2976/17

ಸ್ಟಾನಿಂಗಿ ಹೆಯ್ತನೆಸಬ



తెలంగాణ तेलंगाना TELANGANA

31. No. 1180 Date 5.3 MAR 2017

Bold to Rajendra Tandale Go Bhausahels Tándale Ho Mumbai

Tor Whommys Transform sun Energy PVT. LTD.

G. MURALI KRISHNA (Licensed Stamp Vendor)

(Licensed Stamp Vendor)
L.No 1405 002/1995, R.No.1405 008/2016
H.No 10.6, Kaverammapeta, Jadcherla
Pin 509 301. Ph. No:9440656356

SALE DEED

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

1) Sri. GOLLANARVA NARSIMHA Son of KASHANNA, aged about 35 years, occupation: Agriculture,

2) Smt. N. SHANTHAMMA Wife of NARSIMHA, aged about 30 years, occupation: House Wifes,

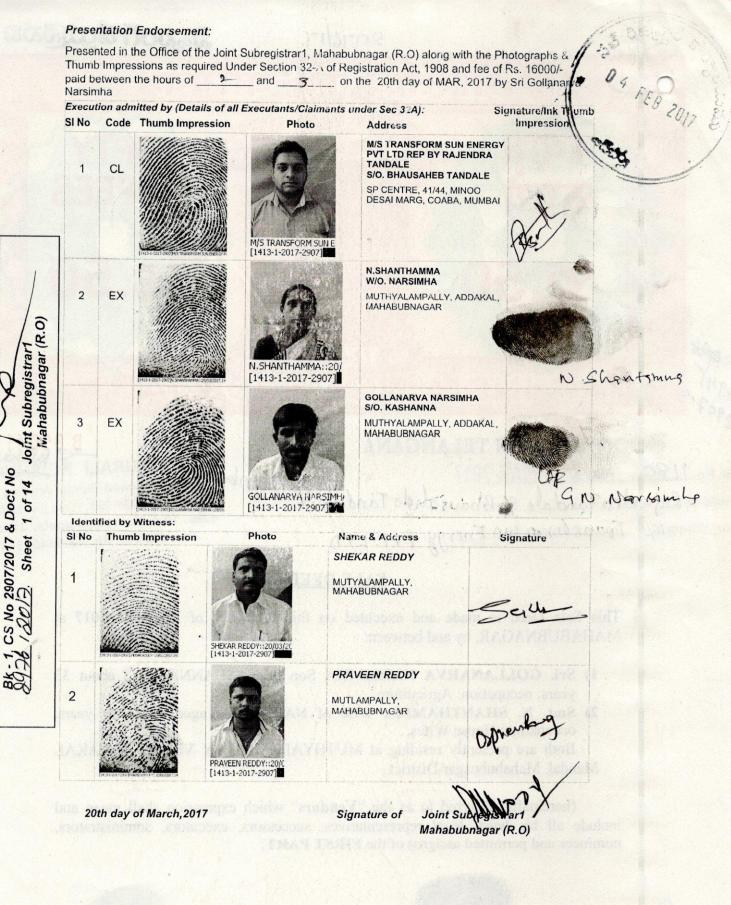
Both are presently residing at MUTHYALAMPALLY Village, ADDAKAL Mandal, Mahabubnagar District.,

(hereinafter referred to as the "Vendors" which expression shall mean and include all his heirs, legal representatives, successors, executors, administrators, nominees and permitted assigns) of the FIRST PART;

1) Ap N Narosimhe

2)









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

(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 as the context may require.

WHEREAS:

(A) The Vendors represents and warrants that he is the absolute owner and possessor of all that land admeasuring

NAME OF THE PATTADAR	DRY / WET	TITLE DEED NO./ PATTA NO.	SY. NO.	SALE EXTENT (AC. – Gts.)
Sri. GOLLANARVA NARSIMHA	DRY	10755 / 244	31/93	02-00
Sri. N. SHANTHAMA	DRY	368182 / 531	29ఈ	03-00
	05-00			

Situated at MUTHYALAMPALLY Village, ADDAKAL Mandal, Mahabubnagar District Telangana State. The property more particularly described in the Schedule-I hereto, and herein after referred to as the "Schedule Property" delineated in red in the sketch plan appended hereto as Schedule-IA and the Vendors got mutated in the revenue records Pattadar Pass Book and Title Deed have been issued by M.R.O. ADDAKAL., stands on the name of the vendor herein, which is clearly shown in below described schedule of property in respect thereof.

