

10649



Admission under category 1000
Signed (date) _____
under the provisions of
1895 (Admission No. _____)

Ad J. D. U. 7/9/09

Sub-Registrar (A)
Kantoran Metro
Gubernur
2-11-2014



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Stamp Vendor, D. C. Clear
Lithuanian, Kestrup
License No. 100-10-2000

AMIR ALI

Date & Signature

Name & Address

Request

PT0000 4401

10649

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असम ASSAM

Admissible under Act XVI of 1908
Stamp
Act, 1899
Amendment Act 2004
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29/9/09
St. Sub Registrar
Kamrup, Guwahati

Shri dayal Chauhan

Sub-Registrar (A)
Kamrup Metro
Guwahati
21/12/14

SALE DEED

THIS DEED OF SALE is made on this 7th day of September, 2009, at Guwahati
BETWEEN

SRI SHIO DAYAL CHAUHAN, son of Late Ramadhar Chauhan, resident of
Hedayatpur, Guwahati-781003, District-Kamrup(Metro), Assam, hereinafter called
the Seller (which expression unless excluded by or repugnant to the context deem to
include his legal heirs, successors, executors, administrators, legal representatives and
assigns) of the one part

AND

AYURSUNDRA HEALTH CARE PRIVATE LIMITED, a registered
company within the provisions of the Companies Act, 1956, having its registered
office at Santipur Main Road, Guwahati-781009, Assam, India, represented by its



#9168

Shio ~~Shio~~ Chaudhary

#9105

Sl. No. 0459
Ayur Sundra Health
Call No. 913602
04 SEP 2009

04 SEP 2009
TREASURY OFFICER, NAMRU
GURUWALI

Shio Chaudhary

Shio Chaudhary
Shio Chaudhary

#9105

Shio Chaudhary
Shio Chaudhary

#9105

Shio Chaudhary

Ayur Sundra Health Care

Director

Identified by — Mr. Abdul Kalam
Shio Chaudhary
Vill - Satgaon, 171



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Sub-Registrar (A)
Kamrup Metro
Guwahati

21/12/14

Director SRI LAKHI BAISHYA, Hereinafter called the Buyer (which expression unless excluded by or repugnant to the context deem to include its legal heirs, successors, executors, administrators, legal representatives and assigns) of the other part

WHEREAS the Seller is the absolute owner and title holder of a plot of land measuring 3 (three) Kathas, covered by Dag No. 141 and K. P. Patta No. 180 situated at village Betkuchi, Mouza-Beltola in Kamrup district,

AND WHEREAS an agreement was arrived at between the parties hereto for sale of the aforesaid land measuring 3 (three) Kathas, covered by Dag No. 141 and K. P. Patta No. 180, situated at village Betkuchi, Mouza-Beltola in Kamrup district more, specifically described in the SCHEDULE here below (hereinafter referred to as the said property) for a total consideration of Rs.3,90,000/- (Rupees three lakhs ninety thousands) only,

AND WHEREAS the recorded Raiyat of the SCHEDULE land Sri Kaila Boro has already released and relinquished his rights, titles and interest in the land in favour of the Buyer and handed over possession of the SCHEDULE land to the Buyer by executing registered DEED OF RELEASE AND RELINQUISHMENT NO.3327/2009 dated 21-03-2009 (executed on 20-03-2009)

of the Senior Sub

✓
1/5/10
1/5/10

0453
Aiyis Sundus Heaur
No. 213602
04 SEP 2009
Arthur Palmer
Accountant (Stamp)
KARNUD Treasury GUY

TREASURY OFFICER, KARNUD
GUAYANATI
04 SEP 2009

Stamp: 04 SEP 2009
Handwritten: 213602

Stamp: 04 SEP 2009



भारतीय गैर न्यायिक INDIA NON JUDICIAL



एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

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269452

Sub-Registrar (A)
Kamrup Metro
Guwahati

21/2/14

Shri dayal chandra

AND WHEREAS the Guwahati Metropolitan Development Authority(GMDA) has given its "NO OBJECTION" to transfer the SCHEDULE land for the use of HOSPITAL purpose by sale/Gift/Lease/Mortgage vide Memo No.: GMDA/LSP/895/14052009 /44 dated: Thursday, August 06,2009

AND WHEREAS the Buyer is at present ready to purchase the said land measuring 3 (three) Kathas, covered by Dag No. 141 and K. P. Patta No. 180 situated at village Betkuchi, Mouza-Beltola in Kamrup district

