరుపల్లి అనిల్
Marupally Anil
Mother: Marupally Jayamma
తల్లి: మరుపల్లి జయమ్మ
జన్మ సంవత్సరం Year of Birth: 1988
ప్రభుత్వం / Male



2851 8589 2410

ఆధార్ - సామాన్యని హక్కు

(Signature)


mee seva
easier, faster


మీ సేవ
సులభంగా, వేగంగా

TS00AA 81548447

తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

1-బి నమూనా (ROR)

Application No:



ROR021608634816

Date : 18/07/2016

జిల్లా : మహబూబ్ నగర్
మండలము : పెద్ద మందడి

గ్రామము : బరీదునల్లి
విస్తీర్ణము యూనిట్లు : ఎ.గుం./చి.మం.

సరుకు నం.	పట్టాదారు పేరు	(తుది/ప్రథమ పేరు)	ఖాతా నంబరు	సర్వే నంబరు	భూమి వివరణ	ముఖ్య విస్తీర్ణము	శిస్తు	పట్టాదారుకు ఏ ఏదయినా సంతకమిచ్చినది/ సాగుచేసారు	యజమాని/ కొలుదారు తాకట్టు పట్టుకున్న వ్యక్తి పేరు ఖాతానంబరు	రిజిస్టరు కాని యజమాని భారల వివరములు	మౌలిక విలువ
1	2	3	4	5	6	7	8	9/10	11/12	13	14
1	కందూరు సవాజీ రెడ్డి	రాంరెడ్డి	153	213/అ	మూగాటి	1.0900	10.5900	✓			
2	కందూరు సవాజీ రెడ్డి	రాంరెడ్డి	153	212/అ2	మూగాటి	0.0900	2.1800	✓			
3	కందూరు సవాజీ రెడ్డి	రాంరెడ్డి	153	211/అ2	మూగాటి	0.0900	1.9500	✓			
4	కందూరు సవాజీ రెడ్డి	రాంరెడ్డి	153	210/అ3	మెట్ట	0.1700	0.2000	✓			
5	కందూరు సవాజీ రెడ్డి	రాంరెడ్డి	153	209/అ3	మెట్ట	1.0500	0.6100	K-10			
6	కందూరు సవాజీ రెడ్డి	రాంరెడ్డి	153	207/అ	మెట్ట	0.3800	0.6500	X			

Verified by NANCHERLA RAJENDHAR REDDY

Certified By

Name: Y.P. RAMESH

Designation: TAHSILDAR

Mandal: పెద్ద మందడి

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.

<http://tgasp.meeseva.gov.in/TSWebPortal/UserInterface/citizen/RevenueServices/RORCert...> 7/18/2016

MEE SEVA

MEE SEVA

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

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 / माने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स 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: 011-22724000 / 22724001 / 22724002 / 22724003 / 22724004
e-mail: pan@nsdl.co.in