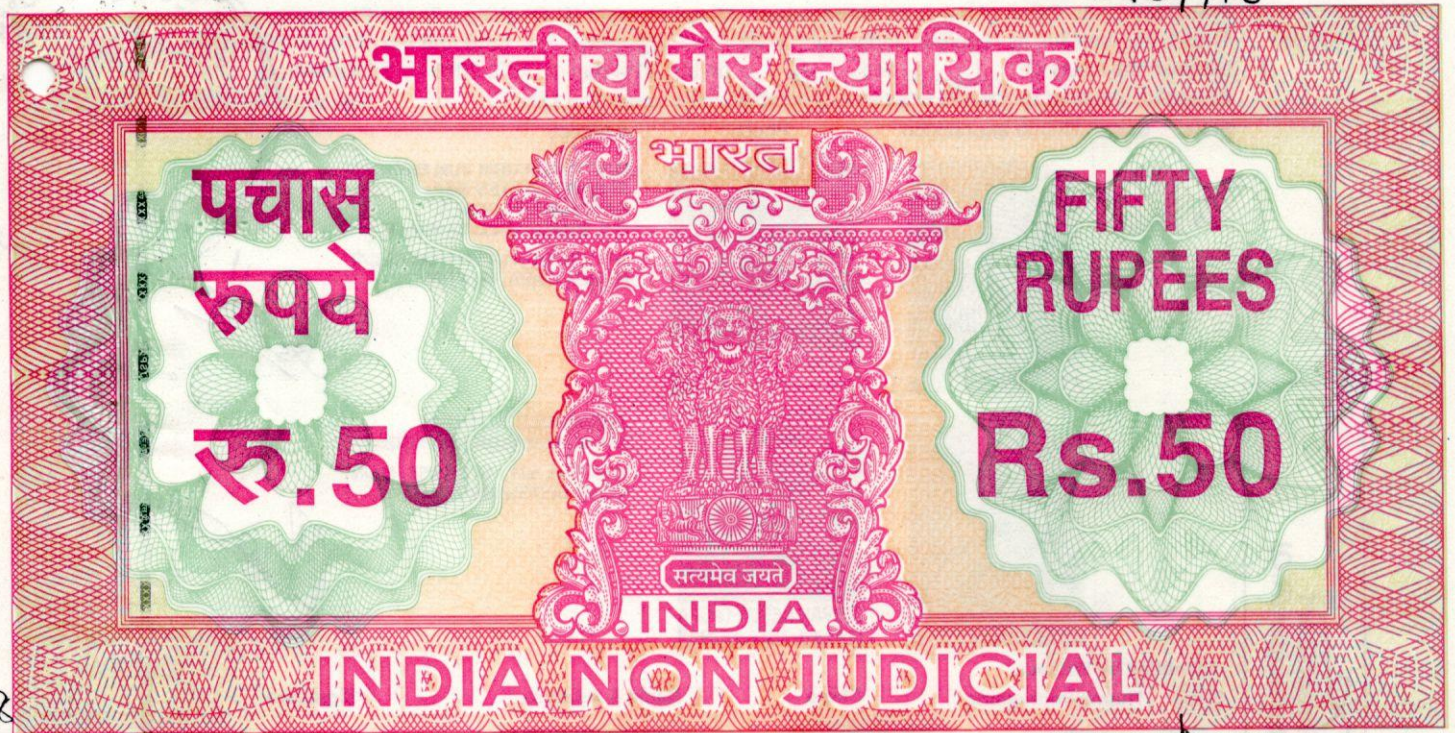


15964/16



16338  
16293

తెలంగాణ తెలంగాణ TELANGANA

*[Signature]*

A 177531

Name. **S. SHIVA PRASAD**

(Licensed Stamp Vendor)

L No. 1405 001/2012, R.No. 1405 01/2015

Shop No. 9-84, Opp. TAHSILDAR OFFICE

RADEPALLY VILLAGE, JADCHERLA

MANDAL, MAHABUBNAGAR DIST.