(B) The Vendors 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".

2) N'Shontsmut

BK-1, CS No 2907/2017 & Doct No | Subregistrar1

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	50	0	128000	0	0	0	128050							
Transfer Duty	NA	0	48000	0	0	0	48000							
Reg. Fee	NA	0	16000	0	- 0	0	16000							
User Charges	NA	0	100	0	0	0	100							
Total	50	0	192100	0	0	0	192150							

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in

Rs. 176000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16000/- towards Registration Fees on the chargeable value of Rs. 3200000/- was paid by the party through E-Challan/BC/Pay Order No ,7320UW030317 dated ,07-MAR-17 of ,SBH/BADEPALLY

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 192100/-, DATE: 07-MAR-17, BANK NAME: SBH, BRANCH NAME: BADEPALLY, BANK REFERENCE NO: 002552759, REMITTER NAME: RAJENDRA TANDALE, EXECUTANT NAME: G. NARSIMHA AND OTHERS, CLAIMANT NAME: TRANSFORMSUNENERGYPVT.LTD.REPBYRAJENDRA).

Date:

20th day of March,2017

Signature of Registering Officer Mahabubnagar (R.D)

Traffil Rosiges





(C) The Vendors, hereby represents to the Purchaser that no person other than the Vendors 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 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.

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

1. Consideration:

1.1. The Vendors offered to sell and the Vendee agreed to purchase the schedule property for the total consideration of Rs. 32,00,000/- (Rupees THIRTY TWO LAKHS Only) free from encumbrances.

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

	OIL GOLDIN	Rs/2,80,000// (Rupeesonly) Twood lakes eight Kupy	Branch Siddiput.
mark	Sri. N. SHANTHAMA	Rs. 19, 20,000/- (Rupeesonly) pintental a twenty Ruphy	dated 20-03-2017, Bank HDFC, Branch Stootpul.

.3. The Vendors 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 Vendors 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;

1)

Pursuant to the Consideration paid by the Purchaser to the Vendors, the Vendors 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.

W. Ce. Normanie.

) LM-N Shentamy

Page

P

2)

BK-1, CS No 2907/2017 & Doct No

The Seal of Joint SubRegistr



3. Representations and Warranties of the Vendors:

- (a) The Vendors 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 Vendors 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 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 Vendors 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 Vendors 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 Vendors, any predecessors-in-title and/or from persons claiming through, under or in trust for any of them;

GN. Navismi.

2)

D. Showtenny

4 | Page

BK-1, CS No 2907/2017 & Doct No タタント・2012. Sheet 4 of 14 Joint Subregistrar1 Mahabubnagar (R.O)



(h) In the event any right, title and interest in the Schedule Property is found to be subsisting with the Vendors, 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 Vendors 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 Vendors or any predecessors-in-title and/or from persons claiming through, under or in trust for them;
- 4.2. We 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 Vendors 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 Vendors 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 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 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 Vendors 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.

5 | Page))

CAS. Dar saule

p. Shertsur

BK-1, CS No 2907/2017 & Doct No 8976 / 2012. Sheet 5 of 14 Joint Subregistrar1 Mahabubnagar (R.O)

The Seat of Joint SubRegistrar Office & SUBREGIST



- 7.2. The Vendors 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 Vendors 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.

