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BOOTER APRILATION TELANGANA

1009274 Date 3 PHONE TELANGANA

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G. MURALI (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

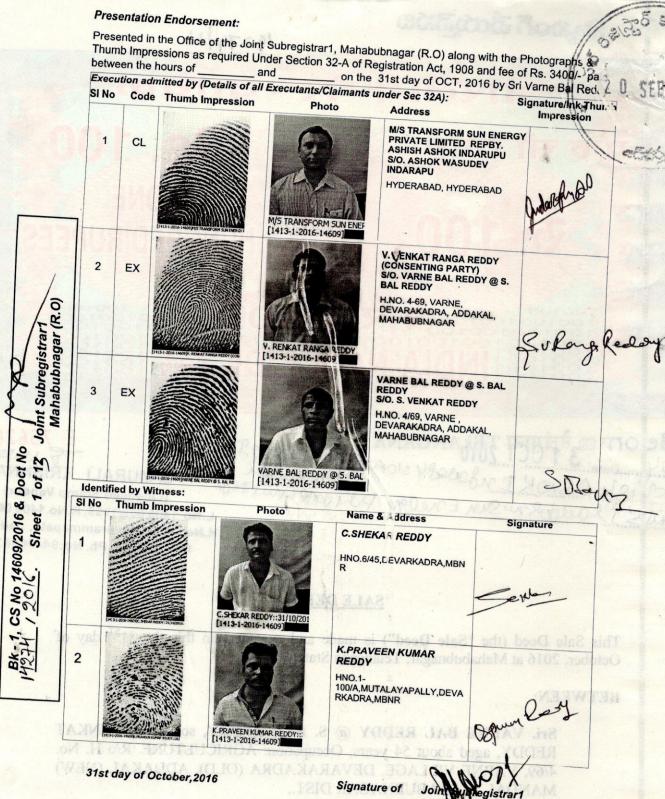
This Sale Deed (the "Sale Deed") is made and executed on this the 31ST day of October, 2016 at Mahabubnagar, Telangana State.

#### BETWEEN:

Sri. VARNE BAL REDDY @ S. BAL REDDY, son of S. VENKAT REDDY, aged about 54 years, Occupation: AGRICULTURE. R/o H. No. 4/69, VARNE VILLAGE, DEVARAKADRA (OLD), ADDAKAL (NEW) MANDAL, MAHABUBNAGAR DIST.,

hereinafter referred to as "VENDOR"

1 | Page



Mahabubnagar (R.O)
Exercising the powers of
Registrars under Section 30





Sri. V. VENKAT RANGA REDDY son of VARNE BAL REDDY @ S. BAL REDDY aged about 28 years, Occupation: business, R/o H. No. 4/69, VARNE VILLAGE, DEVARAKADRA (OLD), ADDAKAL (NEW) MANDAL, MAHABUBNAGAR DIST.,

hereinafter referred to as "Consenting Party"

The VENDOR and Consenting Parties are jointly referred to as "VENDOR" which expression shall, unless repugnant to the context herein, mean and include their 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, Colaba, Mumbai-400 005 represented by its authorized signatory Mr. ASHISH ASHOK INDARAPU son of. ASHOK WASUDEV INDARAPU, aged about 35 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 2-10 Guntas, (comprising of Acres 02-10 Guntas in survey no.186) of KONNUR Village,

  MADANAPUR 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 nos. 4324, vide Patta no. 324 have been issued in respect thereof.
- (B) The Consenting Party are son of the VENDOR; hence, they are made parties to this Sale Deed.