Pin Code: 509 301. Ph.No. 9703244334

Sl. No. 11313 Date: 16-12-2016

Sold to: JEEVAN REDDY S/o RAMAKRISHNA REDDY  
R/o BANGALORE

For Whom. SELF

### SALE DEED

This Sale Deed is made and executed on this the 21 day of December, 2016  
at Mahabubnagar by and between :

1. **Karrenna**, son of Balaiah, aged about 63 years, Occupation: Agriculture, presently residing at H.no.3-91/1, Addakal Vilage and Mandal, Mahabubnagar District, Telangana State.
2. **Ganda Sayanna**, son of Devanna, aged about 53 years, Occupation: Agriculture, presently residing at H.no.1-45, Addakal Village and Mandal, Mahabubnagar District, Telangana State.

All the parties are rep. by their Agreement of Sale cum General Power of Attorney holder Jeevan Reddy son of N.Ramakrishna Reddy, aged about 35 years, occupation: Business, presently residing at Vignesh, 521, 16 cross, main Road, HSR Layout, Sector4, Bengaluru vide registered AGPA no.13760 of 2016 dated 28.09.2016, registered in the office of SRO, Wanaparthi.

*[Signature]*







*[Signature]*



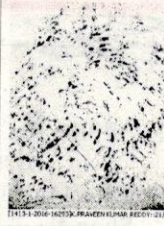

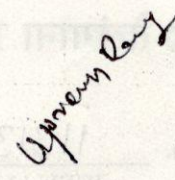


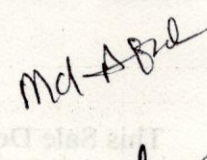
**Presentation Endorsement:**

Presented in the Office of the Joint SubRegistrar<sup>1</sup>, Mahabubnagar (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5450/- paid between the hours of 4 and 5 on the 21st day of DEC, 2016 by Sri Karrenna

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1	CL		 RAJENDRA TANDALE::21 [1413-1-2016-16293]	M/S TRANSFORM SUN ENERGY PRIVATE LIMITED REP- RAJENDRA TANDALE S/O. BHAUSAHEB TANDALE SP CENTRE, 41/44, MINOO DESAI MARG, COABA, MUMBAI	
2	EX		 JEEVAN REDDY (AGPA) [1413-1-2016-16293]	JEEVAN REDDY (AGPA) S/O. N. RAMAKRISHNA REDDY VIGNESH, 521, 16 CROSS, MAIN ROAD, BENGULURU	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K. PRAVEEN KUMAR REDDY [1413-1-2016-16293]	K. PRAVEEN KUMAR REDDY HNO. 1-110/A, MUTHYLAMPALLY, DEVAR KADRA, MAHABUBNAGAR	
2		 MOHAMMED AFZAL::2 [1413-1-2016-16293]	MOHAMMED AFZAL HNO. 1-3-145, SHABEIR ALI GALLY, KAMAREDDY, NIZAMABAD	

21st day of December, 2016

Signature of Joint SubRegistrar<sup>1</sup>  
Mahabubnagar (R.O)

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Joint SubRegistrar<sup>1</sup>  
Mahabubnagar (R.O)





Hereinafter jointly referred to as "**Vendors**" which expression shall, unless repugnant to the context herein, mean and include their successors-in-interest, legal representatives, agents, administrators, executors, nominees and permitted assignees) of the **FIRST PART**.

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. 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 no.1 is the absolute owner and possessor of all that land admeasuring Acres 1-14 Guntas in survey no.353 of Addakal Village and Mandal, Mahabubnagar District, Telangana State, having acquired the same \_\_\_\_\_ and got mutated his name in the revenue records and Pattadar Pass Books and title Deeds bearing no. 452854 vide Patta no.366 have been issued in respect thereof.
- (B) The Vendor no.2 is the absolute owner and possessor of all that land admeasuring Acres 0-18 Guntas in survey no.378/AA of Addakal Village and Mandal, Mahabubnagar District, Telangana State, having acquired the same \_\_\_\_\_ and got mutated his name in the revenue records and Pattadar Pass Books and title Deeds bearing no. \_\_\_\_\_ vide Patta no.356 have been issued in respect thereof.
- (C) The Vendors hereby represent to the Purchaser that, no person other than the Vendors have any right, title or interest of any manner whatsoever in respect of land parcels offered by them, which are explained in the Schedule Property. The Vendors have offered to sell the Schedule Property to the Purchaser representing that they are the absolute owners thereof, with uninhibited rights of alienation over the same and that they 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.



