

Certificate Under Section
41 A - Stamp Manual

No. 89

Date 30/1/06

Certified that a sum of Rs. 28,29,000/-

(Rupees Twenty Eight Lacs Twenty Nine thousand only

has been received in cash from Shri

B.T.V.S. BUILD Well Pvt Ltd New Delhi Thuru Harsi Om Singh Adv

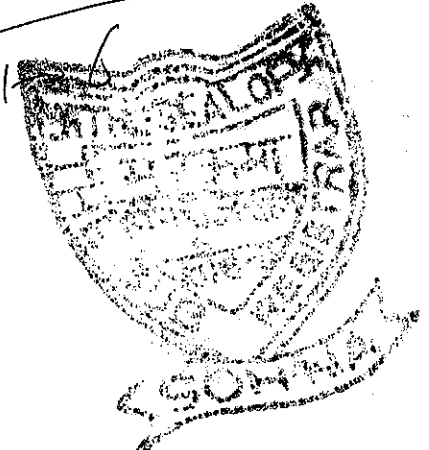
on account of Ch. No. 92 Dt 30/1/06

to F.No. SD. 4715000/-

- Sohna

Assistant Treasury Officer
SOHNA
30/1/06

6511
30-1-06

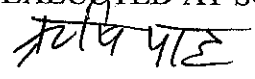
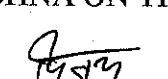
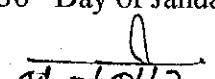


1/2/06

SALE DEED

TYPE OF DEED	:	SALE DEED
UNIT LAND	:	18 Kanal 9 Marla
MAUZA	:	Village Behrampur
TRANSACTION VALUE	:	Rs. 4,71,50,000/-
STAMP DUTY	:	Rs. 28,29,000/-
STAMP NO. & DATE	:	89/30-01-2006
ISSUED BY	:	Sub-Treasury Sohna

THIS SALE DEED IS EXECUTED AT SOHNA ON THIS 30th Day of January 2006 by




 धीरज राजेश

Contd....2

प्रलेख नः 6511

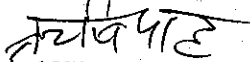
दिनांक 30/01/2006

डीड संबंधी विवरण		
डीड का नाम SALE OUTSIDE MC AREA		
तहसील/सब-तहसील सोहना	गांव/शहर Barampur	स्थित Barampur
भवन का विवरण		
भूमि का विवरण		
चाही	2 Acre 2 Kanal 9 Marla	
धन संबंधी विवरण		
राशि 47,150,000.00 रुपये	स्टाम्प ड्यूटी की राशि 2,829,000.00 रुपये	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: H Singh

यह प्रलेख आज दिनांक 30/01/2006 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी
Rishipal, Vijay, Balbir, Dheeraj, Rajesh / श्रीमती/कुमारी Khacheru निवासी Ghatta द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



श्री Rishipal, Vijay, Balbir, Dheeraj, Rajesh

उप/संयुक्त पंजीयन अधिकारी
सोहना

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी Tho-Raghib क्रेताहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।
दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Mangat Ram पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Lam Baluda व श्री/श्रीमती/कुमारी Jagdish पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी Lam Daulla ने की।
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 30/01/2006

उप/संयुक्त पंजीयन अधिकारी
सोहना

Rishi Pal – Vijay Singh – Balbir Singh – Dheeraj – Rajesh @ Rakesh Ss/o Khacheru S/o Sh. Gopi Chand All R/o Vill, Ghata, Teh. Sohna, Distt. Gurgaon. (In Equal Share) (hereinafter referred to as “VENDORS”).

IN FAVOUR OF

B.T.V.S. BUILDWELL (P) LTD., M-22, 1ST FLOOR, RAJOURI GARDEN, NEW DELHI – 110027. (hereinafter referred to as “VENDEE”).

The expression “Vendors” and “Vendee” unless repugnant to the context or otherwise shall mean and include their respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns.

