

తెలంగాణ ప్రభుత్వం

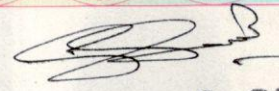
15076/2016

P22/2016



14997 తెలంగాణ తేలంగానా TELANGANA
K933

Sl. No. 10031 Date: 07-11-2016
Sold to. JAYDEEP SURESH PAWAR S/O SURESH
SHANKAR PAWAR R/O MUMBAI
For Whom. M/s TRANSFORM SUN ENERGY PVT. LTD.

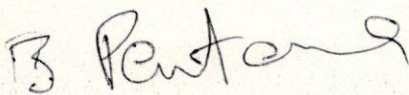

E 327785
Name: S. SHIVA PRASAD
(Licensed Stamp Vendor)
No. 1405 001/2012, R. No. 1405 017/2015
Shop No. 9-84, Opp. TAHSILDAR OFFICE
BADEPALLY VILLAGE, JADCHERI
MANDAL, MAHABUBNAGAR DIST

SALE DEED

This Sale Deed is made and executed on this 07TH day of November 2016 at Mahabubnagar, by and between:

BOGGU PENTANNA son of B. Narayana aged about 43 years, occupation: Agriculture, presently residing at H. No. 3-31/1, Konnur Village, Kothakota (old), Addakal (new) Mandal, Mahabubnagar District,

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



Presentation Endorsement:

Presented in 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. 6715/- paid between the hours of 1 and 2 on the 07th day of NOV, 2016 by Sri B. Pentanna


Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 JAYADEEP SURESH PAW [1413-1-2016-14933]	M/S TRANSFORM SUN ENERGY PRIVATE LIMITED REP- JAYADEEP SURESH PAWAR S/O. SURESH KUMAR PAWAR MUMBAI,	
2	EX		 BOGGU PENTANNA::07/ [1413-1-2016-14933]	BOGGU PENTANNA S/O. B.NARAYANA HNO.3-31/1,KONNUR (V) KOTHAKOTA, ADDAKAL,MAHABUBNAGAR	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 NARSIMHULU.T::07/1 [1413-1-2016-14933]	NARSIMHULU.T HNO.6-1-279/12/206,PADMA RAO NAGAR,MUSHEERABAD,HYD	
2		 SUKKA NAGANNA::07/1 [1413-1-2016-14933]	SUKKA NAGANNA HNO.1- 82/6,KOTHAKOTA,KONNUR	

07th day of November, 2016

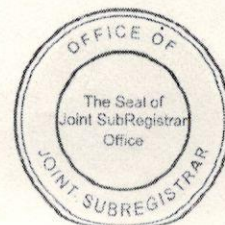
Signature of 
Joint SubRegistrar1
Mahabubnagar (R.O)
Exercising the powers of
Registrars under Section 30.

Bk-1, CS No 14933/2016 & Doct No

P22-1/2016 Sheet 1 of 12 Joint SubRegistrar1

Mahabubnagar (R.O)

15076/2016



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 18.03.2016 (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 Vendor and Purchaser are individually referred to as Party and collectively referred to as Parties as the context may require.

WHEREAS:

- (A) The Vendor represents and warrants that he is the absolute owner and possessor of all that land admeasuring Acres 04-19 Gts (comprising of Acres 04-19 Gts., in survey no. 169/A) of KONNUR Village, KOTHAKOTA (old), ~~MADANA PURA~~ (New) 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 Vendor got mutated in the revenue records Pattadar Pass Book and Title Deed bearing no. 115126, vide Patta no. 611 have been issued by the MRO 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.

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	53720	0	0	0	53820
Transfer Duty	NA	0	20145	0	0	0	20145
Reg. Fee	NA	0	6715	0	0	0	6715
User Charges	NA	0	105	0	0	0	105
Total	100	0	80685	0	0	0	80785

Rs. 73865/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 6715/- towards Registration Fees on the chargeable value of Rs. 1342500/- was paid by the party through E-Challan/BC/Pay Order No ,167S01071115 dated ,07-NOV-16 of ,SBH/PADMAVATHI NAGAR COLONY MAHABUBNAGAR

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 80685/-, DATE: 07-NOV-16, BANK NAME: SBH, BRANCH NAME: PADMAVATHI NAGAR COLONY MAHABUBNAGAR, BANK REFERENCE NO: 003146463, REMITTEE NAME: JAYDEEP SURESH PAWAR, EXECUTANT NAME: B. PENTIAIAH, CLAIMANT NAME: JAYDEEP SURESH PAWAR).

Date:
07th day of November, 2016

Signature of Registering Officer
Mahabubnagar (R.O)

Joint Sub Registrar
Mahabubnagar (R.O)

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15076 / 2016

1వ పుస్తకము 20 సం॥ము 1938 శా శ.
లో 15076 నెంబరుగా రిజిస్టరు చేయబడి
స్కానింగ్ సిమిత్తము గుర్తింపునంబరు
1413-1 2016 ఇవ్వడమైనది.
సం॥ నెల తేది
రిజిస్టరింగ్ ఆఫీసర్

1వ పుస్తకము 2016 సం॥ము 1938 శా శ.
లో 15076 నెంబరుగా రిజిస్టరు చేయబడి
స్కానింగ్ సిమిత్తము గుర్తింపునంబరు.
1413-1 15076 2016 ఇవ్వడమైనది.
2016 సం॥ Nov నెల 22-వ తేది 22/11/16
రిజిస్టరింగ్ ఆఫీసర్



**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. 13,42,500/- (Rupees Thirteen Lakhs Forty Two Thousand Five Hundred Only) free from encumbrances.
- 1.2. The Vendee has already paid the total consideration to the Vendor as follows;

Boggu Pentanna	Rs. 13,42,500/- (Rupees Thirteen Lakhs Forty Two Thousand Five Hundred only)	Cheque No. 035542, 035543, 035544 dated : 08-11-2016, Bank AXIS, Branch Gachibowli.
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- 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 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;

- 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 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 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 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;

B. Pentanna



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- (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 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 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;
- (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;

B. Penton



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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;

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 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.

7. **Assurances**

- 7.1. The Vendor 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 Vendor 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.
- 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 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.

B. Pentan



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8. **Stamp Duty and Registration Charges**

The Purchaser has paid the stamp duty and registration charges Rs. 80,685/- @6% vide challan bearing no . 167S0I071116, drawn on S.B.H. Bank

SCHEDULE-A
Description of the Land


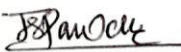
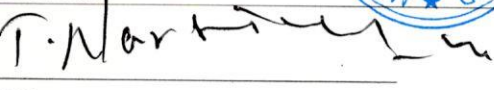

All that piece and parcel of agriculture dry land admeasuring Acres 04-19 Gts., (comprising of Acres 04-19 Cents in survey no. 169/A) of KONNUR Village, KOTHAKOTA (old), ~~MADANAPURAM~~ (New) Mandal, Mahabubnagar District, Telangana State and bounded;

North :: LAND OF ACHUTHAPURAM MANEMMA
South :: LAND OF KRISHNA REDDY
East :: LAND OF BABU MIYA
West :: LAND OF RAMULU & PENTANNA

RULE- 3 MARKET VALUE

<u>Village</u>	<u>Survey nos.</u>	<u>Extent</u> <u>Ac.--Gts.</u>	<u>Market value</u> <u>per acre @</u> <u>Rs. 3,00,000/-</u>	<u>Stamp duty +</u> <u>Registration</u> <u>charges/-@ 6.</u> <u>% Total Value</u>
KONNUR	169/A	04-19	13,42,500/-	<u>80,685/-</u>

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	
	
Name: BOGGU PENTANNA	
PURCHASER	
	
Name: For M/s. Transform Sun Energy Private Limited	
Witnesses:	
1.  Name:	2.  Name:



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAYDEEP SURESH PAWAR

SURESH SHANKAR PAWAR

15/02/1993
Permanent Account Number

CSCPP3711R

J. Pawar
Signature

31/2/2014

J. Pawar



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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:

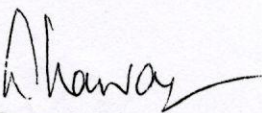
- to sign and execute the Agreement for Sale, Sale Deed and all other related documents for the said premises.
- to present and lodge the said Agreement for registration before the Office of the Sub-registrar of Assurances and to admit execution thereof.
- to sign and execute necessary forms, papers,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



INFRA

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P22/2016

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Joint SubRegistrar

Mahabubnagar (R.O)

15076/2016



M Nagar Dist.

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Иван Козинаков

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Fahsildar T. S.
Kathakota Mandal, Dist
Mahaabonagar

RAHILLAR
Kothakota Mdi
Mababoonagar Dist.



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 :07/11/2016

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/Rules framed by the Government of Telangana in this context.

జిల్లా:మహబూబ్ మండలము:కోత్తకోట

గ్రామము పేరు :కొన్నూర్

విస్తీర్ణం యూనిట్లు : Acres/guntas

నగర్

వరుస సంఖ్య (1)	పట్టాదారు పేరు (2)	తండ్రి/భర్త పేరు (3)	ఖాతా నెంబరు (4)	షర్యే నెం. (5)	భూమి వివరణ (6)	విస్తీర్ణం (7)	శిస్తు (రూ.) (8)	పట్టాదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు (9/10)	యజమాని/ కొలుదారు తాకట్టు పెట్టుకున్న వ్యక్తి పేరు/ ఖాతా నెం. (11/12)	రిజిస్టర్ కాని ఋణాది భారాల వివరములు (13)	మౌలిక విలువ (14)	రిమార్కులు	
1	బొగుపంటన్న	పద్దనారాయణ	611	184/ఈ	మెట్ట	0.1300	0.14						
2				169/అ	మెట్ట	4.1900	3.75						
					మొత్తం విస్తీర్ణం	4.3200	3.89						

13 Penten



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భారత ప్రభుత్వం
Government of India



బొగ్గు పెంటన్న
BOGGU PENTANNA
దండ్రి : బి నారాయణ
Father : B NARAYANA

పుట్టిన సంవత్సరం/Year of Birth: 1973
పురుషుడు / Male



9176 1060 8718

ఆధార్ - సామాన్యని హక్కు



Unique Identification Authority of India

చిరునామా: S/O: బొగ్గు నారాయణ
ఇంట నెం 3-31/1, కొత్తకోట (మండలం)
కొన్నూరు, కొన్నూరు, మహబూబ్ నగర్
జిల్లా పురీష్, 509110

Address: S/O: Boggu
Narayana, h no 3-31/1,
KOTHAKOTA(MA), Konnur
Konnur, Mahabub Nagar
Kothakota, Andhra Pradesh
509110

9176 1060 8718



1947



B. Pentanna

10/05/2010

10/05/2010

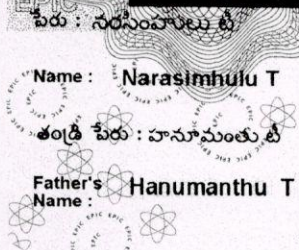
10/05/2010




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Mahabubnagar (R.O)

15076/2016





 భారత ఎన్నికల సంఘము
ELECTION COMMISSION OF INDIA
ఆరుగురు చొప్పు గుర్తింపు కార్డు - ELECTOR PHOTO IDENTITY CARD

CVG4819645

Name : **Narasimhulu T**

తండ్రి పేరు : హనుమంతు టీ

Father's Name : Hanumanthu T

లింగము / Sex : పు / M
 పుట్టిన తేదీ / Date of Birth: XX/XX/1977
 వయస్సు / Age : 39
 చిరునామా : 6-1-279/12/206
 హమలీ బస్టి స్టూమ్ ఏరియా, పద్మా రావు నగర్,
 6-1-269/21 టో 6-1-279,
 ముషీరబాద్, హైదరాబాద్
 Address: 6-1-279/12/206
 Hamali Basti Slum Area, Padma Rao Nagar,
 6-1-269/21 To 6-1-279,
 Musheerabad, Hyderabad

Date: 10/05/2016
 ఓటరు నమోదు అధికారి
 Electoral Registration Officer

అసెంబ్లీ నియోజకవర్గం సంఖ్య మరియు పేరు:

62 సునత్పుగర్

భాగం సంఖ్య మేరియు పేరు: 77

పద్మా రావు నగర్
Assembly Constituency No & Name: 62 Sanathnagar

Part No & Name : 77 -PADMARAO NAGAR
సూచన / Note :

1. కీటకాల పోటా గుర్తింపు కార్య కలిగి ఉన్నంత మాత్రమున కీటక వాడితాలో పేరు ఉంటుందన్న నామో ఏమీ లేదు. ఇందు లేని ప్రతి ఎన్నికల ముందు ప్రస్తుత కీటక వాడితాలో మీ పేరు ఉన్నట్లే లేనట్లే నలి చూసుకోవాలి.

Mere possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.

2. ఈ కార్డులో పేర్కొన్న పుట్టిన తేదీని, వయస్సు లేదా పుట్టిన తేదీకి ఋజువుగా ఉత్తర్వు జారీకాలో నవోదయకు తన వేరే వాటికి ఋజువుగా ఎట్టి పరిగ్రహణలోనూ పరిగణించకూడదు.

Date of Birth mentioned in this card shall not be treated as a proof of age / D. O. B. for any purpose other than registration in electoral roll.



భారత ప్రభుత్వం
Government of India



సుక్కు నాగన్న
Sukka Naganna

తండ్రి : కిష్టన్న
Father : KISHTANNA

పుట్టిన సంవత్సరం/Year of Birth: 1970
పురుషుడు / Male

6871 5748 2634



Unique Identification Authority of India

చిరునామా: S/O: సుక్క కిష్టన్న
ఇంటి నెం 1-82/6, కొత్తకోట మండలం
కొన్నూర్, కొన్నూర్, మహబూబ్ నగర్
ఆంధ్ర ప్రదేశ్, 509110

Address: S/O: Sukka
Kistanna, h no 1-82/6,
KOTHAKOTA MANDAL,
Konnur, Konnur, Mahabub
Nagar, Kothakota, Andhra
Pradesh, 509110

6871 5748 2634



1947
1800 300 1947



help@uidai.gov.in



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ఆధార్ - సామాన్యుని హక్కు

S. H. 1790



Bk - 1, CS No 14933/2016 & Doct No
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15076/2016 Mahabubnagar (R.O)

