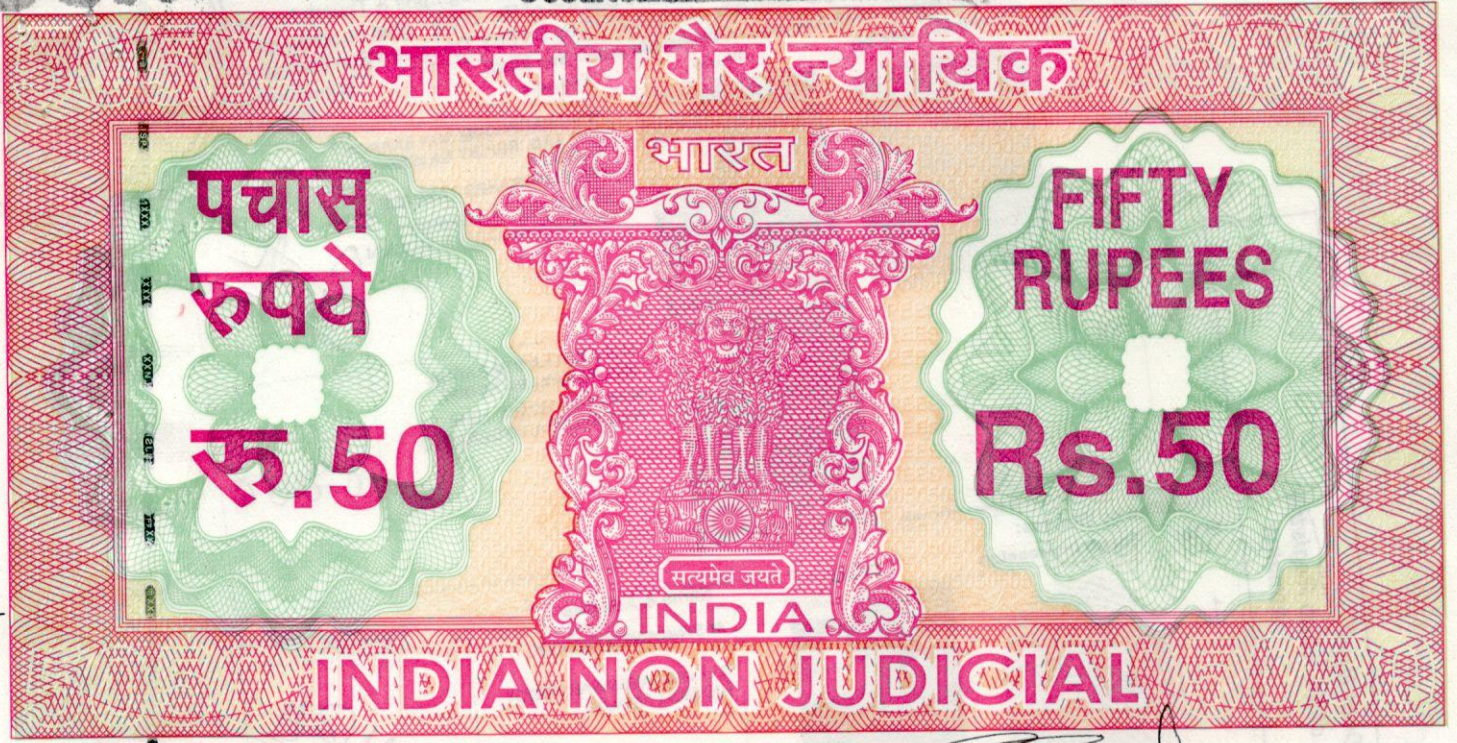


SCANNED

4978/2016



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11074

08/12/2016

Mr. Rajendra Tandale s/o Bhausaheb Tandale

for whom M/S Transform Sun Energy PVT. LTD.

R/O Mumbai

A 177435

Name: S. SHIVA PRASAD

(Licensed Stamp Vendor)

Shop No. 9-84, Opp. TAHSILDAR OFFICE,

RADEPALLY VILLAGE, JADCHERLA

MANDAL, MAHABUBNAGAR DIST.

Pin Code: 509 301, Ph No 9703244334

SALE DEED

This Sale Deed (the "Sale Deed") is made and executed on this the 08TH day of November 2016 at Mahabubnagar, Mahabubnagar District, Telangana State.