21 Page Stary

Description of	In the Form 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	Tota					
Stamp Duty	100	0	27000	0	0	0	27100					
Transfer Duty	NA	0	10125	0	0	0	10125					
Reg. Fee	NA	1000000	3400	0	0	0	3400					
User Charges	NA	0	105	0	0	0	105					
Total	100	0	40630	0	0	0	40730					

Rs. 37125/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3400/- towards Registration Fees on the chargeable value of Rs. 675000/- was paid by the party through E-Challan/BC/Pay Order No ,563TP3311016 dated ,31-OCT-16 of ,SBH/BADEPALLY

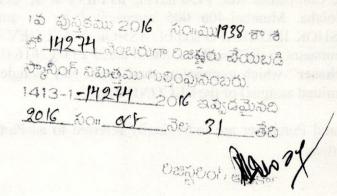
### E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 40630/-, DATE: 31-OCT-16, BANK NAME: SBH, BRANCH NAME: BADEPALLY, BANK REFERENCE NO: 001917623, REMITTER NAME: ASHISH ASHOK INDARAPU, EXECUTANT NAME: VARNE BAL REDDY ALIAS S. BAL REDDY, CLAIMANT NAME: ASHISH ASHOK INDARAPU).

Date:

31st day of October,2016

Signature Registering Officer Mahabubnagar (R.O)







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:

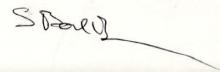
- 1.1. The VENDOR offered to sell and the Vendee agreed to purchase the schedule property for the total consideration of Rs. 6,75,000/- (Rupees SIX LAKHS SEVENTY FIVE THOUSAND Only) free from encumbrances.
- 1.2. The Vendee has already paid the total consideration to the Vendor as follows;

Varne Bal Reddy  @ S. Bal Reddy	(Rupees Six latelonly)	CHEQUE no.03 75 26,0 35 52
•	Seventy five money	dated 31-10-2016,
*	ny	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. <u>Conveyance of the Schedule Property;</u>

2.1 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.



Joint Subregistrar1 Mahabubnagar (R.O) 14374 / 2016. Sheet 3 of 12 Sheet 3 of 12

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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. <u>Possession:</u>

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. 40,630/-@6% vide challan bearing no. 563TP3311016, drawn on S.B.H. Bank

# SCHEDULE-1 Description of the Schedule Property

Madanapur

All that part and parcel of total land admeasuring Acres 02-10 Guntas (comprising of Acres 2-10 Guntas in survey no.186) of KONNUR Village, —

MADANAPURMandal, Mahabubnagar District, Telangana State, as detailed below:

and bounded by:

North :: REMAINING LAND IN SY. NO. 186

South :: LAND IN SY. NO. 181
East :: LAND IN SY. NO. 187
West :: LAND IN SY. NO. 185

SBarby

BK-1, CS No 14609/2016 & Doct No 14974 / 2016. Sheet 6 of 12 Joint Subregistrar1 Mahabubnagar (R.O)



**RULE-3 MARKET VALUE** 

Village	Survey no.	Extent AcGts.	Market value per acre Rs.3,00,000	Stamp duty + Registration charges/-@ 6. % Total Value
KONNUR	Forming part of survey no. 186	02-10	6,75,000/-	40,630/-

**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	
c D	
1. Sould Name: VARNE BAL REDDY @ S.	BAL REDDY
CONSENTING PARTIES	•
1 Sylprodeles	
1. S.J. Lander V. VENKAT RANGA REDI	DY
PURCHASER	
For M/s. Transform Sun Energy P	
For M/s. Transform Sun Energy P	rivate Limited
WITNESSES:	
1. Sewe	2. Opmy Rolly Name:
Name:	Name:

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భారత ప్రభుత్వం Government of India సంగిరెడ్డి బాల్ రెడ్డి Sangireddy Balareddy పుట్టిన తేదీ / DOB : 01/01/1962 စ်ာလည်း / Male



2449 6037 1913 🚳 ఆధార్ – సామాన్యుని హక్కు

ಆಧಾರ್ చిరునామా:

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India

Address:

S/O: సంగిరెడ్డి పెంకట రెడ్డి, 4/69, వర్ని, వర్న, మహబూబ్ నగర్, ఆంధ్ర ప్రదేశ్, 509219

S/O: Sangireddy Venkat Reddy, 4/69, Varne, Varne, Mahabubnagar, Andhra Pradesh,

2449 6037 1913

1947 1800 300 1947

M help@uidai.gov.in

www www.uidai.gov.in

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| BK - 1, CS No 14609/2016 & Doct No | 14274 | 2016 . Sheet 9 of 13 Joint Subregistrar1 | Mahabubnagar (R.O)





