D.NO: 14982/16



15398

C351

తెలర్గాణ तेलंगाना TELANGANA SI.No. 2814 Dt. 12/08/2016

Sold to Mr. Rogander Fandales lo Bhausalas Tandale

For Wand Mys Troans from Sun Enorgey put Ltd.

C 041509

Name: SK ZAREENA BEG (Licensed Stamp Vendor) L.No. 1412007/2015 R.No.

H.No. 6-1, Mullaveedi,

Ghandi Chowk,, WANAPARTHY, Pin: 509 103, Ph. No. 998512596

SALE DEED

BETWEEN:

Kotala Suvarna, wife of Veeranna, aged about 58 years, occupation:

Hereinafter referred to as "Vendor".

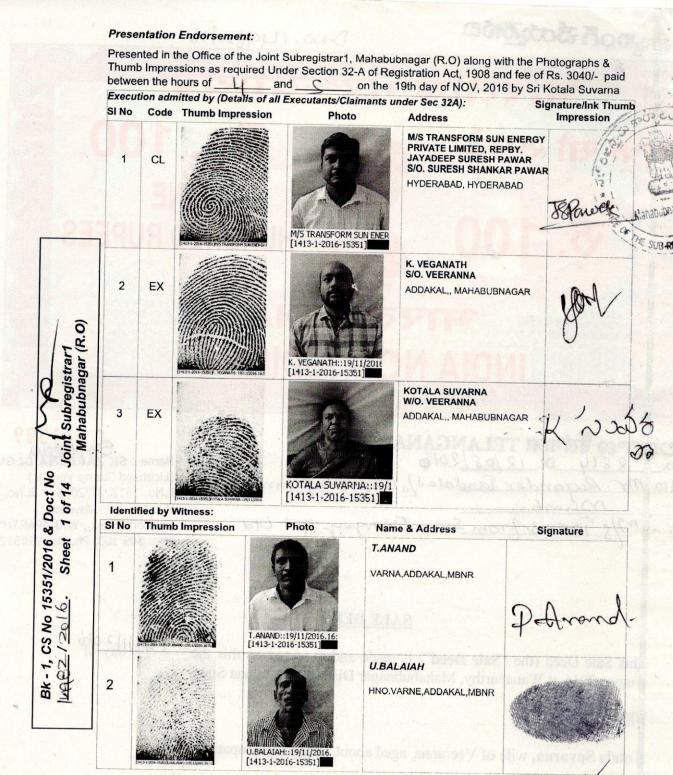
AND

K. Veganath, son of Veeranna, aged about 35 years, occupation:

Hereinafter referred to as "Consenting Party".

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19th day of November, 2016

Signature of

Joint Subress (R.O)





Both are presently residing at addakal village & mandal, Mahabubnagar Dist., Telangana State. (The parties hereinafter referred to as "Vendor" which expression shall, unless repugnant to the context herein, mean and include her successors-in-interest, legal representatives, agents, administrators, executors, nominees and permitted assignees) of the FIRST PART.

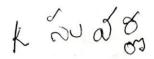
In favour of

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. 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:

- (A) The **Vendor** is the absolute legal owner and possessor of all that land admeasuring total Extent Acres 2-01 Guntas, (comprising of Acres 00-29 Guntas in survey no. 367, Acres 01-03 Guntas in survey no. 368, Acres 00-01 Guntas in survey no. 369 and Acres 00-08 Guntas in survey no. 391,) of ADDAKAL Village, ADDAKAL 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. 198917, vide Patta no. 583 have been issued in respect thereof.
- (B) The Consenting Party are son of the VENDOR; hence, they are made parties to this Sale Deed.





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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	24220	0	0	0	24320			
Transfer Duty	NA	0	9120	0	0	0	9120			
Reg. Fee	NA	0	3040	- 0	0	0	3040			
User Charges	NA	0	105	0	0	0	105			
Total	100	0	36485	0	0	0	36585			

Duty Transfer Duty Pogistration Fee and User Charges are collected as below in

Rs. 33340/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3040/- towards Registration Fees on the chargeable value of Rs. 607500/- was paid by the party through E-Challan/BC/Pay Order No ,977YIN120816 dated ,12-AUG-16 of ,SBH/NAGAVARAM

E-Challan Details Received from Bank:

(1). AMOUNT PAID: Rs. 36485/-, DATE: 12-AUG-16, BANK NAME: SBH, BRANCH NAME: NAGAVARAM, BANK REFERENCE NO: 003095413,REMITTER NAME: RAJENDRA BHAUSAHEB TANDALE,EXECUTANT NAME: K.SUVARNA,CLAIMANT NAME: RAJENDRA BHAUSAHEB TANDALE).

