

Presentation Endorsement: Presented 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. 47790/- paid between the hours of on the 27th day of JUL, 2018 27th day of JUL, 2018 by Sri Jeevan Reddy on the 27th day of JUL, 2018 27th day of JUL, 2018 Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb Impression Address Photo Thumb Impression Code PARDHA SARADHI LEKKALA[R]M/S.TRANSFORM SUN ENERGY PRIVATE LIMITED 5-36/1/II/36, SHANTHINAGAR, DEEPTHI NAGAR COLONY, MADEENA GUDA. MIYAPUR , HYDERABAD [1413-1-2018-10032] JEEVAN REDDY S/O. N. RAMAKRISHNA REDDY 521, VIGNESH, 16TH CROSS, 16TH 2 EX MAIN, HSR LAYOUT,4TH SECTOR, BANGALORE-560102 JEEVAN REDDY::27/07/20 [1413-1-2018-10032] Joint Subregistrard Mahabubnagar (R. Identified by Witness: Signature Name & Address Photo SI No Thumb Impression MOHAMMED AFZAL H.NO. 1-3-145, SHABBAIR ALI STREET, 1 KAMAREDDY 001d-A62A MOHAMMED AFZALI:27/ [1413-1-2018-10032] 10111 MOHAMMED JAHANGEER Bk - 1, CS No 10032/2018 & Doct I 9666/2018. Sheet 1 of 11 H.NO. 3-15, BANDANAGARAM, 2 MAHABUBNAGAR MOHAMMED JAHANG [1413-1-2018-10032] Johnt Subregistrar1 Signature of 27th day of July,2018 Mahabubnagar (R.O) Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument, In the Form of Description Stamp Duty DD/BC/ Total Challan Stamp Cash E-Chailan Fee/Duty u/S 16 of IS act Pay Order u/S 41of IS Act Papers 382320 0 0 3660 0 378560 Stamp Duty 100 0 143370 1410 0 0 141960 Transfer Duty NA 47790 0 470 0 0 47320 Reg. Fee NA 0 100 0 0 0 100 **User Charges** NA 573580 0 0 567940 5540 0 Total 100 Rs. 525590/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 47790/- towards Registration Fees on the chargeable value of Rs. 9558000/- was paid by the party through Cash and Challan/BC/Pay Order

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,774VVJ180718, dated ,18-JUL-18, of ,SBIN/J





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, Colaba, Mumbai-400 005 represented by its authorized signatory Mr.Pardha Saradhi Lekkala son of Varadaiah Naidu, aged about 40 years pursuant to the board resolution dated 23.02.2018 (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 all that land admeasuring Acres 5-10 Guntas (comprising of Acres 0-07 Guntas in survey no.29/\omega1/2, Acres 0-07 Guntas in survey no.29/\omega3, Acres 2-00 Guntas in survey no.30/\omega1/2, Acres 0-36 Guntas in survey no.30/\omega2/1 and Acres 2-00 Guntas in survey no.30/\omega1/1) of Kanmanoor Village, Addakal Mandal, Mahabubnagar District, Telangana, more particularly described in the Schedule-I hereto, and herein after referred to as the "Schedule Property" having acquired the same under Registered sale Deed bearing No.5820 of 2018 dated 30.04.2018 registered in the office of Joint Sub Registrar, Mahabubnagar.
- (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 land parcels offered by it, which is explained in the Schedule Property. The Vendor has offered to sell the Schedule Property to the Purchaser representing that Vendor is the absolute owner thereof, with uninhibited rights of alienation over the same and there are 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 has offered to sell the Schedule Property, for the total consideration of Rs. 95,57,961/- (Rupees NINTY FIVE LAKHS FIFTY SEVEN THOUSAND NINE HUNDRED AND SIXTY ONE only) calculated at the rate of Rs. 18,20,564/- (Rupees EIGHTEEN LAKHS TWENTY THOUSAND FIVE HUNDRED AND SIXTY FOUR 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 Vendor paid an amount of Rs. 95,57,961/- (Rupees NINTY FIVE LAKHS FIFTY SEVEN THOUSAND NINE HUNDRED AND SIXTY ONE only) towards full and final consideration in the following manner:

111 151

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 567940/-, DATE: 18-JUL-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO 8252413808019, PAYMENT MODE: CASH-1000200, ATRN: 8252413808019, PEMITTER NAME: PARDHA SARADHI LEKKALA, EXECUTANT NAME: JEEVAN REDDY, CLAIMANT NAME: TRANSFORM SUN EN PRGY PRIVATE VINITED

27th day of July,2018

Registering Officer

Mahabubnagar (R.O)

Certificate of Registration

Registered as document no. 9666 of 2018 of Book-1 and assigned the identification number 2018 for Scanning on 27-JUL-18.