**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	50	0	30240	5760	7200	0	43250
Transfer Duty	NA	0	16200	0	0	0	16200
Reg. Fee	NA	0	5450	0	0	0	5450
User Charges	NA	0	105	0	0	0	105
<b>Total</b>	<b>50</b>	<b>0</b>	<b>51995</b>	<b>5760</b>	<b>7200</b>	<b>0</b>	<b>65005</b>

Rs. 52200/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5450/- towards Registration Fees on the chargeable value of Rs. 1080000/- was paid by the party through Cash and E-Challan/BC/Pay Order No ,335WJP191216 dated ,21-DEC-16 of ,SBH/KOTHAGUDA

**E-Challan Details Received from Bank :**

(1). AMOUNT PAID: Rs. 51995/-, DATE: 21-DEC-16, BANK NAME: SBH, BRANCH NAME: KOTHAGUDA, BANK REFERENCE NO: 001597283,REMITTER NAME: RAJENDRA TANDALE,EXECUTANT NAME: JEEVAN REDDY,CLAIMANT NAME: TRANSFORMSUNENERGY PVT.LTD.REPBYRAJENDRA).

Date:

21st day of December,2016

Signature of Registering Officer  
Mahabubnagar (R.O)

Joint Sub Registrar  
Mahabubnagar (R.O)

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వి పుస్తకము 2016 సం॥ము 1938  
15964 నెంబరుగా రిజిస్టరు చేయబడి  
స్కానింగ్ నిమిత్తము గుర్తింపునెంబరు  
413-1 15964 2016 ఇవ్వడమైనది  
2016 సం॥ DEC నెల 21న తేది

రిజిస్టరింగ్ అధికారి






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

**1. Consideration :**

- 1.1 The Vendors have offered to sell the Schedule Property, for the total consideration of Rs.-----/- (Rupees ----- only) calculated at the rate of Rs. [●] (Rupees [●] only) per Acre (the "**Sale Consideration**") and the purchaser agreed to purchase the Schedule Property for the said Sale Consideration. The Purchaser has at the behest of the Vendors paid an amount of Rs. [●] (Rupees [●] only) towards full and final consideration in the following manner:



Name of the Recipient	Amount of Consideration [in Rs.]	Details of the payment made
Jeevan Reddy	Rs. [●] (Rupees [●] only)	D.D. No.-----, dated -----, drawn on ----- ----- branch ----- RTGS # UTIBH16350071514

- 1.2 The Vendors hereby acknowledge 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 Vendors confirm that the Purchaser has made the full and final payment in connection with the conveyance of Schedule Property and no further payment need to 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 Vendors, the Vendors have today under this Sale Deed, conveyed to the Purchaser by way of absolute sale, the Schedule Property together with all rights, title, interest, the easements and appurtenances, estate, claims and demands whatsoever in relation to the Schedule Property.

**3. Representations and Warranties of the Vendors :**

- (a) The Vendors are the absolute owners of the Schedule Property with uninhibited rights of alienation over the same and the name of the Vendors are recorded as Pattadars and possessors in the records and they have absolutely seized and possessed of and are otherwise well and sufficiently entitled to the Schedule Property;

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Mahabubnagar (R.O)





- (b) 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) That the Vendors specifically represent that there is no left over parcel of land owned by them in any of the Survey numbers now forming part of Schedule Property and Vendors undertake to not to make any claims in future.
- (d) 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 Vendors 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.
- (e) 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;
- (f) The Vendors have not entered into any arrangement or agreement to sell or otherwise, with any third party/ies in respect of the Schedule Property; other than the AGPA mentioned in this Deed. 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 Vendors;
- (g) 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;
- (h) 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 Vendors, any predecessors-in-title and/or from persons claiming through, under or in trust for any of them;





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Mahabubnagar (R.O)





- (i) In the event any right, title and interest in the Schedule Property is found to be subsisting with the Vendors, the same is 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 Vendors have 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 Vendors 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 Vendors hereby declare and covenant that there are no arrears of tax liable to be paid over Schedule Property.

