

මීපරු तेलंगाना TELANGANA

E 327855

SI. No. 1020|Date: 11-11-2016
Sold to. JAYDEEP SURESH PAWAR S/O SURESH SHANKAR PAWAR R/O MUMBAI
For Whom. M/s Transform Sun Energy Private Limited

Name: S. SHIVA PRASAD

(Licensed Stamp Vendor)
L No.1405 001/2012, R.No.1405 017/201
Shop No. 9-84, Opp. TAHSILDAR OFFIC
BADEPALLY VILLAGE, JADCHERI A
MANDAL, MAHABUBNAGAR DIST.
Pin Code 509 301, Ph No. 9703744314

SALE DEED

This Sale Deed (the "Sale Deed") is made and executed on this the 11th day of November, 2016 at Mahabubnagar, Telangana State.

BETWEEN:

Smt. KOTLA JANAKAMMA, wife of SAI REDDY, aged about 54 years, Occupation: HOUSE WIFE. R/o H. No. 1-19, BALEEDUPALLE VILLAGE, PEDDA MANDADI (OLD), ADDAKAL (NEW) MANDAL, MAHABUBNAGAR DIST.,

hereinafter referred to as "VENDOR"

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1 | Page

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. 1200/- pald on the 11th day of NOV, 2016 by Sri Kotla between the hours of _____ and ___ Janakamma

Execution admitted by (Details of all Executants/Claimants under Sec 32A): SI No

Code Thumb Impression CL 1

Photo

M/S. TRANSFORM SUN ENERGY PVT.LTD.,REP BY,JAYDEEP SURESH PAWAR S/O. SURESH SHANKAR PAWAR SP CENTRE,41/44, MINOO DESAI

Address

MARG,, COABA, MUMBAI

Signature/Ink Thumb

Impression

2

Joint Subregistrar1 Mahabubnagar (R.O)

CS No 15091/2016 & Doct No

1 of 12

Sheet





M/S. TRANSFORM SUN [1413-1-2016-15091]

KOTLA JANAKAMMA W/O. SAI REDDY HNO.1-19, BALEEDUPALLI, PEDDAMANDADI (OLD),ADDAKAL(NEW), MAHABUBANGAR



Identified by Witness:

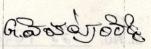
EX

Thumb Impression



VENKAT RAM REDDY HNO.1-3,BALLEDPALLE,MAHABUBNA

Name & Address



Signature

2



KHADAR PASHA HNO.1-1-169,KOLLAPUR

SHPAWARSK

11th day of November, 2016

Signature of

SHOUL MOTEA JANAKAMMA, wife of SAI REDDY, aged about 34 years Occupation: HOUSE WIFE ROUT. No. 1-19, BALEFDUFALLE VILLAGE

Mahabubnagar (R.O)





In favour of

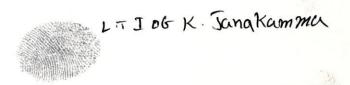
M/s. Transform Sun Energy Private Limited a Company incorporated under the provisions of the Companies Act, 1956 having its office at SP Centre, 41/44, Minoo Desai Marg, Coaba, Mumbai-400 005 represented by its authorized signatory Mr. JAYDEEP SURESH PAWAR son of. SURESH SHANKAR PAWAR, aged about 23 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:

The **Vendor** is the absolute legal owner and possessor of all that land admeasuring total Extent Acres 02-14 Guntas, (comprising of Acres 02-14 Guntas in survey No. 291/ Θ) of BALEEDUPALLE Village, ADDAKAL (old PEDDAMANDADI) Mandal, Mahabubnagar District, Telangana State more particularly described in the **Schedule** hereto and hereinafter referred to as the "**Schedule Property**" both parties having acquired the same by inheritance and got mutated their names in the revenue records and Pattadar Pass Book and Title Deeds bearing no. 238247, vide Patta No. 666 have been issued in respect thereof.

- (A) The Vendor being a Kartha of his family is desirous of selling the Property detailed herein above to the Purchaser in order to meet his family legal necessities and welfare thereof, more fully described in the schedule annexed under and hereinafter referred to as "the Schedule Property".
- (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.