BETWEEN:

Smt. MULAMALLA SHARADHA, Daughter of NARAYANA REDDY, (Wife of M. VENKATESHWAR REDDY) aged about 57 years, occupation: House Wife, presently residing at H. No. 2-2-1137/8/A, NEW NALLAKUNTA, Hyderabad, Telangana State (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**.

m k o d

Presented in the Office of the Sub Registrar, Atmakur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9250/- paid between the hours of 10 AM and 4 PM on the 08th day of DEC, 2016 by Sri M/S.Transform Sun Energy Pvt. Ltd.



No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S.TRANSFORM SUN ENERGY PVT. LTD. REP.BY RAJENDRA TANDALE S/O. BHAUSAHEB TANDALE SP CENTRE, 41/44, MINOO DESAI MARG, COABA, MUMBAI	
2	EX			MULAMALLA SHARADHA S/O. NARAYANA REDDY H.NO.2-2-1137/8/A, NEW NALLAKUNTA, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			M SRIKANTH REDDY S/O VENKATESWAR REDDY R/O MULLAMALLA	
2			VENKATESWAR REDDY S/O BAL REDDY R/O MULLAMALLA	

08th day of December, 2016

Signature of Sub Registrar
Atmakur

Sub-Registrar
ATMAKUR

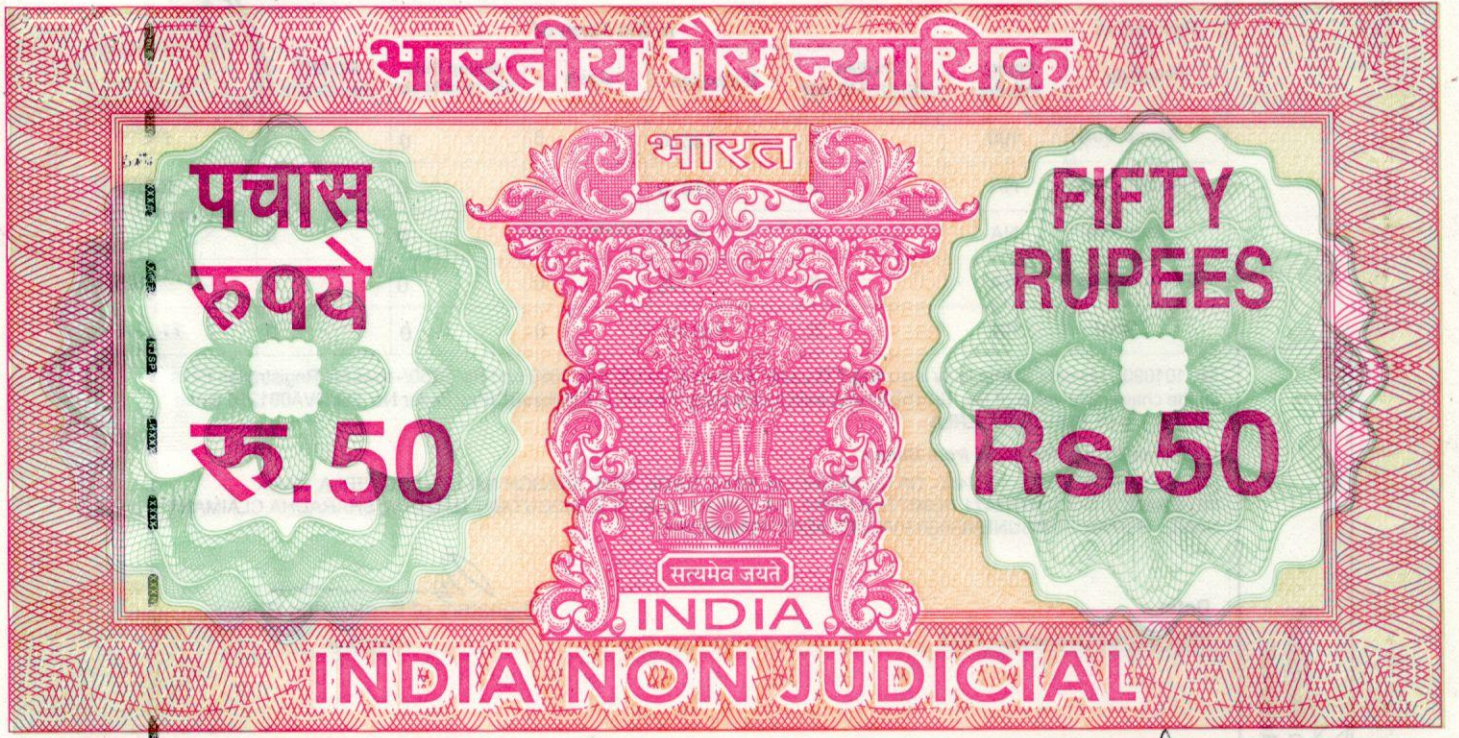
MULAMALLA SHARADHA (Wife of VENKATESWAR REDDY) aged about 27 years, occupation: House Wife, presently residing at H. No. 2-2-1137/8/A, NEW NALLAKUNTA, Hyderabad, Telangana State (hereinafter referred to as "Vendor" which expression shall, unless repugnant to the context herein, mean and include his successors-in-interest, legal representatives, agents, administrators, executors, nominees and permitted assignees).

