

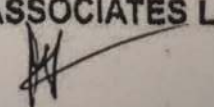
6040

SALE DEED
RELEVANT PARTICULARS

1. Consideration : Rs.8,50,00,000/-
2. Circle Rate Value : Rs.7,88,71,000/-
3. Stamp Duty : **Rs.42,50,200/-** (Rs. 17,00,000/- already paid with agreement to sell (without possession) dated 17.08.2020 and remaining stamp duty of Rs.25,50,200/- is being paid with this instrument vide e-Stamp Certificate No. IN-UK92573130246663S dated 16.10.2020)
4. Main Locality : Nagar Nigam Area
5. Locality : Rajpur Road
6. Particulars of the property : **All that property including land and construction bearing municipal no.111, Rajpur Road, Dehradun, at present bearing new municipal no.563/967/2, Rajpur Road-I, Dehradun, having land area measuring 1086.97 sq. meters or 1300 sq. yards, comprising of covered area or 242.32 sq. meters**
7. Kind of Property : Guest House/Commercial
8. Co-ordinates : Latitude : 30.347018
Longitude : 78.061955
9. Distance from main Road : Situated on main Rajpur Road (between RTO Office and Mussoorie Bypass).
10. Name and Address of Seller : **SHRI SATISH SONDHI son of Late Shri Banarasi Lal Sondhi resident of Rajneesh Meditation Centre, Osho Resorts, Rajpur Road, Dehradun (PAN : ATQPS6793P)**
11. Name and Address of Purchaser : **M/s MJR ASSOCIATES LLP (PAN : ABOFM3587H), a limited liability partnership, having its registered office at 181, Haridwar Road, Rishikesh, Dehradun acting through its partner SHRI MANJEET JOHAR (PAN : ACKPJ1560G) son of Late Shri S.S. Johar resident of 104/38, Dehradun Road, Rishikesh, District Dehradun**
12. Number of Sheets : 14 Sheets (Including PDE Sheet, Site Photograph and Copy of I.D.)
13. Drafted by : **Shri Manmohan Singh, Advocate**



MJR ASSOCIATES LLP


Authorised Signatory

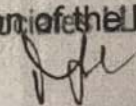
ASSOCIATES LLP
Dehradun Road,
Rishikesh -249201

Dated

**COPY OF RESOLUTION PASSED BY THE PARTNERS OF THE LLP IN
ITS MEETING HELD ON 16th DAY OF OCTOBER OF THE YEAR 2020**

Resolved that the LLP has authorized **SHRI MANJEET JOHAR son of Late Shri S.S. Johar resident of 104/38, Dehradun Road, Rishikesh, Dehradun**, partner of the LLP to act on behalf of the LLP for execution of any sale deed for purchase of any immovable property anywhere in India in the name of MJR ASSOCIATES LLP. He is authorised to sign and execute any such deed and present it for registration before the concerned Sub-Registrar of Assurances and to do all such acts, deeds and things which are incidental or ancillary for exercising the powers vested under this resolution.

.....
Seal and attestation of the LLP


Partner

ALL THAT PROPERTY INCLUDING LAND AND CONSTRUCTION BEARING MUNICIPAL NO.111,
RAJPUR ROAD, DEHRADUN, AT PRESENT BEARING NEW MUNICIPAL NO.563/967/2, RAJPUR
ROAD-I, DEHRADUN, HAVING LAND AREA MEASURING 1086.97 SQ. METERS OR 1300 SQ.
YARDS, COMPRISING OF COVERED AREA OR 242.32 SQ. METERS

SELLER : SHRI SATISH SONDHI

PURCHASERS : M/s MJR ASSOCIATES LLP acting through its partner
SHRI MANJEET JOHAR