Joint Subregistrar1 Mahabubnagar (R.O) CS No 15091/2016 & Doct No Sheet 2 of 12

Description	in the Form of									
of Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	. Total			
Stamp Duty	100	0	9400	0	0	0	9500			
Transfer Duty	NA	. 0	3525	. 0	0	0	3525			
Reg. Fee	NA .	0	1200	0	0	0	1200			
User Charges	NA	0	105	0	0	0	105			
Total	100	0	14230	. 0	0	0	14330			

Rs. 12925/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1200/- towards Registration Fees on the chargeable value of Rs. 245000/- was paid by the party through E-Challan/BC/Pay Order No ,703RZG111116 dated ,11-NOV-16 of ,SBH/BADEPALLY

E-Challan Details Received from Bank:

(1). AMOUNT PAID: Rs. 14230/-, DATE: 11-NOV-16, BANK NAME: SBH, BRANCH NAME: BADEPALLY, BANK REFERENCE NO: 002161693, REMITTER NAME: JAYDEEP SURESH PAWAR, EXECUTANT NAME: JANAKAMMA, CLAIMANT NAME: JAYDEEP SURESH PAWAR).

Date:

11th day of November, 2016

egistering Officer Mahabubnagar (R.O)

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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. 2,45,000/- (Rupees TWO LAKHS FOURTY FIVE THOUSAND Only) free from encumbrances.

1.2. The Vendee has already paid the total consideration to the Vendor as follows;

Smt. KOTLA	Rs. 2,45,000/- (Rupees TWO LAKHS	CHEQUE No. <u>625555</u>
JANAKAMMA	FOURTY FIVE THOUSAND only)	dated 11-11-2016, Bank AXIS, Branch
		GACHIBOWLI.

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 is 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;

1.7. Iot K. Janakamma

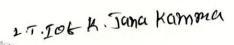


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- (c) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lis pendens etc; there is no latent defect in the title of the Vendor and shall be conveyed to the Purchaser as such; the Vendor assures 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.
- (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;



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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;

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 assured and declared 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 assured 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 undertakes 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.

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8. Stamp Duty and Registration Charges



The Purchaser has paid the stamp duty and registration charges Rs. 14,885/@6% vide challan bearing no. 703 . R24 . 11 11 16 __drawn on S.B.H. Bank

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SCHEDULE-A Description of the Land

All that piece and parcel of agriculture dry land admeasuring Acres 02-14 Gts., in survey no. 291/6 of BALEEDUPALLE Village, PEDDAMANDADI (OLD), ADDAKAL (NEW) Mandal, Mahabubnagar District, Telangana State and bounded;

North :: LAND BELONGS TO M/s. Transform Sun

Energy Private Limited

South :: LAND OF NARSIMHA REDDY

East :: CHERUVU KALUVA

West :: LAND BELOGS TO M/s. Transform Sun

Energy Private Limited

RULE-3 MARKET VALUE

<u>Village</u>	Survey nos.	Extent AcGts.	Market value per acre Rs. 1,04,255/-	Stamp duty + Registration charges/-@ 6. % Total Value
BALEEDUPALLE	291 /ම	02-14	2,45,000/-	14,885/-

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		
17 I O & Jamai	kamma	
78		
Name: Smt. KOTLA JANAKAMMA,		
PURCHASER		
Formar John John John John John John John John		
Name: For M/s. Transform Sun Energy	Private Limited	
Witnesses:		
1. B. Boy 55006	2. Jodan 2	
Name:	Name: V	

| Sb 71/2016 & Doct No | Sb 71/2016 & Doct No | Sb 71/2016 & Sheet 6 of 12 Joint Subregistrar1 | Mahabubnagar (R.O)

The Seal of Joint Subregistral Office





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BK - 1, CS No 15091/2016 & Doct No Subregistrar1



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

 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, maters 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

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, Wumbai - 400 005, India





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE SOARD OF DIRECTORS OF TRANSPORM 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

of the Board be and is hereby accorded to acquire land loc name of the Company for the purpose of developing 100MW salar power project Mehabubnagar district ("the said premises")

to sign and execute the Agreement for Sale. Sale Deed and all other rela-

to sign and execute necessary forms, papers, deeds and other docume said Agreement duly registered

RESOLVED FURTHER THAT the Common Seal of the Consany, it required the effixed to aforesaid documents. In accordance with the previsions of the Articles of Associations of Company, in the presence of any of the aforesaid signatories.

RESOLVED FURTHER THAT the Common Seal be taken for execution state limits of the Registered Office, if need be

For Transform Sun Energy Private Limited





Mahabubnagar (R.O)

Joint Subregistrar1

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Sheet 8 of 12





భారత ప్రభుత్వం Unique Identification Authority of India Government of India

నమోదు సంఖ్య / Enrollment No. : 2022/60076/00858

TO KOTLA JANAKAMMA

కోట్ల జానకమ్మ

H N 1-19 BALEEDUPALLE PEDDAMANDADI MANDAL

Baleedupalle Kanmanur,Mahabub Nagar Andhra Pradesh - 509381 9912192573



KL115040750FT

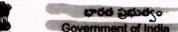
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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6046 9053 1399