6. **Indemnity :**

- 6.1. The Vendors 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 Vendors 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 Vendors.

7. **Assurances :**

- 7.1. The Vendors assure and declare that they shall fulfill his 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 Vendors further assure that they 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.





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Joint SubRegistrar


Mahabubnagar (R.O)





- 7.2. The Vendors assure that, they 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.
- 7.3. The Vendors assure that the Schedule 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.
- 7.4. The Vendors 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 vide Demand draft bearing no. 335WJP191216 dated ----- for Rs. 5995/- (Rupees ----- only) drawn on SBH Bank, ----- Branch.

**SCHEDULE PROPERTY**

**Description of the Schedule Property in respect of vendor no.1**

All that part and parcel of land admeasuring Acres 1-14 Guntas in survey no.353 of Addakal Village and Mandal, Mahabubnagar, Telangana State and bounded by:

North :: Land belongs to Meghnath  
South :: Land belongs to Ganda Sayanna  
East :: Land belongs to Pentanna  
West :: Land belongs to Meghnath

**Description of the Schedule Property in respect of Vendor no.2**

All that piece and parcel of land admeasuring Acres 0-18 Guntas in survey no.378/AA of Addakal Village and Mandal, Mahabubnagar, Telangana State and bounded by:

North :: Land belongs to Meghnath  
South :: Land comprised in survey no.378 Part  
East :: Land belongs to Pentanna  
West :: Land belongs to Meghnath









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Mahabubnagar (R.O)



**RULE- 3 MARKET VALUE**

<u>Village</u>	<u>Survey no.</u>	<u>Extent</u> <u>Ac.---Gts.</u>	<u>Market value per</u> <u>(CONSIDERATION)</u> <u>acre</u>	<u>Stamp duty +</u> <u>Registration</u> <u>charges/- @ 6%</u>
Addakal	353 and 378AA	1-32	6,00,000/-	7200 - Adj. 57650/-

**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:

VENDORS	PURCHASER
 (Vendors represented by their AGPA holder Jeevan Reddy)	 Name: <u>Mr. RAJENDRA BANDAR</u> For M/s. [●] Transform Sun Energy Pvt Ltd.
<b>WITNESSES :</b>	
 1. <u>K. Praveen Reddy</u> Name:	 2. <u>Md Abdul</u> Name: <u>Md AFZAL</u>





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Mahabubnagar (R.O)





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.

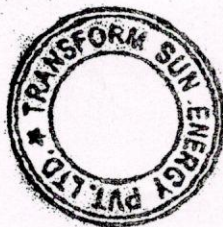
RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed to the aforesaid documents, in accordance with the provisions of the Articles of Associations of the Company, in the presence of any of the aforesaid signatories.

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

Sunil Kulkarni  
Director  
DIN: 03137498



Date: May 23, 2016

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



**INFRA**



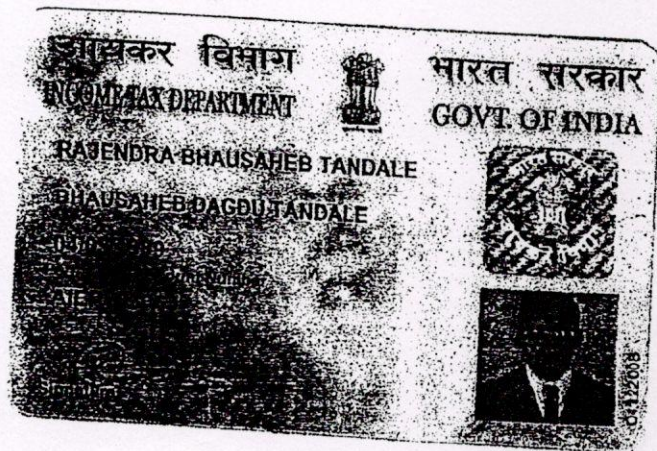
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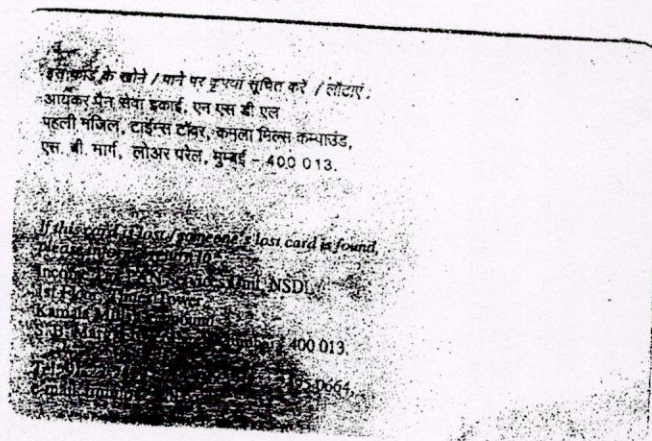
Joint SubRegistrar  
Mahabubnagar (R.O)