SELLERS

Satish

MJR ASSOCIATES LLP

Authorised Signatory
PURCHASERS



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

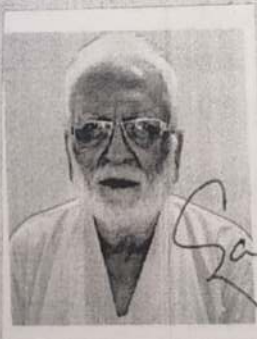
e-Stamp

Certificate No. : IN-UK92573130246663S
Certificate Issued Date : 16-Oct-2020 03:58 PM
Account Reference : NONACC (SV)/ uk1200104/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK120010488298122725697S
Purchased by : MJR ASSOCIATES LLP
Description of Document : Article 23 Conveyance
Property Description : RAJPUR ROAD DEHRADUN
Consideration Price (Rs.) : 8,50,00,000
(Eight Crore Fifty Lakh only)
First Party : SHRI SATISH SONDHI
Second Party : MJR ASSOCIATES LLP
Stamp Duty Paid By : MJR ASSOCIATES LLP
Stamp Duty Amount(Rs.) : 25,50,200
(Twenty Five Lakh Fifty Thousand Two Hundred only)



Attached NO.
Ashutosh Gupta
Stamp Vendor
Court, Dehradun

Please write or type below this line



Satish



MJR ASSOCIATES LLP
SR 0010616260
Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The only of checking the legitimacy is on the users of the certificate.

SALE DEED

THIS SALE DEED is made at Dehradun on this the 17th day of October of the year 2020 by **SHRI SATISH SONDHI** son of **Late Shri Banarasi Lal Sondhi** resident of **Rajneesh Meditation Centre, Osho Resorts, Rajpur Road, Dehradun** (hereinafter called the "Seller") of the one part ;

IN FAVOUR OF

M/s MJR ASSOCIATES LLP, a limited liability partnership, having its registered office at **181, Haridwar Road, Rishikesh, Dehradun** acting through its partner **SHRI MANJEET JOHAR** son of **Late Shri S.S. Johar** resident of **104/38, Dehradun Road, Rishikesh, District Dehradun** (*duly authorised vide resolution dt. 16.10.2020*) (hereinafter called the "Purchaser") of the other part ;

Both the terms "Seller" and "Purchaser" unless repugnant to the context thereto, shall mean and include their respective heirs, successors, executors, administrators and assigns etc.

Words imparting one gender shall mean and include other genders and words imparting singular and plural shall include the vice versa.

WHEREAS the Seller is the absolute owner in possession of all that property including land and construction bearing municipal no.111, Rajpur Road, Dehradun, at present bearing new municipal no.563/967/2, Rajpur Road-I, Dehradun, having land area measuring 1086.97 sq. meters or 1300 sq. yards, comprising of covered area or 242.32 sq. meters and the Seller has all the transferable rights therein.

AND ~~WHEREAS~~ the Seller out of the above mentioned total property purchased all that property having land area measuring 515.07 sq. meters, then having covered area of 26.13 sq. meters from Shri Kamal Prasad son of Shri Niranjana Prasad, vide sale deed dt.27.03.1986, which is duly registered in the office of the Sub-Registrar, Dehradun in Book No.1 Volume 2513 Pages 186/190 at No.2360 Addl. File Book No.1 Volume 2516 Pages 107 to 108 on 31.03.1986.

MJR ASSOCIATES LLP

Authorised Signatory

AND WHEREAS the Seller out of the above mentioned total property acquired the remaining property having land area measuring 571.90 sq. meters, then having covered area of 47.70 sq. meters in exchange from his brother Shri Naresh Kumar Sondhi son of Shri Banarasi Lal Sondhi, vide deed of exchange dt.15.02.1991, which is duly registered in the office of the Sub-Registrar, Roorkee in Book No.1 Volume 172 Pages 125/132 at No.1286 together with duplicate no.1287 Addl. File Book No.1 Volume 198 Page 2857 on 16.02.1991.

AND WHEREAS the Seller thereafter got sanctioned construction plan no.741/88-89 dt.24.09.1988 from the MDDA, Dehradun and raised construction of Rajneesh/Meditation Centre cum Guest House on the said land having covered area of 242.32 sq. meters (ground floor 142.32 sq. meters and first floor 100 sq. meters).

AND WHEREAS the said property of Seller is free from all kinds of liens, encumbrances, charges, litigations, acquisition, court cases, cesses, taxes, mortgages (either equitable or otherwise etc.) and the Seller thus has all the right to transfer the said property in any manner whatsoever, and the Seller has undisputed/unrestricted and transferable rights therein.