Date:

19th day of November,2016

Signature of Registering Officer

Mahabubnagar (R.O)





(C) The VENDOR, hereby represent to the Purchaser that no person other than the VENDOR have any right, title or interest of any manner whatsoever in respect of the Schedule Property. The VENDOR have offered to sell the Schedule Property to the Purchaser representing that they are the sole and 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.

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

1. Consideration:

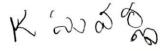
- 1.1. The VENDOR offered to sell and the Vendee agreed to purchase the schedule property for the total consideration of Rs. 6,07,500/- (Rupees SIX LAKHS SEVEN THOUSAND FIVE HUNDRED Only) free from encumbrances.
- 1.2. The Vendee has already paid the total consideration to the Vendor as follows;

Smt. KOTALA	Rs. 6,07,500/-	CHEQUE no.035573
SUVARNA	(Rupees SIX LAKHS SEVEN THOUSAND	dated 19-11-2016,
	FIVE HUNDRED only)	Bank AXIS,
		Branch GACHIBOWLI.

1.3. The VENDOR hereby acknowledge the receipt of the entire sale consideration as stated herein above and acquit and discharge 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;

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





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3. Representations and Warranties of the Vendor:

- (a) The VENDOR are the absolute owners of the Schedule Property with uninhibited rights of alienation over the same. They are absolutely seized and possessed of and are otherwise well and sufficiently entitled to the Schedule Property;
- (b) The VENDOR are in possession and occupation of land and have exclusive rights over the Schedule Property and there are no leases, subleases, 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 VENDOR and shall be conveyed to the Purchaser as such; the VENDOR 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;
- (e) The VENDOR have 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;

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(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 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 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 declare and covenant 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 assure and declare 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. The VENDOR 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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- 7.2. The VENDOR assure 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 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. 36,485/-@6% vide challan bearing no. 977YIN120816, drawn on S.B.H. Bank

SCHEDULE-1 Description of the Schedule Property

All that part and parcel of total land admeasuring total Extent Acres 2-01 Guntas, (comprising of Acres 00-29 Guntas in survey no. 367, Acres 01-03 Guntas in survey no. 368, Acres 00-01 Guntas in survey no. 369 and Acres 00-08 Guntas in survey no. 391,) of ADDAKAL Village, ADDAKAL Mandal, Mahabubnagar District, Telangana State, as detailed below: and bounded by:

North :: LAND IN SY. NO. 391 South :: LAND IN SY. NO. 364 East :: LAND IN SY. NO. 366 West :: LAND IN SY. NO. 363

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RULE-3 MARKET VALUE

<u>Village</u>	Survey no.	Extent AcGts.	Market value per acre Rs.3,00,000	Stamp duty + Registration charges/-@ 6. % Total Value
ADDAKAL	367, 368, 369 and 391	02-01	6,07,500/-	36,485/-

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	
1Name: Kotala Suvarna	
Name. Rotaia Suvarna	
CONSENTING PARTIES	
J. Car	
Name: kotala Meganath	
PURCHASER	
Fs Pawaz SUN ENERGY PVI	
For M/s. Transform Sun Energy Private Lin	mited
WITNESSES:	
1P.Anond Name:	2. Name:





आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVI. OF INDIA

JAYDEEP SURESH PAWAR

SURESH SHANKAR PAWAR

15/02/1993

Permanent Account Number

CSCPP3711R

distawate

Signature



Telamore

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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 <u>severally</u> authorized:

- 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, 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, 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.





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भारत सरकार

GOVERNMENT OF MUIA



కోటాల సువర్ణ Kotaala Suvarna పుట్టిన సం./YoB:1965 స్త్రీ Female



6406 6312 1217

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्र UNIQUE IDENTIFICATION AUTHORI

చిరునామా: W/O: కోటాల వీరన్న, ఇంటి సెం

2-7, ఏ జి ఆఫీస్ ప్రక్కన, అడ్డాకల్ (మం) అడ్డకల్,

అడ్డాకుల, మహబూబ్ నగర్ ఆంధ్ర ప్రదేశ్, 509382 'Address:

W/O: Kotaala Ve 2-7, besaid AG OFFICE, ADDAKAL (M) Addakal, Addakal, Mahabub Nagar Andhra Pradesh, 509382

- Aam Aadmi ka Adhikar

K 2220

BK-1, CS No 15351/2016 & Doct No

UNG BZITCK. Sheet 10 of 14 Joint Subregistrari
Mahabubnagar (R.O)