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తెలంగాణ తెలంగాణ TELANGANA

11075 08/12/2016

Mr. Rajendra Tandale s/o Bhausaheb Tandale

M/s Transform Sun Energy PVT. LTD. R/Mumbai

A 177436

Name: **S. SHIVA PRASAD**
(Licensed Stamp Vendor)
No. 1405 001/2012, R.No. 1405 017/2015
Shop No. 9-84, Opp. TAHSILDAR OFFICE,
RADEPALLY VILLAGE, JADCHERIA
MANDAL, MAHABUBNAGAR DIST.
Pin Code: 509 301. Ph No 9703244334

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.

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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	100	0	73520	0	0	0	73620
Transfer Duty	NA	0	27570	0	0	0	27570
Reg. Fee	NA	0	9250	0	0	0	9250
User Charges	NA	0	105	0	0	0	105
Total	100	0	110445	0	0	0	110545

Rs. 101090/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9250/- towards Registration Fees on the chargeable value of Rs. 1837500/- was paid by the party through E-Challan/BC/Pay Order No .206NVA081216 dated .08-DEC-16 of ,SBH/JEDCHERLA

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 110445/-, DATE: 08-DEC-16, BANK NAME: SBH, BRANCH NAME: JEDCHERLA, BANK REFERENCE NO: 002662471, REMITTER NAME: RAJENDRA TANDELA, EXECUTANT NAME: M. SHARADHA, CLAIMANT NAME: TRANSFORMSUNENERGY PVT.LTD.REP BY RAJENDRA).

Date:

08th day of December, 2016

Signature of Registering Officer
Atmakur

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WHEREAS:

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- (A) The Vendor represents and warrants that, he is the absolute owner and possessor of the land admeasuring Acres 05-10 Guntas (comprising of Acres 05-10 Guntas in survey no. 166/a) of Konnur Village, Madhanapuram 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. 18622 vide Patta no. 542 have been issued in respect thereof.
- (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 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.

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. 18,37,500/- (Rupees Eighteen Lakhs Thirty Seven Thousand Five Hundred only) free from encumbrances.
- 1.2. The Vendee has already paid the Vendor, the total sale consideration of Rs. 18,37,500/- (Rupees Eighteen Lakhs Thirty Seven Thousand Five Hundred only) by way of cheque no. 149977 dated. 08-12-2016, AXIS Bank, GACHIBOWLI Branch.
- 1.3. 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 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.

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Atmakur



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2. **Conveyance of the Schedule Property;**

- 2.1 Pursuant to the Consideration paid by the Purchaser to the Vendor, the 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.

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

- (a) The Vendor is the absolute owners of the Schedule Property with uninhibited rights of alienation over the same. he is absolutely seized and possessed of and are otherwise well and sufficiently entitled to the Schedule Property;
- (b) The Vendor 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 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 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;

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Atmakur



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- (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;
- 4.2. I 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 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.

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7. **Assurances**

- 7.1. The Vendor assures and declares 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. 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

8. **Stamp Duty and Registration Charges**

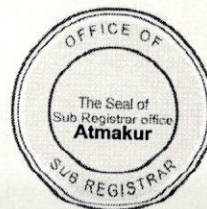
The Purchaser has paid the stamp duty and registration charges Rs. 1,10,445/- @6% vide challan bearing no. 206NVA081216 drawn on S.B.H. Bank

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SCHEDULE
Description of the Schedule Property



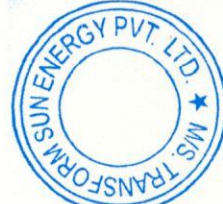

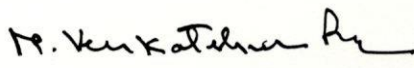
All that piece and parcel of land admeasuring Acres 05-10 Guntas (comprising of Acres 05-10 Guntas in survey no. 166/2) of Konnur Village, Madhanapuram Mandal, Mahabubnagar District, Telangana State and bounded by :

North :: LAND IN SY. NO. 167
South :: LAND IN SY. NO. 149 OF OTHERS
East :: LAND IN SY. NO. 168
West :: LAND IN SY. NO. 165

