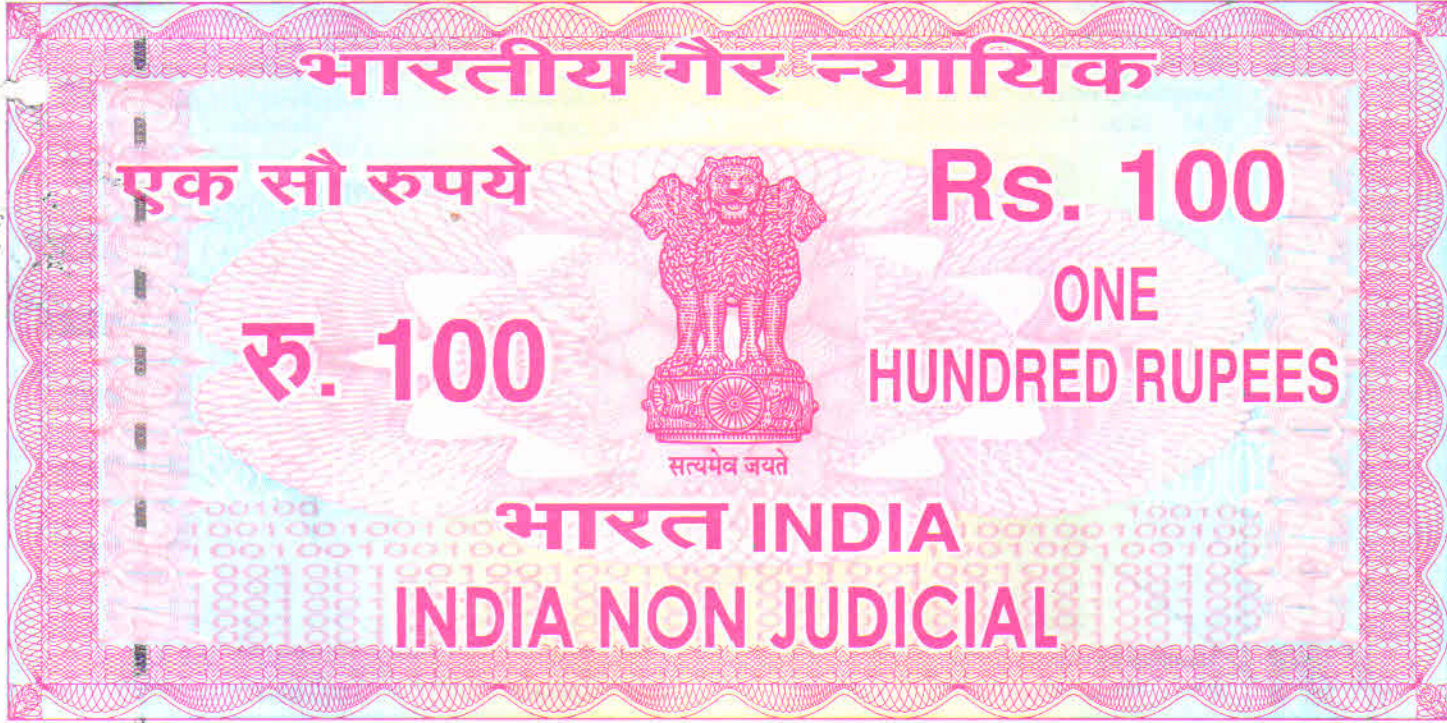


11144/16



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 2794 Dt. 11/8/2016

Sold to Mr. Rajendra Tandale S/o Babhusaheb Nagudutandale

R/o. Mumbai

For Whom M/s Transform Sun Energy private limited

C.041494

SK. Zareena

Name : SK ZAREENA BEGUM

(Licensed Stamp Vendor)

L.No. 1412007/2015 R.No.

H.No. 6-4, Mullaveedi,

Ghandi Chowk, WANAPARTHY,

Pin : 509 103, Ph. No. 99851259

SALE DEED

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

BETWEEN:

T. Anil Kumar Reddy, son of Jaganadh Reddy, aged about 60 years, Occupation: Agriculture,

Hereinafter referred to as "Vendor".