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 :11/08/2016

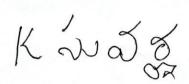
The information contained made available through this web site is for information only and cannot be utilised as certified/authenticated copy for producing in any court or for enforcing any legal claims etc. under the existing relevant Acts/Rulesframed by the Government of Telangana in this

జిల్లా:మహబూబ్	మండలము: అడ్డాకల్
నగర్	-

గ్రామము పేరు : అడ్డాకల్

విస్తీర్ణం యూనిట్లు : Acres/guntas

သလလ လဝఖ္ <u>ဖ</u> (1)	పట్టాదారు పేరు (2)	తండ్రి/భర్త పేరు(3)	ఖాతా నెంబరు(4)	సర్వే నెం. (5)	భూమి వివరణ(6)	విస్తీర్ణం ⁽⁷⁾) శిస్తు(రూ.) (8)	పట్టదారుకు ఏ విధంగా సం(కమించింది/ సాగు చేశారు(9/10)	తాకట్టు పెట్టుకున్న వ్యక్తి పేరు/ ఖాతా నెం.	రిజిస్టర్ కాని	ಮೌಲಿಕ ವಿಲುವ(14)	రిమార్కులు
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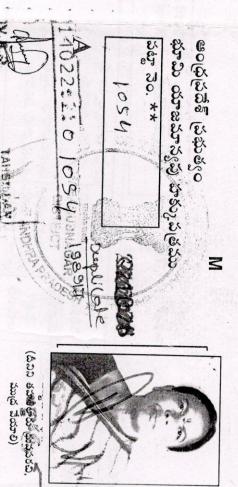


BK-1, CS No 15351/2016 & Doct No

Sheet 11 of 14 Joint Subregistrar1 Mahabubnagar (R.O)



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పట్టాదారు పేరు, తెండ్డి / భర్త ప్రదు బరునామా

K. क्टर्स की K. खाठरी

R10 स्ट्रिक्टि

यक्त कर

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రెవిన్యూ డివిజను

తొల నమోదు చేసిన తేది

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డిఎజనీత్ అధకారు/ఫంతకం,

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కార్యాలయ్ల ముద్దు తేద

SADAGO BARRA Divisional Chilicay



భారత (ప్రభుత్వం GOVERNMENT OF INDIA



తెలుగు ఆనంద్ TELUGU ANAND ಶಂಭೆ: ಈತ್ವರಮ್ಯ Father ESHWARAIAH

పుట్టిన సంవత్సరం/Year of Birth 1973 పురుషుడు Male

4632 6397 6518



ఆధార్ - సామాన్యుని హక్కు



ాభారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ఎరునామా.. ఇంటి సం 1-14. దేవరక్మద (మ) పర్నె. బారనే. మహబూచినగర్ జిల్లా ఆంగ్ర ప్రవేశ్. 509219

Address: h no 1-14, devara kadra mandal, Varne, Varne. Mahabub Nagar, Andhra Pradesh, 509219







Q. Arand



భారత ప్రభుత్వం GOVERNMENT OF INDIA



ఉల్లి బాలయ్య ULLI BALATAH Father BALAKISTANNA

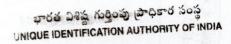
ಇತ್ತಿನ ಎಂದರ ಕ್ಷಮ Year of Birth 1965 المنتانية Male

5176 6608 3417



ాం - సామాన్యుని హక్కు





ురునానూ.. ఇంటి నం 1-19 దేవరకృడ మంచలం. పర్వై వారనే సుహబూచ్నగర్ జిల్నా ఆంధ్ర స్రవేశ్ 5110210

Address: H NO 1-19. DEVARAKADRA MANDALAM, Varne, Varne, Mahbubnagar, Andhra Pradesh, 509219











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Ngのスノスがん. Sheet 13 of 14 Jdint Subregistrar1
Mahabubnagar (R.O)







THE GOVERNMENT OF INDIA



క వీగనాథ Kotaala Veganaath పుట్టిన సం./YoB:1983 పురుషుడు Male



2880 2529 3909

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: కోటాల వీరన్న, ఇంటి సెం 2-7, ఏ జి ఆఫీస్ ప్రక్కెన, అడ్డాకల్ (మం) అడ్డకల్, అడ్డాకుల, మహబూబ్ నగర్ ఆంధ్ర ప్రదేశ్, 509382

Address: S/O: Kotaala Veeranna, h no 2-7, beside A G OFFICE, ADDAKAL (M) Addakal, Addakal, Mahabub Nagar Andhra Pradesh, 509382

Aadhaar - Aam Aadmi ka Adhikar

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BK - 1, CS No 15351/2016 & Doct No