RULE- 3 MARKET VALUE

Village	Survey no.	Extent Ac.-Gts.	Market value per acre Rs. 3,50,000/-	Stamp duty + Registration charges/- @ 6. % Total Value
Konnur	166/2	05-10	3,50,000/-	1,10,445/-

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
	 
Name: Smt. MULAMALLA SHARADHA	For M/s. Transform Sun Energy Pvt. Ltd.
WITNESSES:	
	
1. _____ Name:	2. _____ Name:

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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 severally authorized:

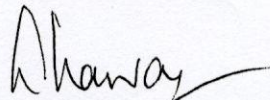
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers, deeds and other documents for getting the said Agreement duly registered.
- to do all such acts, deeds, 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


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.

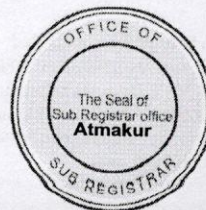


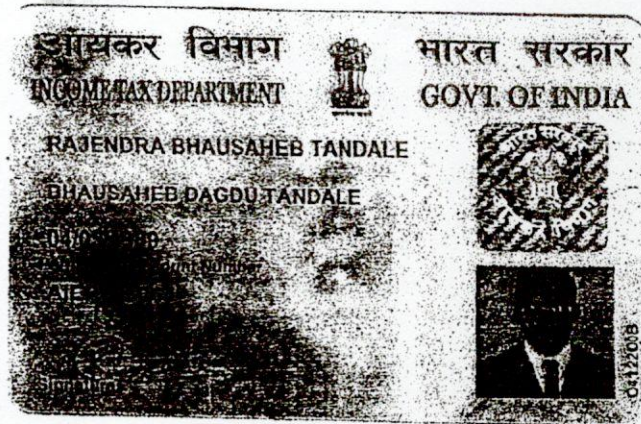
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इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर सैन सेवा इकाई, एन एस डी एल
महली मजिल, टाईम्स टॉवर, कमला हिल्स कॉम्पाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / found, please inform to
Income Tax Sain Seva Unit, NSDL
1st Floor, Times Tower
Kamla Hills Compound
S.B. Marg, Lower Parel, Mumbai - 400 013.

Telephone : 2350664



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Journal of Management Education 36(8)

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Unique Identification Authority of India
Government of India

సర్వోదయ సంఖ్య / Enrollment No. : 1093/20065/66880

To
M SHARADHA
55 9705
W/O M VENKATESHWAR REDDY
2-2-113/788/A
NEW NALAKUNTA
NEW NALAKUNTA
Hyderabad
Andhra Pradesh - 500044



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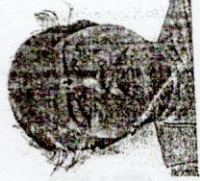
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
9109 8081 7351

உருகிய உருகிய



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మూలము
MSHARADHA



జన్మ సంవత్సరం Year of Birth: 1959
 స్త్రీ / Female



9109 8081 7351

శ్రీమద్భక్తవల్లభానందాచార్య



Government of India

AADH.

పక్షాభ్యర్థం

- అధార్ గుర్తింపుకు ధృవీకరణ, పాఠశాల్యానికి కాదు.
గుర్తింపుకు ధృవీకరణ అవ్వలేన్ అథెండికేషన్ ద్వారా పొందవచ్చు

FORMATION

- ❖ Aadhaar is proof of identity, not of citizenship.
- ❖ To establish identity, authenticate online.

ఆధార్ రేషనుకంటే ఆమోదించబడుతుంది

అథార్ భవేష్యుల్లో ప్రభుత్వ మరియు ప్రభుత్వేతర పీఠాలు
అందడేయడంలో సహాయపడుతుంది.

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

రియనామా: w/o మ వెంకటేశ్వర్ రెడ్డి
2-2-1137/8/8/అ.
స్టూ నల్లమంట,
స్టూ నల్లమంట,
హైదరాబాద్, ఆంధ్ర ప్రదేశ్.
500044

Address: W/O M
VENKAT SHIVAR REDDY, 2-2-
1137/8/A, NEW NALLAKUNTA,
NEW NALLAKUNTA, Hyderabad,
Andhra Pradesh, 500044



1947
1800 180 1947



help@uidai.gov.in

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www.italiatravels.com

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Atmakur



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తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

1-బి నమూనా (ROR)

Application No:



ROR021610160583

Date : 03/12/2016

జిల్లా : వనపర్తి

గ్రామము : కొన్నూర్

మండలము : మదనాపురం

విస్తీర్ణము యూనిట్లు : ఎ.గుం./ఎ.సెం.