*[Handwritten signature]*







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Mahabubnagar (R.O)





INDIA

KARNATAKA STATE  
DRIVING LICENCE FORM

DL.No.: 3664/2001-02

JEEVAN R

S/O: N RAMAKRISHNA REDDY  
VIGNESH, #521, 16th CROSS,  
16th MAIN, HSR LAYOUT, 4th SECTOR,  
BANGALORE-560 034

Bld Grp : A+VE

D.O.B : 05/05/1981

PH : 57604948

Valid Throughout India

M/CY WG  
LMV

OLA : RTO BNG CENTRAL

D.O.I. : 10/07/2001

C.D.O.I. : 22/07/2006

Temporary Address :

From To

Non -

Trans. : 10/07/2001 09/07/2021

Trans. :

Tested by : IMV

Badge No :

Badge No1 :

Badge No2 :

Restriction :

No horn should be used at night  
(bet 10. PM & 6. AM) in residential area,  
except in exceptional circumstance.

*[Signature]*  
L A BANGALORE CENTRAL

DL.No. : 3664/2001-02



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Mahabubnagar (R.O)






భారత ఎన్నికల సంఘము  
గృహపుకార్డు

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

CYV3524220



ఓటరు పేరు : కొత ప్రవీణ్ కుమార్ రెడ్డి  
Elector's Name : Kotha Praven Kumar Reddy

తండ్రి పేరు : గోపాల రెడ్డి  
Father's Name : Gopal Reddy

లింగము / Sex : పు / M  
పుట్టిన తేదీ / Date of Birth : XX/XX/1984

చిరునామా : CYV3524220  
1-100/A  
ముత్యాలంపల్లి, ముత్యాలంపల్లి  
దేవరకద్ర మహాబునగర్

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

*S. Yampay Basha*  
28/10/2013

ప్రతిపాదన సంకేతము  
ఓటరు రిజిస్ట్రేషన్ అధికారి  
76... దేవరకద్ర శాసనసభ నియోజక వర్గం


Facsimile Signature of  
Electoral Registration Officer  
76 - Devarkadra Assembly Constituency

చిరునామాలో మార్పు ఉన్నట్లయితే మరల చిరునామాలో  
మీ పేరు జాబితాలో చేర్చుకునే మరలు ఆదేశ పంపించుకో శాస్త్ర  
సాంకేతిక సంబంధిత ఫారం కోసం శాస్త్ర పంపించు తెలుసుకోవడము

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

*Approved*

భారత సర్కార్  
GOVERNMENT OF INDIA



మహమ్మద్ అఫ్జల్  
Mohammed Afzal  
పుట్టిన సం./YoB: 1969  
పురుషుడు Male

7601 0899 1134

అధార్ - అధార్ - సామాన్యమానవుడి హక్కు

భారతీయ విశిష్ట గుర్తించు ప్రాధికారణ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

చిరునామా:  
S/O: మహమ్మద్ ఇమాదుద్దీన్,  
1-3-145, షబ్బీర్ అలీ గల్లీ  
కమారెడ్డి కమారెడ్డి  
నిజామాబాదు  
ఆంధ్ర ప్రదేశ్, 503111

Address:  
S/O: Mohammed Imaduddin,  
1-3-145, shabbir ali gally  
Kamareddy, Kamareddy,  
Nizamabad  
Andhra Pradesh, 503111

Aadhaar - Aam Aadmi ka Adhikar

*MA Afzal*



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15964/2016.

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Joint SubRegistrar

Mahabubnagar (R.O)