- 1413 - 9666

Mahabubnagar (R.O)

(B. Anand)

Joint Subregistrar1 Mahabubnagar (R.O)

Bk - 1, CS No 10032/2018 & Doct No 9666/2018. Sheet 2 of 11

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> ering Officer Sign of the Registering Mahabubhagar



Name of the Recipient	Amount of Consideration [in Rs.]	Details of the payment made
Jeevan Reddy	Ninty Five Lakhs Fifty Seven Thousand Nine	D.D. No, dated, drawn on branch UBINRS201808191600

1.2 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 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 Vendor, the Vendor has 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 Vendor:

- (a) The Vendor is the absolute owner of the Schedule Property with uninhibited rights of alienation over the same;
- (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 Vendor specifically represents that there is no left over parcel of land owned by Vendor in any of the Survey numbers now forming part of Schedule Property and Vendor undertakes 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 Vendor and shall be conveyed to the Purchaser as such; the Vendor assures the Purchaser that Vendor 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.



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MAHABUBNAGAF (R.O)

- (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 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;
- (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-intitle 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 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 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-intitle and/or from persons claiming through Vendor.

5. Tax and other Liabilities:

The Vendor hereby declares and covenants that there are no arrears of tax liable to be paid over Schedule Property.



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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.

Assurances :

- 7.1. The Vendor assures and declares that Vendor shall fulfill its 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 assures that Vendor 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 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.
- 7.3. 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.

8. Stamp Duty and Registration Charges:

The Purchaser has paid the stamp duty and registration of	harges vide
Demand draft bearing no dated for Rs.	/-
(Rupees only) drawn on	Bank,
Branch.	



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SCHEDULE OF PROPERTY

All that part and parcel of land admeasuring Acres 5-10 Guntas (comprising of Acres 0-07 Guntas in survey no.29/\omega1/2, Acres 0-07 Guntas in survey no.29/\omega3, Acres 2-00 Guntas in survey no.30/\omega1/2, Acres 0-36 Guntas in survey no.30/\omega2/1 and Acres 2-00 Guntas in survey no.30/\omega1/1) of Kanmanoor Village, Addakal Mandal, Mahabubnagar District, Telangana.

Boundaries to land admeasuring Acres 0-14 Guntas in survey no.29

North :: Way

South :: Land of Ashok Reddy and Surendar Reddy

East :: Baleedupalli Sivaru

West :: Remaining land of Ashok Reddy and Surendar Reddy

Boundaries to land admeasuring Acres 4-36 Guntas in survey no.30

North :: Land of Ashok Reddy and Surendar Reddy

South :: Land of M.Krishna Reddy and G.Sumathalamma

East :: Land of Ashok Reddy and Surendar Reddy

West :: Land of Gattu Bhaskar Reddy and M.Murali Mohan

RULE-3 MARKET VALUE

Village	Survey no.	Extent AcGts.	Market value per acre Rs. 18,20,564/-	Stamp duty + Registration charges/-@ 6 %
Kanmanoor	29/ಆ1/2	0-07		
	29/ლ3	0-07		
	30/ಆ1/2	2-00		
	30/ఆ2/1	0-36		
	30/e1/1	2-00		
Total Extent	•	5-10	95,57,961/-	

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	PURCHASER		
Jeevan Reddy	Name: For M/s. Transform Sun Energy PVT. LTD.		
WITNESSES:			
1. md toll Name:	2. Md Jayov Name:		

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Date: 5-6-2018

GOVERNMENT OF TELANGANA

TAHASIL OFFICE::

MANDAL

No. /5164 /2018.

PROCEEDING

Present:- G. 557 21 Tahasildar,

Sub:- ROR

Manda -645001-

えわられ village

Sy.Nos. 29/01/2-28/63-30. Carrying on amendment in light of

registered sale deed - Orders issued.