AND WHEREAS the Seller has agreed to sell the above said property, including land and construction, morefully described in the Schedule given at the foot of this deed and clearly shown in the annexed map, for a consideration price of **Rs.8,50,00,000/- (Rupees Eight Crores and Fifty Lacs only)** free from all encumbrances, etc. and the Purchaser has also agreed to buy the same for the said price.

NOW, THIS DEED WITNESSETH AS UNDER :-

1. That in pursuance of the said agreement and in consideration of **Rs.8,50,00,000/- (Rupees Eight Crores and Fifty Lacs only)** paid by the Purchaser to the Seller as detailed hereunder:-
 - (a) **Rs. 50,00,000/- (Rupees Fifty Lakhs only)** vide RTGS Transfer bearing UTR No.IBKLR92020081700043299 dt.17.08.2020 drawn on IDBI Bank at the time of agreement to sell.
 - (b) **Rs. 50,00,000/- (Rupees Fifty Lakhs only)** vide RTGS Transfer bearing UTR No.IBKLR92020081900092319 dt.19.08.2020 drawn on IDBI Bank
 - (c) **Rs. 50,00,000/- (Rupees Fifty Lakhs only)** vide Cheque No.000322 dt.04.06.2020 drawn on HDFC Bank Ltd., Dehradun, payable at par at all branches of the bank
 - (d) **Rs. 50,00,000/- (Rupees Fifty Lakhs only)** vide Cheque No.088164 dt.04.06.2020 drawn on Oriental Bank of Commerce, Dehradun, payable at par at all branches of the bank

MJR ASSOCIATES LLP

(4)

Authorised Signatory

- (e) **Rs. 1,00,00,000/- (Rupees One Crore only)** vide Demand Draft No.717509 dt.05.10.2020 drawn on IndusInd Bank Ltd., Rishikesh, payable at par at all branches of the bank
- (f) **Rs. 1,00,00,000/- (Rupees One Crore only)** vide Demand Draft No.717510 dt.05.10.2020 drawn on IndusInd Bank Ltd., Rishikesh, payable at par at all branches of the bank
- (g) **Rs. 1,10,00,000/- (Rupees One Crore and Ten Lakhs only)** vide RTGS Transfer bearing UTR No.INDBR22020101700724427 dt.17.10.2020 drawn on IndusInd Bank Ltd., Rishikesh
- (h) **Rs. 1,10,00,000/- (Rupees One Crore and Ten Lakhs only)** vide RTGS Transfer bearing UTR No.INDBR22020101700724455 dt.17.10.2020 drawn on IndusInd Bank Ltd., Rishikesh
- (i) **Rs. 1,10,00,000/- (Rupees One Crore and Ten Lakhs only)** vide Cheque No.931084 dt.30.11.2020 drawn on IndusInd Bank Ltd., Rishikesh, payable at par at all branches of the bank
- (j) **Rs. 1,13,62,500/- (Rupees One Crore Thirteen Lakhs Sixty Two Thousand and Five Hundred only)** vide Cheque No.931085 dt.30.11.2020 drawn on IndusInd Bank Ltd., Rishikesh, payable at par at all branches of the bank
- (k) **Rs.6,37,500/- (Rupees Six Lakhs Thirty Seven Thousand and Five Hundred only)** deposited with the Income Tax Department as TDS on purchase of property vide Acknowledgment No.AH3036670 dt.16.10.2020 and Challan No.02045 dt.16.10.2020.

the receipt of the total sum of **Rs.8,50,00,000/- (Rupees Eight Crores and Fifty Lacs only)** is hereby acknowledged by the Seller, subject to clearance of the above cheques and in case the above cheques are not encashed this deed shall be null and void, and the Seller DOTH hereby convey, transfer and assign **all that property including land and construction bearing municipal no.111, Rajpur Road, Dehradun, at present bearing new municipal no.563/967/2, Rajpur Road-I, Dehradun, having land area measuring 1086.97 sq. meters or 1300 sq. yards, comprising of covered area or 242.32 sq. meters** (morefully described in the Schedule hereunder and clearly shown in the annexed map) to the said Purchaser, with all rights, title, interests, easement, appurtenances etc. of the Seller into and upon the said property, TO HAVE and TO HOLD the same absolutely and forever.