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

Cz

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. Winoo Desai Marg.
Colaba, Mumbai - 400 005, India





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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 :31/10/2016

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

జిల్లా:మహబూద్ మండలము:కోత్తకోట నగర్

గ్రామము పేరు :కొన్నూర్ KNNW

విస్తీర్ణం యూనిట్లు : Acres/guntas

(1)	పట్టాదారు పేరు (2)	200(3)	నెంబరు(4)		The second secon	విస్తీర్ణం (7)	శిస్తు(రూ.) (8)	పట్టదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు(9/10)	యజమాని/ కౌలుదారు తాకట్టు ఏట్టుకున్న వ్యక్తి పేరు/ ఖాతా సెం. (11/12)	రిజిస్టర్ కాని ఋణాది భారాల వివరములు(13)	మారిక విలువ(14)	రిమార్కు <b>లు</b>
1	వర్నె బాలు రెడ్డి	పెంకట్ రెడ్డి			మెట్ట	1.1100	0.94					
2				188/ ஒ	మెట్ట	2.0400	1.50					
3				186	మెట్ట	2.2700	0.94		***************************************			
4				187/ ප	CONTRACTOR OF THE PROPERTY OF	4.0000	1.50					
					మొత్తం విస్తీర్ణం	10.0200	4.88					

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V. BACUBALREDDY

S/O VENKATREEDDY

V. Venkat Kangoner) Dge. 26

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ఆధార్ - సామాన్యుని హక్కు

స్టక్షిన సంకత్సరం/Year of Birth: 1981 స్వామను: / Male 4429 6086 7722

..

ಕಂಡೆ: ಎಂತಸಂಕ ತಡೆಯಾಡ್ಡೆ Father: CHINTAKUNTA NARASIMAHAREDDY

Chintakunta Shekar Reddy చించకుంట శేఖర్ రెడ్డి

04/01/2013

To Chintakunta Shekar Reddy చింతకుంట శేఖర్ రెడ్డి

నమోదు సంఖ్య / Enrollment No. : 2022/50021/19328

ဍာဝဇဴ ည်ဆုံဖွဲ့ဝ Identification Authority of Ind

H NO 6/45
DEVARKADRA MANDAL
Multiyalampalle
Varne, Mahabub Nagar
Andhra Pradesh - 509219
9866764117

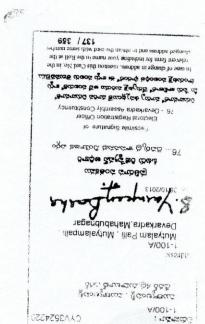
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

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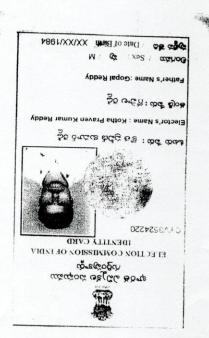
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**Family Members Details** 

S.No	Name	Relation	Date of Birth	Age	
2	Santamma	Mother		67	
3	Rajeswaramma	Wife		37	
1	Venkatrangareddy	Son,		20	
5	Sanjivareddy	Son		17	
6	Syamsundhar Reddy	Son		15	

Dy.M ROOL&DPL Incharge

### HOUSEHOLD CARD

Card No

పేరు

: WAP142703000503

F.P Shop No

: 30 : సంగీరేడ్డీ.బాలరేడ్డీ

Name of Head of Household

: Sangireddy.Balreddy

తండ్రి/భర్త పేరు

: ವೆಂಕಟರೆಡ್ಡಿ

Father/ Husband name: Venkatreddy

పుట్టినతేది/Date of Birth:

వయస్సు Age

: 44

ವೃತ್ತ /Occupation

: Daily wage earner

ಇಂಟಿ.ನಂ./House No. వధ /Street

: 4/69

: varne : varne

Colony

Hamlet Village/Thanda: ವರ್ಡ್/Varne

Rev. Village

: వర్దే/ Varne

Mandal

: ದೆವರೈದರ / Devarkadara

జిల్లా /District

: మహబూబ్నగర్ / Mahabubnagar

Annual Income (Rs.): 12,000

LPG Consumer No. : No Cylinder

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