వరుస సం.	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	రిజిస్టరు కాని రుణాది భారాల వివరములు	మౌలిక విలువ
1	2	3	4	5	6	7	8	9/10	11/12	13	14
1	మూలమచ్చ శారదమ్మ	నారాయణ రెడ్డి	542	166/ఇ	మెట్ట	5.1000	0.0000				

Certified By

(Signature)

Name: J.K.MOHAN

Designation: TAHSILDAR

Mandal: మదనాపురం

Verified by . KHAJA KHALEELULLAH

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.

Print

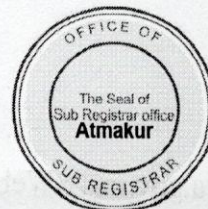
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Government of India

నమోదు సంఖ్య / Enrollment No.: 1080/20024/91411

To

మూలమల్ల శ్రీకాంత్ రెడ్డి

Mulamaila Srikanth Reddy

S/O: Mulamaila Venkateshwara Reddy

8-2-41/A Karmanghal

Champapet

Saroomnagar

Karmanghal

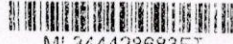
Saroomnagar K.V. Rangareddy

Andhra Pradesh 500079

9949666110

05/04/2014

134442866



ML344428683FT



మీ

సంఖ్య / Your

No. :

2452 4223 0836

- సామాన్యని హక్కు



భారత ప్రభుత్వం

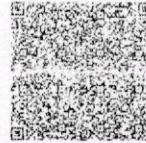
Government of India

మూలమల్ల శ్రీకాంత్ రెడ్డి

Mulamaila Srikanth Reddy

పుట్టిన తేదీ / DOB : 29/04/1984

పురుషుడు / Male



2452 4223 0836

- సామాన్యని హక్కు


Srikanth Reddy

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4978/2016. Sheet 12 of 14 Sub Registrar
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GOVERNMENT OF INDIA


మ వెంకటేశ్వర్ రెడ్డి
M VENKATESHWAR REDDY

పుట్టిన సంవత్సరం/Year of Birth: 1949
పురుషుడు / Male

6128 9583 0191




అధార్ - సామాన్యుని హక్కు


 భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


చిరునామా: S/O మ బాల రెడ్డి,
2-2-1137/8/8/అ,
న్యూ నల్లకుంట్ల,
న్యూ నల్లకుంట్ల,
హైదరాబాద్,
ఆంధ్ర ప్రదేశ్,
500044

Address: S/O M Bal Reddy, 2-2-1137/8/8/A, NEW NALLAKUNTA, NEW NALLAKUNTA, Hyderabad, Andhra Pradesh, 500044

1947
1800 180 1847

 help@uidai.gov.in

 www.uidai.gov.in

 పి.ఎ. బాల్ రెడ్డి, 1947,
బెంగళూరు-560001

M. Venkateshwar Reddy

Bk-1, CS No 5092/2016 & Doct No
1978/2016 Sub Registrar
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అంధ్రప్రదేశ్ ప్రజాస్వామ్య పార్టీ
సహకారు పాఠ్య పుస్తకం



పట్టా నెం. ★ ★
542

వ్యవస్థాపక అధికారి
(దీనిని మండల రెవెన్యూ అధికారి
ప్రవచనం మూల వేయాలి)

M. శారదాదేవి గౌరవార్లు
ఆంధ్ర

1. వ్యవస్థాపక అధికారి పేరు, తండ్రి/భర్త
పేరు, చిరునామా

2. పేదలకు కుటుంబ సంరక్షణ కమిటీ లేదా
వైకాపా పార్టీ కార్యకర్తల కమిటీ పేరు

3. భూమి కమిటీ కార్యకర్తల పేరు

4. రెవెన్యూ కమిషనరీ

5. రెవెన్యూ డివిజన్

6. జిల్లా

7. గ్రామ పంచాయతీ పేరు

06

శారదాదేవి

శారదాదేవి

వనపర్తి

మహానగర్

17-11-06

వ్యవస్థాపక అధికారి పేరు

పేరు

గ్రామ పంచాయతీ పేరు

అంధ్రప్రదేశ్ ప్రజాస్వామ్య పార్టీ పాఠ్య పుస్తకం పేరు

గొల్లపల్లి వ్యవసాయ సాగునీరు మదియ కౌలువార్లకు తాళబట్టదార్లకు ఇచ్చిన



Bk - 1, CS No 5092/2016 & Doct No