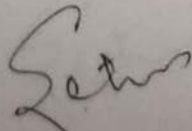
2. That the land hereby sold is free from all encumbrances, charges, liens, demands, acquisition, mortgages either equitable or otherwise, disputes/ litigations, court or other attachments etc. whatever. The actual, vacant and physical possession whereof has been handed over by the Seller to the Purchaser on the spot this day.

Satish

3. That the Seller has good and subsisting right to sell and transfer the said land to the Purchaser, as is hereby conveyed.
4. That the Purchaser shall hereafter be fully entitled to use, hold and enjoy the said land in any manner it may like, without any let, hindrance or interruption from the Seller or any one else whomever, and/or make or raise constructions etc. therein; and/or make sale or transfer the said property in any manner, and get the same mutated in its name in the relevant Municipal and other Govt. records at its expenses, after clearance of above cheques.
5. That all the taxes, cesses, land-revenues, water tax and charges etc. upto the date of this deed, shall be paid by the Seller and thereafter the same shall be paid by the Purchaser.
6. That the Seller, at the cost of the Purchaser, shall hereafter do and execute all such acts, deeds, and things as may be required for completing and more perfectly assuring the title of the said property, and keeping the Purchaser in possession and ownership thereof as per the true intent and meaning of these presents as shall or may reasonably be required.
7. That in case the said property hereby sold, or any part thereof is lost or goes out of the possession of the Purchaser on account of any defect in the title of the Seller or on account of any undisclosed facts, then the Seller shall fully reimburse and indemnify the Purchaser upto the extent of the loss thus suffered and cost of improvement etc. The Purchaser shall be entitled to recover the same from any other property movable or immovable of the Seller.
8. That the directions of the property being sold in the earlier deeds of the title holder were mentioned incorrectly due to delusion in directions and the same were continued in the earlier agreement to sell also. The actual boundaries and directions of the property being sold are being amended and correct boundaries and dimensions are being mentioned in this deed.

DETAILS FOR THE SUB-REGISTRAR OFFICE

- A. That the property hereby sold is situated on main Rajpur Road (between RTO Office and Mussoorie Bypass).
- B. That the construction standing on the said property is a Guest House, which is in dilapidated condition which is more than 30 years old and needs to be demolished.
- C. That a registered agreement to sell (without possession) has been executed between the Seller and the Purchaser on 17.08.2020, which is duly registered in the office of Sub Registrar-3, Dehradun in Book No. 1 Vol. 3727 Pages 387 to 406 as document No. 4253 on 17.08.2020 and a stamp duty of Rs. 17,00,000/- has been already paid with the said agreement which is liable to be adjusted in this sale deed. The said agreement to sell (without possession) dt. 17.08.2020 shall be deemed and continued to be treated as a part of this sale deed.



D. That the said property is situated within the Nagar Nigam Limits and the provisions of the Uttaranchal Act 29 of 2003 are not applicable on it.

E. That the circle rate valuation of the said property is being done as under:-

(a) Value of covered area of 242.32 sq. meters as per the Circle Rate @ Rs.1,28,225/- per sq. meter (Base Rate Rs.1,11,500/- + 15%) comes to Rs.3,10,71,482/-

(b) The covered area on the ground floor is 142.32 sq. meters and the remaining 944.65 sq. is open land area and the value of open land area of 944.65 sq. meters as per the Circle Rate @ Rs.46,000/- per sq. meter (Base Rate Rs.40,000/- + 15%) comes to Rs.4,34,53,900/- and after enhancing the value of land by 10% for commercial nature of land, the applicable circle rate value comes to Rs.4,77,99,290/-

Thus the total value of property being sold as per circle rate comes to Rs.7,88,70,772/- or say Rs.7,88,71,000/-, whereas the actual sale consideration is Rs.8,50,00,000/- and thus a stamp duty of Rs.42,50,000/- is payable as per rules. A Stamp Duty of Rs.17,00,000/- has already been paid at the time of agreement to sell (without possession) dt.17.08.2020 and remaining stamp duty of Rs.25,50,000/- is payable at per rules, however a stamp duty of Rs.25,50,200/- is being paid with this instrument vide e-Stamp Certificate No.IN-UK92573130246663S dated 16.10.2020. Thus a total stamp duty of Rs.42,50,200/- has been paid against this sale.