WHEREAS the Vendors are the actual legal owners and in possession of the Land bearing Khewat/Khata No. 222/277, Rect. No. 4, Killa No. 20(5-2), 21(7-19), 22(8-0), 23/1(2-8), total land measuring 23 Kanal 9 Marla to the extent of 114/469 share i.e. 5 Kanal 14 Marla, Khewat/Khata No. 196/251, Rect. No. 3, Killa No. 25(2-4), Rect. No. 13 Killa No. 1(8-0), Rect. No. 14 Killa No. 5(8-0), total land measuring 18 Kanal 4 Marla to the extent of 1/4 share i.e. 4 Kanal 11 Marla, Khewat/Khata No. 77/127, Rect. No. 13, Killa No. 16/2(3-19), 17/2(3-16), total land measuring 7 Kanal 15 Marla to the extent of 2/3 share i.e. 5 Kanal 3 Marla, Khewat/Khata No. 123/176, Rect. No. 12, Killa No. 21/1(1-6), Rect. No. 13 Killa No. 24(7-12), 25(8-0), Rect. No. 19 Killa No. 4(7-12), 5(8-0), 6(8-0), 7(7-12), Rect. No. 20 Killa No. 1(3-0), 10(5-1), Rect. No. 26 Killa No. 9/1(4-13), total land measuring 60 Kanal 16 Marla to the extent of 2/40 share i.e. 3 Kanal 1 Marla, “Total land from above noted Khewat’s 18 Kanal 9 Marla situated within revenue estate of village Behrampur, Tehsil Sohna, Distt. Gurgaon as per Fard Jamabandi for the year 1999-2000 & Mutation No. 1403 sanctioned.

AND WHEREAS after acquiring the said land the Vendors are seized and possessed of the land as owners hereof and have been utilizing the said land for their own use and benefits and the Vendors have absolute and unfettered right and authority to sell, dispose and transfer the said land.

AND WHEREAS now for his personal needs and requirements and for household/business expenses the Vendors have agreed to sell the said land measuring 18 Kanal 9 Marla, voluntarily without any pressure and in its good sense for a total sale consideration of Rs. 4,71,50,000/- (Rupees Four Crore Seventy One Lacs Fifty Thousand only) to the Vendee and Vendee has agreed to purchase the same.

THIS SALE DEED WITNESSES AS FOLLOWS:-

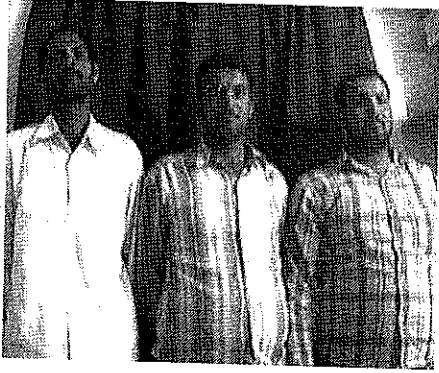
That the Vendor has received the total sale consideration of Rs. 4,71,50,000/- (Rupees Four Crore Seventy One Lacs Fifty Thousand only) in the following manner: -

Rs. 47,15,000/- by Cheque No. 195773 Dt. 30-01-06 drawn on ABN-AMRO Bank, Gurgaon ifv Rishi Pal

Rs. 47,15,000/- by Cheque No. 195774 Dt. 30-01-06 drawn on ABN-AMRO Bank, Gurgaon ifv Vijay Singh Cont....3

रिषि पल
विलकरी
विजय
वीरू २१२१

Reg. No. 6511 Reg. Year 2005-2006 Book No. 1



विक्रेता



क्रेता



गवाह



विक्रेता

Rishipal, Vijay, Balbir

धीरज

Dheeraj, Rajesh

राजेश

क्रेता

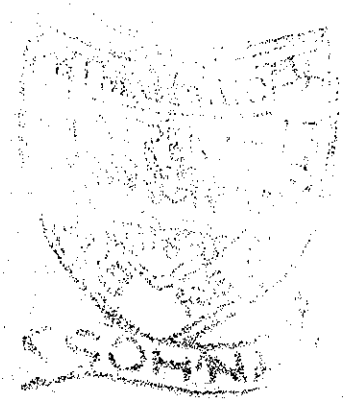
Tho-Raghbir

गवाह :- Mangat Ram

श्रीवती

Jagdish

1/2/06



2006

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6,511 आज दिनांक 30/01/2006 को बही नः 1 जिल्द नः 1,311 प्रष्ठ नः 100 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जल्द नः 191 के प्रष्ठ सख्या 70 से 72 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 30/01/2006