8. Stamp Duty and Registration Charges

The Purchaser has paid the stamp duty and registration charges Rs. 1,92,100/-@6% vide challan bearing no. 732 00 w 0 3 0 3 17 drawn on S.B.H. Bank

SCHEDULE-A Description of the Land

All that piece and parcel of agriculture dry land admeasuring

NAME OF THE PATTADAR	DRY / WET	TITLE DEED NO. / PATTA NO.	SY. NO.	SALE EXTENT (AC. – Gts.)
Sri. GOLLANARVA NARSIMHA	DRY	10755 / 244	31/93	02-00
Sri. N. SHANTHAMA	DRY	368182 / 531	29 %	03-00
	05-00			

Situated at MUTHYALAMPALLY Village, ADDAKAL Mandal, Mahabubnagar District elangana State. and land bounded by:

North :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

South :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

East :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

West :: LAND BELONGS TO TRANSFORM SUN

ENERGY PVT. LTD.

(N Norround

2)

M. Shauton

6 | Page

BK-1, CS No 2907/2017 & Doct No 8936 (2013 - Sheet 6 of 14 Joint Subregistrar1 Mahabubnagar (R.O)





RULE-3 MARKET VALUE

Village	Survey nos.	Extent AcGts.	Market value per acre Rs. 6,40,000/-	Stamp duty + Registration charges/-@ 6. % Total Value
MUTHYALAMPALLY	31/ම3 29 ඊ 8	02-00 03-00	32,00,000/-	1,92,100/-
TOTAL		05-00	32,00,000/-	1,92,100/-

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:

VENDORS	
M w Normaly	My NShauteman
Name: 1) Sri. GOLLANARVA	Name: 2) Smt. N. SHANTHAMMA
NARSIMHA	
PURCHASER	
Name: Mr. Rajendra Tandale For M/s.Transform Sun Energy Privat	ee Limited pequiphy p
Witnesses:	
1. Sells	2. Oprey hay
Name:	Name:

BK-1, CS No 2907/2017 & Doct No



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
- to do all such acts, deeds, maters and things as may be necessary for the aforesaid

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

Culaba, Mumbai - 400 005, India

SP Centre 41/44, Vinco Desai Marg, Colabe, Mumbai - 400 005, India (T) +91 22 67490000 (F) +91 22 67490017 website: www.sp-group.co.in Regd. Office: Shapooni Pallonji Centre, 41/44. Vinoo Desai Marg





Bk-1, CS No 2907/2017 & Doct No

bellm





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 :03/03/2017

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/Rulesframed by the Government of Telangana in this context.

జిల్లా:మహబూబ్ మండలము:దేవర కద్ర

గ్రామము పేరు :ముత్యాలంపల్లి

విస్తీర్ణం యూనిట్లు : Acres/cents

నగర్

వరుస సంఖ్య (1)	పట్టాదారు పేరు (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	మా లీక విలువ(14)	రిమార్కులు
1	గొల్ల నర్వ నర్సింహ	కాశన్న	244	31/ es3	మెట్ట	2.0000	2.00	పట్టాదారు				
					మొత్తం విస్తీర్ణం	2.0000	2.00				14.1 14.1	2

The Seal of Joint SubRegistrar Office



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 :03/03/2017

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/Rulesframed by the Government of Telangana in this context.

జిల్లా:మహబూబ్ మండలము:దేవర కద్ర

గ్రామము పేరు :ముత్యాలంపల్లి

విస్తీర్ణం యూనిట్లు : Acres/cents

నగర్

వరుస సంఖ్య (1)	పట్టాదారు పేరు (2)	తండ్రి/భర్త పేరు(3)	ఖాతా నెంబరు(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	మౌలిక విలువ(14)	రిమార్కు ల <u>ు</u>
	యన్. శాంతమ్మ	నర్సింహ్మ	531	29ఈ	మెట్ట	3.0000	2.00	కొనుగోలు			•	
				1505	మొత్తం విస్తీర్ణం	3.0000	2.00					

Bk-1, CS No 2907/2017 & Doct No







भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ताः

Address:

AND STREET, ST

वडिलाचे/आईचे नांव: %/4 Cidco, Aurangabad. Aurangabad. Maharashtra - 431003 एन-4 सिडको, औरंगाबाद,