- 1.CCLA Cir.No.1 No.CMRO/342/17 Dt:9-9-17.

2.CCLA Cir.No.2 No.CMRO/342/17 Dt:5-10-17.

4.Team leader Report Dt: -10-17

5. This office Notice No.B/ /17 in Form VIII Dt:

deskeksksk

ORDER:

Whereas the government has taken up a massive programme of purification of Revenue Records to wipe out all the errors in Record of Rights to declare the village as error free. In part of it door to door verification has been done distributed I-B records to the concerned pattedars, had over view on corrections in writing from them.

During the course of verification the intimator herein has given Form 6-A together with Xerox copy of registered sale deed No. \$820... and sought to carry it on record. The perusal of ROR the name of vendor found as patted ar as such the notice in Form-VIII under sub-section (3) of Section 5 read with rule 19 of ROR Rules 1989 has been issued calling claims/objections if any from the interested and served in prescribed manner, but no claim/objection received within stipulated time. From this it is viewed that no one has claim on carrying changes basing on aforesaid registered sale deed. Moreover local enquiry reveals that the purchaser acted upon sale document.

Sy. No.	Ext.	Present entry in ROR	Entry after correction 4 (会)、ないなんである。		Sale Deed No. 5 5820/20
1	2	3			
29/6/h	0.07	බැපවුව නිසාවූන්ම			
		இ కట్నాం. మమ్మావంకి	\$5 sto 3 &		30/4/2018
30/81/2	2-00	ర్మం కేంక్రట్లో	11		
30/1821	0.36	//	//	, ,	
30/81/1	2-08	5 / 1	11	800-00	26110

TAHASILDAR, MANDAL

Copy to the individual Co

Copy to SAP (97.9) A making necessary changes in ROR.

Copy to Fermion Commonly actions

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MAHABUBNAGAR (R.O) SUB REGIS

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON FRIDAY, FEBRUARY 23, 2018 AT SP CENTRE, 41/44 MINOO DESAI MARG, COLABA, MUMBAI - 400 005.

AUTHORISATION TO MR. PARDHA SARADHI LEKKALA TO DEAL WITH VARIOUS AUTHORITIES:

"RESOLVED THAT Mr. Pardha Saradhi Lekkala (Authorised Signatory) be and is hereby authorised:

to sign and execute the Agreement for Sale, Sale Deed {"said Agreement(s)} and all other
incidental documents for purchase and sale of property for the purpose of the Project i.e.
100 MW solar photovoltaic grid interactive power station at Balledupalle village,
Mahabubnagar district in the state of Telangana, of the Company.

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 represent, sign and execute all documents of the Company with any of the government

authority(ies) and/or any of its officers or concerned persons.

 to represent and appear before Telengana State Electricity Regulatory Commission ("TSERC") and to prepare, collect, sign and execute all documents of the Company including but not limited to petitions, applications, appeals etc. and other representations on behalf of the Company.

 to represent and appear before Telangana State Southern Power Distribution Company Limited ("TSSPDCL") and to prepare, collect, sign and execute all documents of the Company including but not limited to petitions, applications, appeals etc. and other representations on behalf of the Company.

to do all such acts, deeds, maters and things as may be necessary to give effect to the

aforesaid resolution.

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 the Authorised Signatory of the Company.

RESOLVED FURTHER THAT the common seal, if needed, be taken for execution outside the city and state limits of the registered office of the Company.

RESLOVED FURTHER THAT a 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

Srinivasa Rao Nannuri

Director

DIN: 07924078

Date: March 14, 2018

Place: Mumbai

Transform Sun Exercy Private Limited

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Unique Identification Authority of India

Government of India ad_9Enrolment No.: 2017/78542/16978

లెక్కుం వరద ారధి వాయుడు Lekkala Pardha Saradhi Naidu S/O L Varadaiah Naidu H no 5-36/1/1/36 Shanthi nagar Deepthisti Nagar Colony . Madinaguda

Hyderabad Miyapur Telangana - 500049 9030989699



మీ ఆధార్ సంఖ్య / Your Aadhaar Ne. :

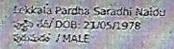
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నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం Government of India

dept 200 decide actions



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నా ఆధార్, నా గుర్తింపు



త సం. కి గుర్రింపుతు దృశికరణ, పారసర్వాణికి కాటు

జ గుర్తింపుగు ర్వహకరణ ఆస్వేస్ అడింటికేషన్ ర్వాణా చెందినప్పు.