उप/सयुक्त पंजीयन अधिकारी
सोहना

- Rs. 47,15,000/- by Cheque No. 195775 Dt. 30-01-06 drawn on ABN-AMRO Bank, Gurgaon ifv Balbir Singh
Rs. 47,15,000/- by Cheque No. 195776 Dt. 30-01-06 drawn on ABN-AMRO Bank, Gurgaon ifv Dheeraj
Rs. 47,15,000/- by Cheque No. 195777 Dt. 30-01-06 drawn on ABN-AMRO Bank, Gurgaon ifv Rajesh
Rs. 47,15,000/- by Cheque No. 195778 Dt. 01-03-06 drawn on ABN-AMRO Bank, Gurgaon ifv Rishi Pal
Rs. 47,15,000/- by Cheque No. 195779 Dt. 01-03-06 drawn on ABN-AMRO Bank, Gurgaon ifv Vijay Singh
Rs. 47,15,000/- by Cheque No. 195780 Dt. 01-03-06 drawn on ABN-AMRO Bank, Gurgaon ifv Balbir Singh
Rs. 47,15,000/- by Cheque No. 195782 Dt. 01-03-06 drawn on ABN-AMRO Bank, Gurgaon ifv Dheeraj
Rs. 47,15,000/- by Cheque No. 195783 Dt. 01-02-06 drawn on ABN-AMRO Bank, Gurgaon ifv Rajesh

The receipt of which the vendor doth hereby admits and acknowledged in full and final settlement.

Hence in consideration of the above said amount the Vendors do hereby fully convey transfer, sell and assign the said agricultural land measuring 18 Kanal 9 Marla with tubewell & with all their rights, titles, thereto unto the Vendee who shall be the absolute owner of the same and shall enjoy all the above rights without any hindrance, claim or title of any other person.

THAT the Vendors ware in physical possession of said land and has handed over the vacant and actual physical possession of the said land to the Vendee at the spot and also handed over all original documents concerning the said land to the Vendee at the spot.

THAT the vendors shall co-operate in getting the mutation affected in favour of the Vendee or otherwise the Vendee is also fully entitled and empowered to have the same mutated in his own name and entered in all revenue records and offices on the basis of this Sale Deed.

THAT all the land revenue and other charges etc. up to the date of registration of the Sale Deed are to be borne by the Vendors and thereafter the Vendee shall be liable for the same.

THAT the vendors has been left with no claim, title, interest whatsoever in the said land and now the Vendee has become absolute and exclusive owner thereof to enjoy all privileges and profits of said land.

THAT the said land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development or for any other purpose.

अचि पल
बलबीर
रिजय
वीरु
राजेश
Cont....4



THAT the Vendors fully assures to the Vendee that the Vendors are the absolute, actual and real owner of the said land and the same is free from all sorts of encumbrances such as prior sale, mortgage, gift, litigation, disputes, acquisition, requisition, attachment, decree of any court, notices, lien, court injunction, lease agreement, agreement to sale etc. or any other defects into the title and if it is proved otherwise, or the whole or any part of the said land hereby conveyed/transferred is taken away or goes out of the possession of the Vendee on account of any reason whatsoever then the Vendors shall be liable to make good the loss thus sustained by the Vendee and keep the Vendee indemnified against all such losses, costs, charges and expenses etc. thereby occurred to the vendee in this connection.

THAT all costs and expenses of stamp duty and registration fee of this Sale Deed have been borne and paid by the Vendee.