AND

T. Jagan Mohan Reddy, son of Anil kumar Reddy, aged about 35 years, Occupation:

Hereinafter referred to as "Consenting Party".

Attest

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. 5065/- paid between the hours of _____ and _____ on the 11th day of AUG, 2016 by Sri K.Lakshmi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 RAJENDRA TANDLE [R.] M [1412-1-2016-11958]	RAJENDRA TANDLE[R.]M/S TRANSFORM SUN ENERGY PVT LTD,	
2	EX		 TUMU ANIL KUMAR RED [1412-1-2016-11958]	TUMU ANIL KUMAR REDDY S/O. JAGANADH REDDY SALKELAPUR, GHANPUR, M.NAGAR	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1412-1-2016-11958]	SYDE ESARRUUDIN S/O VIQARUDDIN R/OKAMAREDDY	
2		 [1412-1-2016-11958]	ANIL S/O HARICHARANAM R/O SIDDIPET	

11th day of August, 2016

Signature of Joint SubRegistrar 16
Wanaparthy

Bk - 1, CS No 11958/2016 & Doct No
11144/2016.

Joint SubRegistrar 16
Wanaparthy
Sheet 1 of 12

Both are presently residing at Salkelapur Village, Ghanapuram Mandal, Mahabubnagar District, Telangana State, (The parties 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

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:

(A) The Vendor represents and warrants that, he is the absolute owner and possessor of the land admeasuring Acres 3-15 Guntas (comprising of Acres 0-25 Guntas in survey no.356/E(2), Acres 0-14 Guntas in survey no.357/E(2), Acres 0-11 Guntas in survey no.358/E(2), Acres 0-11 Guntas in survey no.359/E(2), Acres 0-15 Guntas in survey no.361/E(2), Acres 0-15 Guntas in survey no.362/E(2), Acres 0-28 Guntas in survey no.363/E(2) and Acres 0-16 Guntas in survey no.364/E(2)) of Addakal Village and 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.199246 vide Patta no. 273 have been issued in respect thereof.

(B) The Consenting Party is daughter of the vendor; hence, he has made party to this Sale Deed.

(C) 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.



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	40420	0	0	0	40520
Transfer Duty	NA	0	15175	0	0	0	15175
Reg. Fee	NA	0	5065	0	0	0	5065
User Charges	NA	0	105	0	0	0	105
Total	100	0	60765	0	0	0	60865

Rs. 55595/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5065/- towards Registration Fees on the chargeable value of Rs. 1013000/- was paid by the party through E-Challan/BC/Pay Order No. 137ES0110816 dated, 11-AUG-16 of SBH/WANAPARTHY

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 60765/-, DATE: 11-AUG-16, BANK NAME: SBH, BRANCH NAME: WANAPARTHY, BANK REFERENCE NO: 002891744, REMITTER NAME: RAJENDRA BHAUSAHEB TANDALE, EXECUTANT NAME: TANIL KUMAR REDDY, CLAIMANT NAME: RAJENDRA BHAUSAHEB TANDALE).

Date:

11th day of August, 2016

Signature of Registering Officer
Wanaparthi

Certificate of Registration

Registered as document no. 11144 of 2016 of Book-1 and assigned the identification number 1 - 1412 - 11144 - 2016 for Scanning on 11-AUG-16.

Registering Officer
Wanaparthi
(N.Srinivasulu)

Bk - 1, CS No 11958/2016 & Doct No 11144/2016. Sheet 2 of 12 Joint SubRegistrar 16 Wanaparthi

1. Consideration:

2. Conveyance of the Schedule Property;

3. Representations and Warranties of the Vendor:

- Alade

- (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 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;



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 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 he 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



भारत सरकार
GOVERNMENT OF INDIA



అనిల్ కుమార్ రెడ్డి తుము
Anil Kumar Reddy Tumu
పుట్టిన సం./YoB:1956
పురుషుడు Male



8658 8409 0423

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: జగనాథ్ రెడ్డి, 1-142,
సల్కలపూర్ సల్కలపూర్,
సల్కలపూర్, మామిడిమడ,
మహబూబ్ నగర్
ఆంధ్ర ప్రదేశ్, 509380

Address:
S/O: Jaganath Reddy, 1-142,
salkalapur salkalapur,
Salkalapur, Mamidimada,
Mahabub Nagar
Andhra Pradesh, 509380

Aadhaar - Aam Aadmi ka Adhikar

Handwritten signature: J. Reddy

TS00AA 88186577

తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

1-బి నమూనా (ROR)

Toomun-Arvi Kumar Reddy

Application No.