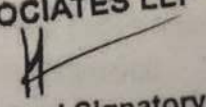
SCHEDULE OF THE PROPERTY HEREBY SOLD

All that property including land and construction bearing municipal no.111, Rajpur Road, Dehradun, at present bearing new municipal no.563/967/2, Rajpur Road-I, Dehradun, having land area measuring 1086.97 sq. meters or 1300 sq. yards, comprising of covered area or 242.32 sq. meters, bounded and butted as under :-

East : Rajpur Road, side measuring 76 feet 1 inches
West : Property of Smt. Sulekha Sondhi,
side measuring 91 feet 5 inches
North : Property of Smt. Indumati,
side measuring 137 feet 3 inches
South : Private Passage, side measuring 149 feet 6 inches
Clearly shown in the map annexed herewith.

IN WITNESS WHEREOF the Seller and the Purchaser have signed and executed this deed on the day, month and year first above written, in presence of the witnesses.

MJR ASSOCIATES LLP

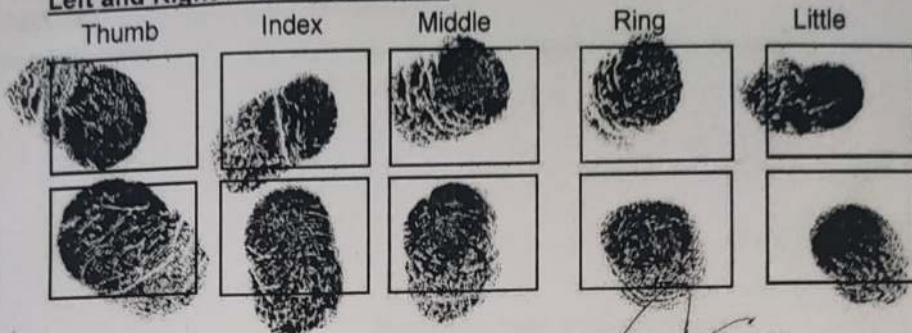

Authorised Signatory

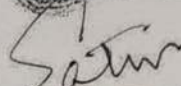
FINGER PRINTS U/S 32-A, REGISTRATION ACT

Name and Address of the Seller :

**SHRI SATISH SONDHI son of Late Shri Banarasi Lal Sondhi resident of
Rajneesh Meditation Centre, Osho Resorts, Rajpur Road, Dehradun**

Left and Right Hand Finger Prints

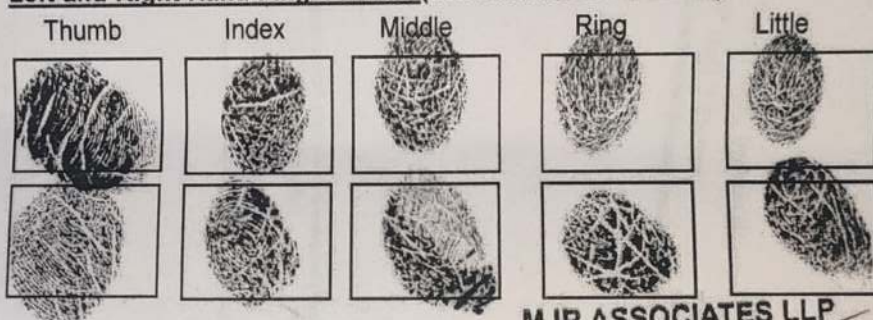



SIGNATURE OF SELLER

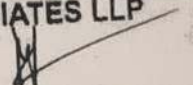
Name and Address of the Purchaser:

**M/s MJR ASSOCIATES LLP, a limited liability partnership, having its
registered office at 181, Haridwar Road, Rishikesh, Dehradun acting
through its partner SHRI MANJEET JOHAR son of Late Shri S.S. Johar
resident of 104/38, Dehradun Road, Rishikesh, District Dehradun**