£¹-5 ರನ್ನಿನಕ್ಕಿಸಿದ್ದರಿದೆ ನ್ಯಾಯಕ್ಕಿಸಿನ ನೆಲ್ಲ

INFORMATION:

Addition is a proof of identity, not of citizenship.

To establish identity, authenticate online.

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Addition is valid throughout the country.

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డారని సెకిష్ట గుర్తువు ప్రాదేశాల స్ట్రాస్ట Unique Identification Authority of tedia

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Address: S/O L Varadaish Nado, H ng 5-36/1/1/36, Shaothi nager, Deepthisri Nagar Colony: Madinaguda, Miyapur, Hyderabad, Telangana - 500049

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Bk - 1, CS No 10032/2018 & Doct No 9666/2018. Sheet 8 of 11 Joint Subregistrar1 Mahabubnagar (R.O)









ಬಾರತ ಸರ್ಕಾರ nique Identification Authority of India Governmental

ನೋಂದಣೆ ಸಂಖ್ಯೆ Enrolment No.: 2189/42347/72613

ಜೀವನ್ ರಾಮಕೃತ್ವ ರೆಡ್ಡಿ Jeevan Ramakrishna Reddy S/O: N Ramakrishna Reddy No 521 16th Cross, 16th Main HSR Layout Sector 4 Near SDA Complex Bangaiore South Hsr Layout Bengaluru Karnataka - 560102 9686676390

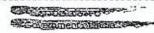




ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

6277 9221 0555 ಆಧಾರ್, ನನ್ನ ಗುರುತು







ಜೀವನ್ ರಾಮಕೃಷ್ಣ ರತ್ತಿ Jeevan Ramakrishna Reddy ಜನ್ಗ ದಿನಾಂಕ/DOB: 05/05/1981 ಪ್ರರುಷ/ MALE

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



6277 9221 0555







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- ಭವಿಶ್ಯದಲ್ಲಿ, ಸರ್ಕಾರಿ ಹಾಗೂ ಸರ್ಕಾರೇಶರ ಸಂದರ್ಗಳನ್ನು ಪಡಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯಕವಾಗಲಿದೆ.
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- Aadhaar will be helpful in availing Government and Non-Government services in future.



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S/O: N Ramakrishna Reddy, No ತಂದೆ / ಕಾಯಿಯ ಹೆಸು: ಎಸ್ ರಾಮಕೃಷ್ಣ 521, 16th Cross, 16th Main, Near ರಡ್ಡಿ ನಂ 521, 16ನೇ ಪ್ರಸ್. 16ನೇ ಮೈನ್. 8DA Complex, HSR Layout ಬಿಡಿಎ ಕಾಂಸ್ಟ್ ಹತ್ತರ, ಹೆಚ್ಎಪ್ಆರ್ ರೇಡಿಬ್ Sector 4, Bangalore South, Bengaluru, Karnataka - 560102

ಸ್ವೆಡ್ 4, ಬೆಂಗಳೂರು ಚಕ್ಷಣ, ಬೆಂಗಳೂರು, ರರ್ನಾಟಕ- 560102

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STATE OF THE PARTY OF

To be used for purchase of TS. Pand at Mbhabababagar, TS. 3/05/2018

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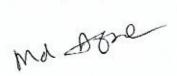


మహమ్మద్ అస్టార Mohammed Afzat పుట్టిన సం./YoB:1969 ವುರುಭುದು Male



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చిరునామా: S/O: మహమ్మద్ ఇమాదుద్దిస్తే. 1-3-145, షెప్పీర్ ఆరీ గల్ల్

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ವಿಜ್ರ್ಮಾಥ್ರ **පං**රු වුරුද් 503111 Address:

S/O. Mohammed Imaduddin, 1-3-145, shabbir ali gally Kamareddy, Kamareddy. Nizamabad

Andhra Pradesh, 503111

Aadhaar - Aam Aadmi ka Adhikar

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సహస్మార్ జహంగేక్ Mahammad Jahangeer \$67XXB (11/01/1984 DODGE MALE



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