ROR 0216089379

Date : 09/08/2016

జిల్లా : మహబూబ్ నగర్

గ్రామము : అద్దాకల్

మండలము : అద్దాకల్

విస్తీర్ణము యూనిట్లు : ఎ.గుం./ఎ.సం.

పదస నం.	పట్టాదారు పేరు	(తండ్రి/భర్త పేరు)	ఖాతా నంబరు	సర్వే నంబరు	భూమి వివరణ	మొత్తం విస్తీర్ణము	శిస్తు	పట్టాదారుకు ఏ విధముగా సంక్రమించింది/ సాగుచేసారు	యజమాని/ కొలుదూరు తాకట్టు పట్టుకున్న వ్యక్తి పేరు ఖాతానంబరు	రిజిష్టరు కాని రుణాదీ భారాల వివరములు	మౌలిక విలువ
1	2	3	4	5	6	7	8	9/10	11/12	13	14
1	తూము అనిల్ కుమార్ రెడ్డి	జగన్నాథ్ రెడ్డి	273	41/అ7	మాగాణి	0.0200	1.1200				
2	తూము అనిల్ కుమార్ రెడ్డి	జగన్నాథ్ రెడ్డి	273	364/ఇ	తరి	0.1600	4.4400				
3	తూము అనిల్ కుమార్ రెడ్డి	జగన్నాథ్ రెడ్డి	273	363/ఇ	తరి	0.2800	7.2400				
4	తూము అనిల్ కుమార్ రెడ్డి	జగన్నాథ్ రెడ్డి	273	362/ఇ	మాగాణి	0.1500	0.0000				
5	తూము అనిల్ కుమార్ రెడ్డి	జగన్నాథ్ రెడ్డి	273	361/ఇ	మెట్ట	0.1500	0.2200				
6	తూము అనిల్ కుమార్ రెడ్డి	జగన్నాథ్ రెడ్డి	273	359/ఇ	తరి	0.1100	2.5100				
7	తూము అనిల్ కుమార్ రెడ్డి	జగన్నాథ్ రెడ్డి	273	358/ఇ	తరి	0.1100	3.0700				
8	తూము అనిల్ కుమార్ రెడ్డి	జగన్నాథ్ రెడ్డి	273	357/ఇ	తరి	0.1400	4.1800				

9	తూము అనిల్ కుమార్ రెడ్డి	జగన్నాథ్ రెడ్డి	273	45/అ/ఆ	మాగాణి	0.1700	14.1800				
10	తూము అనిల్ కుమార్ రెడ్డి	జగన్నాథ్ రెడ్డి	273	44/అ/ఆ	మాగాణి	0.1900	0.0000				
11	తూము అనిల్ కుమార్ రెడ్డి	జగన్నాథ్ రెడ్డి	273	42/రూ	మాగాణి	0.0800	0.0000				
12	తూము అనిల్ కుమార్ రెడ్డి	జగన్నాథ్ రెడ్డి	273	356/ఇ	ఋషి	0.2500	0.0000				

Certified By



Name: J RAM KOTI
Designation: TAHSILDAR
Mandal: అడ్డాకల్

Verified by J RAMKOTI

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.



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.

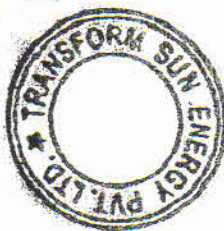
RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed to the aforesaid documents, in accordance with the provisions of the Articles of Associations of the Company, in the presence of any of the aforesaid signatories.