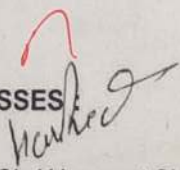
Left and Right Hand Finger Prints (SHRI MANJEET JOHAR)

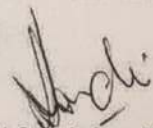


MJR ASSOCIATES LLP


**SIGNATURE OF PURCHASER
THROUGH PARTNER**

WITNESSES

1. 
Shri Harpreet Singh
s/o Shri Shringar Singh Saini
Chhiddarwala, Rishikesh,
Dehradun
(DL. No.UK-1420090006557)

2. 
Shri Sumit Sondhi
s/o Shri Satish Sondhi
111, Rajpur Road
Dehradun
(Adhaar No.9370 1680 9133)

*Drafted by me on the basis of documents produced, by the parties, typed in my
chamber and both the parties have identified each other to their satisfaction.*


*Drafted by : **Shri Manmohan Singh**, Advocate. Typed in my Chamber.*

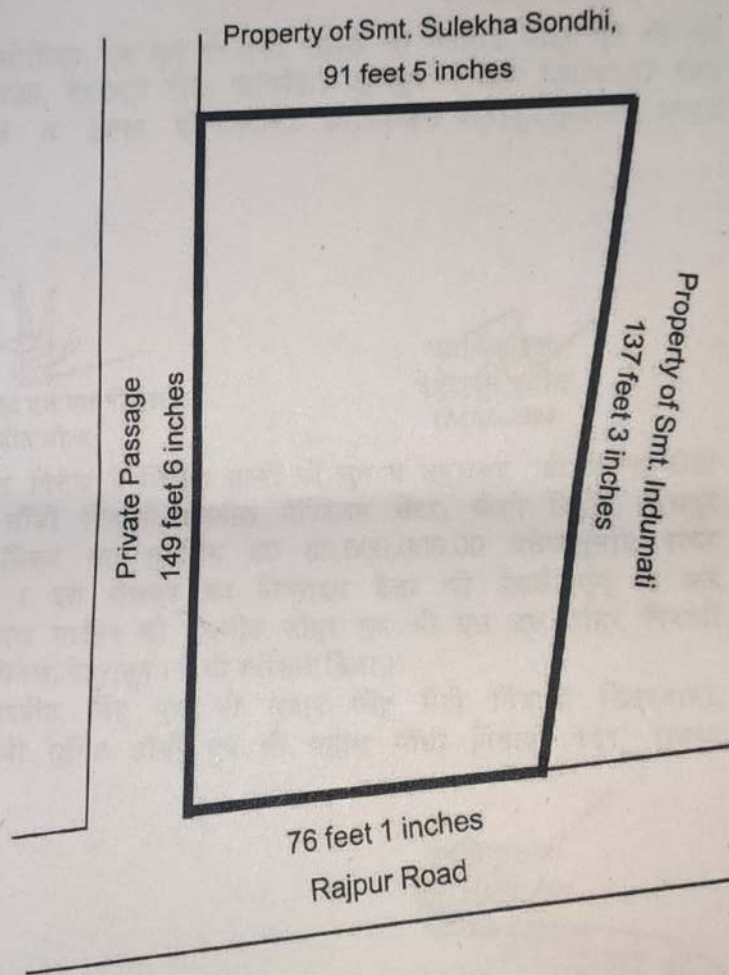
SITE PLAN

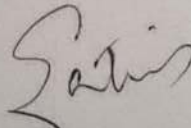
ALL THAT PROPERTY INCLUDING LAND AND CONSTRUCTION BEARING MUNICIPAL NO.111, RAJPUR ROAD, DEHRADUN, AT PRESENT BEARING NEW MUNICIPAL NO.563/967/2, RAJPUR ROAD-I, DEHRADUN, HAVING LAND AREA MEASURING 1086.97 SQ. METERS OR 1300 SQ. YARDS, COMPRISING OF COVERED AREA OR 242.32 SQ. METERS