ఆధార్ – సామాన్యుని హక్కు



కోట్ల జానకమ్మ KOTLA JANAKAMMA

ಳಂತ್ರಿ: ರಂಗಾಶಕ್ಷಿ Father : RANGA REDDY

పుట్టిన సంవత్సరం/Year of Birth: 1962 ا Female

6046 9053 1399



ఆధార్ – సామాన్యుని హక్కు



LT. JOB K. Janakumma

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Bk-1, CS No 15091/2016 & Doct No Subregistrar1





పట్టాదారు పాసు పుస్తకం ఆంధ్రప్రదేశ్ ప్రభుత్వం

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140537040666 Unique NO:

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Joint Subregistrar1 Mahabubnagar (R.O)					3-35	5	హహ్మ మహ్మల టి.	
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		Carrynas			25-04-2012 Drissued: 07-07-2012	//	The Seal of Joint SubRegistrar Office	మ్జ్రీడార్లకు ఇచ్చిన



్రామికి గుంటు ట్రాథకార సంస్థ Unique Identification Authority of India

చిరునామా:, ఇంటి సం 1-3, బి సీ వాడ కన్మనూరు పీఒ పెద్ద మందాడి మండలం బరీడుపల్లి, కన్మనూర్, మహబూబ్ నగర్ **පං**රු නුක්දි, 509381

Address: H NO 1-3, B C WADA, KANMANURU PO PEDDAMANDADI MANDAL, Baleedupalle, Mahabub Nagar, Kanmanur, Andhra Pradesh, 509381

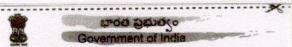
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గాని పెంకట్రామ్ రెడ్డి Gouni Venkatram Reddy ಕಂತೆ : ಗೆಕ್ಕಿಕ ಕತ್ತೆ Father : GOPAL REDDY

නතුන කංඛණුරං/Year of Birth: 1957 තුරුතුයා / Male

3365 2283 5438



ఆధార్ – సామాన్యుని హక్కు

1-1-169

కొల్లాపూర్ . కొల్లాపూర్ . కొల్లాపూర్ (మండలం),

మహబూద్ నగర్

Address:

1-1-169 Kollapur , Kollapur , Kollapur(Mandal) , Mahabubnagar

Date: 13/01/2012

ప్రతిరూప సంతకము ఓటరు రిజిస్ట్రేషన్ అధికారి 85... కొల్లాపూర్ శాసనసభ నియోజక వర్గం

Facsimile Signature of
Electoral Registration Officer
85. - Kollapur Assembly Constituency
ఎరునామారే మాయు ఉప్పత్తుందికే మారిన చించించుకో మీ పేరు జాబితారే చేర్పులకై మరియు అదే ఎంటరుతో కార్తు పొందులక్షి ఎంటరినీ ఫ్రారంలో ఈ కార్టు సంలర్స్ శైలుపవలెను.

In case of change in address, mention this Card No. in the relevent form for including your name in the Roll at the changed address and to obtain the card with same number

192/ 488

moderns



భారత ఎన్నికల సంఘము గుర్తింపుకార్డు

ELECTION COMMISSION OF INDIA IDENTITY CARD



ఓటరు పేరు : ఖాదర్ పాప

Elector's Name : Khadar Pasha

ජරැශී పేరు : ఖాదర్ పాప

Father's Name : Kadar Pasha

විරෙක්කා / Sex : න / M

නුසූන ම්ර / Date of Birth XX/XX/1987

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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 :11/11/2016

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జిల్లా:మహబూబ్ మండలము:పెద్ద మందడి

గ్రామము పేరు :బలీదుపల్లి

విస్తీర్ణం యూనిట్లు : Acres/guntas

నగర్

వరుస సంఖ్య (1)	పట్టాదారు పీరు (2)	తండ్రి/భర్త పేరు(3)	ఖాతా సెంబరు(4)	సర్వే సెం. (5)	భూమి వివరణ(6)	విస్తీర్ణం (7)	శిస్తు(రూ.) (8)	పట్టదారుకు ఏ విధంగా సంక్రమించింది. సాగు చేశారు(9/10)	తాకట్టు 'పెట్టుకున్న వ్యక్తి పేరు/	రిజిస్టర్ కాని ఋణాది భారాల వివరములు(13)	మౌలక నిలువ(14)	<u>ర</u> ిమార్కులు
1	కోట్ల జానకమ్మ	సాయిరెడ్డి	666	291/ e	మాగాణి	2.1400	1.00	పట్టాదారు				
					మొత్తం విస్తీర్ణం	2.1400	1.00					



27. I of K. Janakammy

Bk-1, CS No 15091/2016 & Doct No Subregistrar1 Subregistrar1 Mahabubnagar (R.O)

The Seal of oint SubRegistrat Office SUBREG