SCHEDULE OF LAND

THAT the above agriculture land 18 Kanal 9 Marla situated with in revenue estate of Village Behrampur, Tehsil Sohna, Distt. Gurgaon is comprised in Khewat/Khata No. 222/277, Rect. No. 4, Killa No. 20(5-2), 21(7-19), 22(8-0), 23/1(2-8), total land measuring 23 Kanal 9 Marla to the extent of 114/469 share i.e. 5 Kanal 14 Marla, Khewat/Khata No. 196/251, Rect. No. 3, Killa No. 25(2-4), Rect. No. 13 Killa No. 1(8-0), Rect. No. 14 Killa No. 5(8-0), total land measuring 18 Kanal 4 Marla to the extent of 1/4 share i.e. 4 Kanal 11 Marla, Khewat/Khata No. 77/127, Rect. No. 13, Killa No. 16/2(3-19), 17/2(3-16), total land measuring 7 Kanal 15 Marla to the extent of 2/3 share i.e. 5 Kanal 3 Marla, Khewat/Khata No. 123/176, Rect. No. 12, Killa No. 21/1(1-6), Rect. No. 13 Killa No. 24(7-12), 25(8-0), Rect. No. 19 Killa No. 4(7-12), 5(8-0), 6(8-0), 7(7-12), Rect. No. 20 Killa No. 1(3-0), 10(5-1), Rect. No. 26 Killa No. 9/1(4-13), total land measuring 60 Kanal 16 Marla to the extent of 2/40 share i.e. 3 Kanal 1 Marla, "Total land from above noted Khewat's 18 Kanal 9 Marla.

प्रत्यक्ष Cont....5
विज्ञाप
की 25 बल 1/2
21/21

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

Furthermore, it is noted that regular audits are essential to identify any discrepancies or errors early on. This proactive approach helps in maintaining the integrity of the financial statements and prevents any potential issues from escalating.

In addition, the document highlights the need for clear communication between all stakeholders involved in the process. Regular meetings and reports should be provided to keep everyone informed about the current status and any changes that may occur.

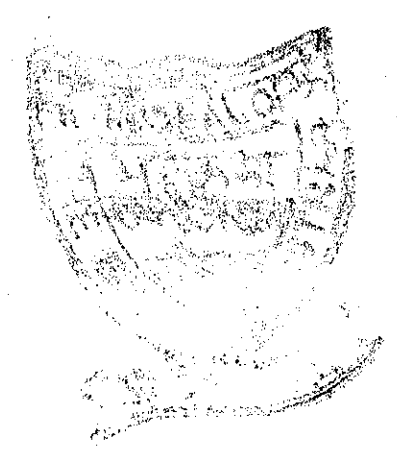
Finally, it is stressed that adherence to all applicable laws and regulations is a top priority. This includes staying up-to-date with any new tax laws or accounting standards that may affect the organization's operations.

The second part of the document provides a detailed overview of the company's financial performance over the past year. It includes a comprehensive analysis of the income statement, balance sheet, and cash flow statement.

The income statement shows a steady increase in revenue, primarily driven by the expansion of the product line and the entry into new markets. However, there has been a corresponding increase in operating expenses, which has resulted in a narrower profit margin than in previous years.

The balance sheet indicates that the company's assets have grown significantly, reflecting the successful completion of several major projects. On the other hand, the increase in liabilities, particularly in the form of long-term debt, is a concern that needs to be addressed.

The cash flow statement reveals that while the company has generated positive operating cash flow, it has also experienced a significant outflow of cash for capital expenditures. This suggests that the company is investing heavily in its future growth, which is a positive sign, but it also means that liquidity management will be crucial in the coming months.



IN WITNESSES WHEREOF the parties above named affixed their signatures on this deed of sale on the day month and year written above in the presence of the witnesses given below.

Dattela per ustatu Harim Singh

WITNESSES:

1.

Handwritten signature and stamp:
 17/11/2014
 10/11/2014
 10/11/2014

VENDORS

Rishi Pal - Vijay Singh - Balbir Singh

Handwritten signature: Rishi Pal

Handwritten signature: Balbir Singh

- Dheeraj - Rajesh @ Rakesh

Handwritten signature: Dheeraj Rajesh

2.

Handwritten signature: Jagdeep

VENDEE

B.T.V.S. BUILDWELL (P) LTD.

through RAGHUBIR

Handwritten signature: Raghubir

दसीका नं० 6511 अति. बही नं० 1

जिल्द नं० 1373 पृष्ठ नं० 61 पर

दस्ता किया गया बही नं० 1

जिल्द नं० 102 पृष्ठ नं० 74

दिनांक को दर्ज रजिस्ट्रार

किया गया। 30/1/06

MX
संयुक्त सब रजिस्ट्रार
सोहना