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

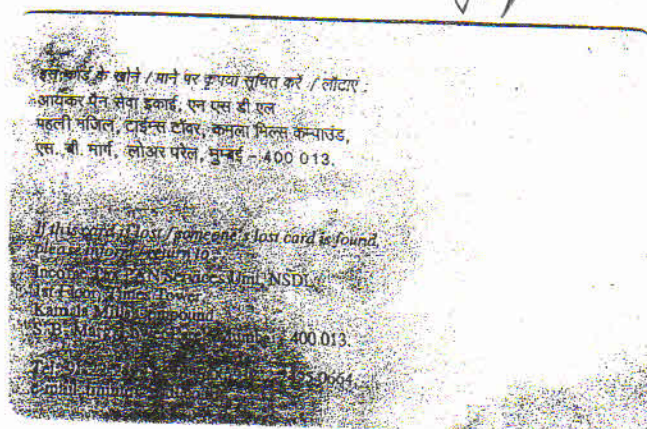
RESLOVED FURTHER THAT certified true copy of the aforesaid resolution under the signature of any Director be forwarded to such persons or authorities as may be required."

For Transform Sun Energy Private Limited


Sunil Kulkarni
Director
DIN: 03137498



Date: May 23, 2016





UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O విక్టర్ రుద్దన్, 4-3-6
కామారెడ్డి మొహల్లా పెద్ద బాజార్, కామారెడ్డి
కామారెడ్డి, కామారెడ్డి, విజాపూర్
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

పి.ఎస్.ఎం. 1947,
బెంగళూరు-560001

[Signature]



సయీద్ ఇసారుద్దీన్
Syed Esaruddin

జన్మన సంవత్సరం Year of Birth: 1955
పురుషుడు / Male

8499 7149 7281

ఆధార్ - సామాన్యుని హక్కు



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: శ్రీ. మరుపల్లి హరిచరణం,
ఇంటి నం. 12-189, మెడక్ రోడ్,
ప్రేశాంత్ నగర్, సిద్దిపేట్,
మెడక్, ఆంధ్ర ప్రదేశ్,
502103

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

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎస్.ఎం. 1947,
బెంగళూరు-560001

[Signature]



మరుపల్లి అనీల్
Marupally Anil

Mother : Marupally Jayamma
తల్లి : మరుపల్లి జాయమ్మ
జన్మన సంవత్సరం Year of Birth : 1958
పురుషుడు / Male

2851 8589 2410

ఆధార్ - సామాన్యుని హక్కు

8. **Stamp Duty and Registration Charges**

The Purchaser has paid the stamp duty and registration charges Rs. 60765/- @6% vide challan bearing no 137ES0110816 drawn on S.B.H. Bank WNP.

SCHEDULE

Description of the Schedule Property






All that piece and parcel of land admeasuring Acres 3-15 Guntas (comprising of Acres 0-25 Guntas in survey no.356/E (౩), Acres 0-14 Guntas in survey no.357/E (౩), Acres 0-11 Guntas in survey no.358/E (౩), Acres 0-11 Guntas in survey no.359/E (౩), Acres 0-15 Guntas in survey no.361/E (౩), Acres 0-15 Guntas in survey no.362/E (౩), Acres 0-28 Guntas in survey no.363/E (౩) and Acres 0-16 Guntas in survey no.364/E (౩)) of Addakal Village and Mandal, Mahabubnagar District, Telangana State and bounded by :

North :: SURVEY #352
South :: BALEDPALLI SHIVARU
East :: SURVEY # 392
West :: SURVEY #360

RULE- 3 MARKET VALUE

Village	Survey no.	Extent Ac.---Gts.	Market value per acre	Stamp duty + Registration charges/-@ 6. % Total Value
Addakal	Forming part of 356, 357, 358, 359, 361, 362, 363 and 364	3-15		

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	Consenting Party	PURCHASER
 Name: Tumu Anil Kumar Reddy	 Name: Jagan Mohan Reddy	 For M/s.Transform Sun Energy Private Limited
WITNESSES:		
1.  Name:		2.  Name: