

From:

Date: 07.03.2022

Himachal Infracon Private Limited  
Plot No.226, Road No.78, Phase - III,  
Jubilee Hills, Hyderabad – 500 096, Telangana State.

To

The Prl.Chief Conservator of Forests (HoFF) A.P. Forest Department  
Govt. of Andhra Pradesh

Sir,

In lieu of the forest land of 12.58 Ha proposed for diversion in Ghani and Gorakallu beats, Panyam section, Kurnool division, Kurnool Dist. Andhra Pradesh. An equivalent Private land of 12.75 Ha has been identified in Panyam Mandal of Kurnool Dist.

The owner of said land M/s Greenko Energies has expressed their willingness to sell 12.75 Hectares or 31.50 Acres of land to Himachal Infracon Pvt. Ltd., Hyderabad and they have no objection for transfer and mutate the said land in favour of A.P. Forest Department towards raising Compensatory Afforestation.

An agreement has been entered between the two parties in this regard.

For Himachal Infracon Private Limited.



Authorized Signatory







తెలంగాణ తెలంగాణ TELANGANA

- 3 MAR 2022

AK 679269

SL.NO. 11058 DATED: 03-03-2022, RS.100/-  
SOLD TO: T. NARSIMHA  
S/o VENKAIAH R/O. HYD.  
FOR WHOM: M/s. HIMACHAL INFRACON PVT LTD.,

P. VISHAL SINGH  
LICENSED STAMP VENDOR  
L.No. 16-03-024/2014  
RL.No. 16-03-058/2020  
H.No. 14-11-444/1, Machipura  
Mangalhat, HYD. (South) Dist  
Ph: 9397070004

### AGREEMENT OF SALE

THIS DEED OF AGREEMENT OF SALE is made and executed on this 03<sup>rd</sup> day of March 2022, at Hyderabad.

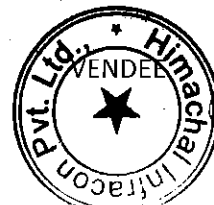
#### BETWEEN:

M/s. Greenko Energies Private Limited, a Company incorporated under the provisions of the Companies Act 1956, having its Office at Plot.No.1366, Road No.45 Jubilee Hills, Hyderabad, -500 033, Telangana State, INDIA. Hereinafter referred to as the "VENDOR" or "SELLER" which term shall, unless inconsistent with the context, mean and include all its Legal representatives, agents, attorney/s, executors, administrator and permitted assigns etc., of ONE PART.

Himachal Infracon Private Limited, a Company incorporated under the provisions of the Companies Act 1956, having its Office at Plot No.226, Road No.78, Phase - III, Jubilee Hills, Hyderabad - 500 096, Telangana State, hereinafter referred to as the 'VENDEE' or 'PURCHASER' which term shall, unless inconsistent with the context, mean and include all its legal representatives, agents, attorney/s, executors, administrators, assigns and include its successors- in- interest, of ANOTHER PART.

WHEREAS, the VENDOR are the owners and are in possession and enjoyment of property admeasuring 12.75 hectares or 31.50 Acres of land comprised in several Sy Nos situated in village Panyam of Panyam

VENDOR





Mandal, Dist. Kurnool., Andhra Pradesh State, which is more fully described in the "Annexure", given at the end.

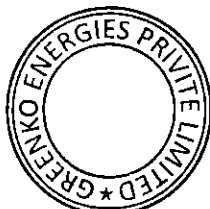
**WHEREAS**, the VENDEE is in need of land parcel in Kurnool Dist, Andhra Pradesh, for compensatory afforestation in lieu of Forest land diversion for a proposed Project in Andhra Pradesh.

**WHEREAS**, the VENDEE have approached the VENDOR with a proposal to purchase the property mentioned in the Annexure, for a valuable consideration.

**NOW, therefore, in consideration of the premises and mutual agreements, covenants and conditions set forth herein, it is hereby agreed by and between the parties as follows:**

1. The VENDEE has agreed to purchase the property given in the Annexure for the valuable consideration subject to a good, legal and clear marketable title being found free from all encumbrances, rights, claims, title, demands interests, acquisition, etc.,
2. Both the Parties hereby agree that the total sale consideration shall be paid at the time of the registration of the Sale Deed or Deed of conveyance, either in favour of Vendee or its nominee.
3. The VENDORS hereby covenants and confirms that there are no co-owners/no other claimants to the property given in the Annexure, and the entire Property is free from all encumbrances, Court attachments, of any kind and the entire property is not the subject matter of any acquisition or requisition proceedings, injunction/prohibitory orders from any Court, Minor claims, Maintenance claims, Govt., Dues, restrictive covenants, Partition claims or ownership claims or any other litigation or claims of whatsoever nature from any person/s or statutory authorities including Taxation authorities and that they shall not create any lien, charge, mortgage of any kind on the Total property during the subsistence of this agreement.
4. That, the VENDORS hereby confirm that they have not executed any Agreement of sale or any other documents in favour of any person/company creating any rights over the property and hereby covenants that, they will not enter into any other agreement, arrangement or understanding with any other person or persons in any manner whatsoever for the sale of, or transfer/ alienation of the Property as a whole or in parts thereof except in favour of the VENDEE or its nominee/ assignee and except as provided in this Agreement.
5. That, the VENDORS hereby covenants that they will at all time, execute every such lawful deed, assurance, or thing, as shall be reasonably required for further and more perfectly assuring the title on the property mentioned in the ANNEXURE and every part thereof unto, in favour of the VENDEE and/or its nominee/s. The VENDORS hereby undertakes to indemnify the VENDEE and/or its nominee/s from all losses, claims or damages of whatsoever nature the VENDEE and/or its nominee/ s might incur due to there being any defect in title of the land or due to any restrictions which prohibit the land from executing a deed of absolute sale and conveyance in favour of the VENDEE and/or its nominee/ s.
6. All property taxes and other liabilities down to the day of the registration of the conveyance, income tax, and capital gains tax, if any and other dues and levies concerning the property mentioned in ANNEXURE shall be borne and discharged by the VENDORS.

  
VENDOR



  
VENDEE





7. The VENDEE herein shall have the right to nominate any other person or persons and assign its rights under this agreement in favour of such person or persons at a sale price and consideration and other terms and conditions as it may deem fit under the agreement and the VENDORS shall duly recognize any nomination or assignment and shall duly execute a deed of absolute sale and conveyance in favour of such nominees and assignees.

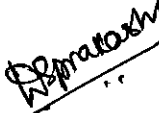
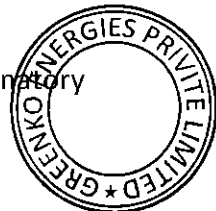
8. The VENDORS undertake to resolve any Title Disputes and other allied legal issues, either with the Statutory Authorities or any other Person regarding title, transferability and sale of the property mentioned in the ANNEXURE, to the VENDEE, at his own cost/s and expenses and within reasonable time and extend his full cooperation to the VENDEE in defending any such issues.

9. No error, miss-statement or omission in the description of property mentioned in Annexure shall annul this agreement.

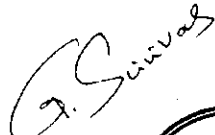

10. The expenses on stamp duty, registration charges and other charges shall be borne by the VENDEE as agreed to between the parties herein.

**IN WITNESS WHEREOF**, the VENDORS and the VENDEE have signed this Agreement of sale at the place and on the date, month and year mentioned above, out of their free will and consent and without any undue influence, coercion or fraud and having read and understood the contents therein, in the presence of the following witnesses.



For M/S Greenko Energies Pvt Ltd.

  
Authorized Signatory  


For Himachal Infracon Pvt Ltd.

  
Authorized Signatory  


**WITNESSES:**

1. 
2. 

VENDOR

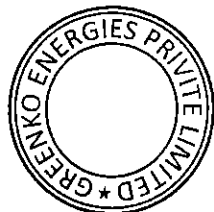
VENDEE



# ANNEXURE

SURVEY NUMBER WISE EXTENT OF LANDHOLDING				
S. No	Village	Survey No.	Extent of land (Ha)	Extent of land (Ac)
1	Panyam	1835	2.97	7.33
2	Panyam	1836	1.54	3.8
3	Panyam	1827	1.01	2.5
4	Panyam	1828-1	2.54	6.28
5	Panyam	1828-2	0.90	2.22
6	Panyam	1829-Part	0.71	1.76
7	Panyam	1829-Part	0.42	1.04
8	Panyam	1829-Part	0.42	1.05
9	Panyam	1829-Part	0.85	2.1
10	Panyam	1829-Part	0.85	2.09
11	Panyam	1829-Part	0.19	0.47
12	Panyam	1830	0.35	0.86
Total			12.75	31.50

*As per*



VENDOR

*G. Surval*



VENDEE