SELLER : SHRI SATISH SONDHI

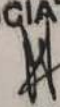
PURCHASERS : M/s MJR ASSOCIATES LLP acting through its partner
SHRI MANJEET JOHAR

N

NOT TO SCALE




SELLER

MJR ASSOCIATES LLP


Authorised Signatory

PURCHASER

बही संख्या 1 रजिस्ट्रीकरण संख्या 6040 वर्ष 2020

Sale (Immovable)

प्रतिफल रु0 : 85,000,000.00

Sale After Agreement (Commercial Building)

मालियत रु0 : 78,871,000.00

रजिस्ट्रेशन शुल्क रु0 25,000.00	प्रतिलिपि शुल्क रु0 100.00	इलेक्ट्रानिक प्रोसेसिंग शुल्क रु0 280.00	कुल योग रु0 25,380.00	शब्द लगभग 1,000
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इकरारनामा विलेख संख्या 4253/2020 पर अदा किया गया स्टाम्प शुल्क रु0 को स्टाम्प अधिनियम की धारा 16 के अन्तर्गत इस विलेख संख्या 6040 वर्ष 2020 में समायोजित किया गया।

उपनिबन्धक देहरादून, तृतीय

श्री मेसर्स एम् जे आर एसोसिएट एल एल पी द्वारा पार्टनर श्री मनजीत जौहर पुत्र श्री एस एस जौहर निवासी 104/38, देहरादून रोड, ऋषिकेश, देहरादून ने आज दिनांक 17 Oct 2020 समय मध्य 1PM व 2PM को कार्यालय उपनिबन्धक देहरादून, तृतीय में प्रस्तुत किया।

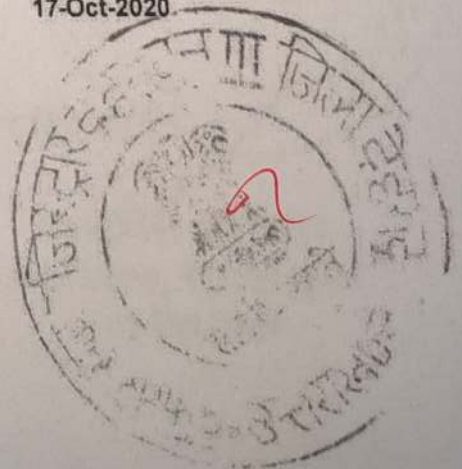
मेसर्स एम् जे आर एसोसिएट एल एल पी द्वारा
पार्टनर श्री मनजीत जौहर

उपनिबन्धक
देहरादून, तृतीय
17-Oct-2020

इस लेख पत्र का निष्पादन विलेख में लिखित तथ्यों को सुन व समझकर श्री सतीश सौधी पुत्र श्री बनारसी लाल सौधी निवासी रजनीश मैडिटेशन सेंटर, ओशो रिसोर्ट, राजपुर रोड, देहरादून। ने विक्रय धन मुबलिय रु0 85,000,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्री मेसर्स एम् जे आर एसोसिएट एल एल पी द्वारा पार्टनर श्री मनजीत जौहर पुत्र श्री एस एस जौहर निवासी 104/38, देहरादून रोड, ऋषिकेश, देहरादून। ने भी स्वीकार किया।

जिनकी पहचान श्री हरप्रीत सिंह पुत्र श्री श्रृंगार सिंह सैनी निवासी छिहरवाला, ऋषिकेश, देहरादून तथा श्री सुमित सौधी पुत्र श्री सतीश सौधी निवासी 111, राजपुर रोड, देहरादून ने की।

उपनिबन्धक
देहरादून, तृतीय
17-Oct-2020



बही संख्या 1 रजिस्ट्रीकरण संख्या 6040 वर्ष 2020



सतीश सौंधी



मेसर्स एम् जे आर
एसोसिएट एल एल पी
द्वारा पार्टनर श्री



हरप्रीत सिंह



सुमित सौंधी



प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये हैं।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, तृतीय
17 Oct 2020

बही संख्या 1 जिल्द 3,844 के पृष्ठ 103 से 130 पर क्रमांक 6040

पर आज दिनांक 17 Oct 2020 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, तृतीय
17 Oct 2020