औरंगाबाद,

महाराष्ट्र - 431003

S/O: Bhausaheb Tandale, C-18, N-4 Cidco, Aurangabad, Aurangabad,

6866 1749 7172

GOVERNMENT OF INDIA

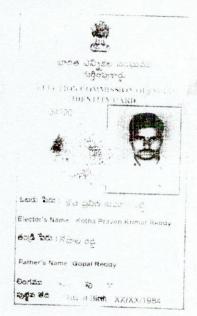
राजेन्द्र भाऊसाहेब तांदळे Rajendra Bhausaheb Tandale जन्म तारीख/ DOB: 04/05/1989 पुरुष / MALE

MALL

6866 1749 7172

Bk - 1, CS No 2907/2017 & Doct No







ಅಳ್ಳಾರ ನಂಭ್ಯ / Your Aadhaar No. :

4429 6086 7722



Age 2008500 SCHOLTAR NARASIMAHAREDDY Father CHINTAKUNTA NARASIMAHAREDDY ටහන්හය අතර් වල් Chintakunta Shekar Reddy

ingly token you'rear at Birth, 1981 Spiriot.: Male

27/2

L. The

ವರಿಯಾವಿ ವಿಂಕತಮು ఓటరు రిజీస్ట్రేషన్ ఆధికారి విచర్య కాలనినిపై నియోజక్ పెల్లం

ంచామాలో మార్పు ఉన్న బ్లయిట్ మారిని విరువామాలో ఏ పేరు జాలికాలో చేర్పులక్లే మరియు ఆదే సంజయిలో కార్డు "సంగురశ్రే సంబంధికి పారంలో ఈ కార్డు నంబరు తెలుపెట్టెలే

137 / 359











فكفضخ ಭೌರತ

నమోదు సంఖ్య / Enrollment No. 2022/50021/19328

To Chintakunta Shekar Reddy ವಿಂಶಕಾಲಕ್ಷಾತ್ ತಿಲ್ಲಿ

H NO 6/45 DEVARKADRA MANDAI. Multhyalampalie Vame, Mahabub. Nagai Andhia Pradesn. 509219

04/01/2013

KL093580550DF

8

ఆఢార్ - సామామ్యని హక్కు

San Sal

Lews

Bk - 1, CS No 2907/2017 & Doct No

OFFICE OF The Seal of Joint SubRegistra Office







భారత ప్రభుత్వం Unique Identification Authority of India Government of India

నమోదు సంఖ్య / Enrollment No. : 2022/50021/19166

To Narvolu Shanthamma నర్వలు శాంతమ్మ H NO 000 DEVARKADRA MANDAL Muthyalampalle Varne,Mahabub Nagar Andhra Pradesh - 509219



KL093976728DF

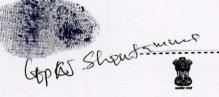
9397672



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6163 1211 3685

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం GOVERNMENT OF INDIA

నర్వోలు శాంతమ్మ Narvolu Shanthamma ಶಂಚಿ : ಕೌಂಷನ್ನ Father : KONDANNA

పుట్టిన సంవత్సరం/Year of Birth: 1980

೬೨ / Female

6163 1211 3685



ఆధార్ - సామాన్యుని హక్కు

BK - 1, CS No 2907/2017 & Doct No 3936 / 2013 . Sheet 13 of 14 Joint Subregistrar1 Mahabubnagar (R.O)

The Seal of Joint SubRegistrar Office







భారత ప్రభుత్వం Unique Identification Authority of India Government of India

నమోదు సంఖ్య / Enrollment No. : 2022/50021/19165

To
Narvolu Narsimhulu
నర్వలు నర్పింహులు
H NO 0000
DEVARKADRA MANDAL
Muthyalampalle
Varne,Mahabub Nagar
Andhra Pradesh - 509219



KL094018705DF

9401870



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

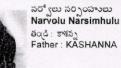
5129 5516 8523

ఆధార్ - సామాన్యుని హక్కు





భారత ప్రభుత్వం GOVERNMENT OF INDIA



పుట్టిన సంవత్సరం/Year of Birth: 1978 పురుషుడు / Male



5129 5516 8523

ఆధార్ - సామాన్యుని హక్కు

Bk-1, CS No 2907/2017 & Doct No 3976 / 2012 . Sheet 14 of 14 Joint Subregistrar1 Mahabubnagar (R.O)