NOW THIS DEED WITNESSTH that in pursuance of the agreement between the parties and in consideration of the said sum of Rs.3,90,000/- (Rupees three lakhs ninety thousands) only the Seller does hereby absolutely convey, transfer and assign the said land (property) by way of sale unto and to the absolute use of the Buyer, its heirs, executors, administrators and also assigns upon them all the rights, titles, possession, interest, claim, demands whatsoever of the Seller on the said land (property) specifically described in the annexed SCHEDULE below absolutely and free from all encumbrances forever as ordinarily pass on such sale,

AND the Seller does hereby covenants and declares for himself, his legal heirs, executors, representative and assignees that he, the Seller now has the good title and right to convey the said land hereby conveyed or intended /expressed to



Sub-Registrar (A)
Kamrup Metro
Guwahati

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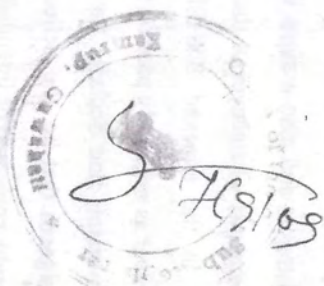
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(Aico G) ftd.

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04 SEP 2009

04 SEP 2009

TREASURY OFFICER, KAMRUS
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Sub-Registrar (A)
Kamrup Metro
Guwahati
21/2/14

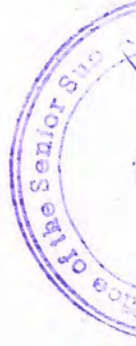
be conveyed unto the Buyer, its legal heirs, executors, representatives and does assign in the manner aforesaid.

THAT the Buyer has paid today the full consideration of Rs.3,90,000/- (Rupees three lakhs ninety thousands) only to the Seller vide BANKER'S CHEQUE NO. 055039... dated 07-09-2009 drawn on AXIS BANK LTD. GUWAHATI Branch in favour of Sri Shio Dayal Chauhan who acknowledges the receipt thereof

THAT the Buyer shall hereafter peacefully hold, use and enjoy the said property as its own property without any hindrance, interruption, claim or demand by or from the Seller or any other person whatsoever

AND that the Seller and all persons claiming under him shall and will at the request of the Buyer, its legal heirs, assigns etc. does and execute all such acts or deeds whatsoever may be require for further and more perfectly vesting the said land (property) and every part thereof unto the Buyer under this sale

AND IT IS HEREBY FURTHER DECLARED THAT the said land hereby transferred or intended to be transferred is free from all encumbrances, charges, claims or demands and that the Seller has not done anything whereby the said property may be subjected to any charge, mortgage, attachment or lien of any Court or any person whatsoever and that in the event of the Buyer and any person



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SI. No. 0131
Agar Sunda Health
04 SEP 2009
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TREASURY OFFICER, KAMRUP
GUWAHATI-1
04 SEP 2009
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Sub-Registrar (A)
Kamrup Metro
Guwahati
21/2/14

lawfully claiming under it being deprived of the said property in future for the fault of and concealment by the Seller regarding any fact as to the nature, quality and qualification of the said land in this sale, the Seller or his legal heirs or all persons claiming under him shall be held liable to refund the consideration of the sale along with costs and interests to or to fully compensate the Buyer or persons lawfully claiming under the Buyer.

SCHEDULE OF THE LANDED PROPERTY

A plot of land measuring 3 (three) Kathas, covered by Dag No. 141 and K. P. Patta No. 180 situated at village Betkuchi, Mouza-Beltola in Kamrup district, Assam and bounded by on the

North : Land of Dag No. 137

South : Land of Dag No. 142

East : Land of Srimati Kusum Das

West : Land of Dag No. 140

IN WITNESS WHEREOF the parties have put their respective hands on this SALE DEED on the day, month and years first above written, in presence of following witnesses, at Guwahati under sound physical and mental conditions,

of the Senior Sub

Sl. No. 0400

At Angur Sundra Healer

Chaitan No. 913601

04 SEP 2009

Jahnavi Dabhan

Kamrup Treasury

04 SEP 2009

TREASURY OFFICER, KAMRUP

GUWAHATI-1



Sub Registrar
Karnal, Haryana
21/02/14

without any kind of undue influence, coercion and threat in any manner by understanding fully the contents of this SALE DEED.

WITNESSES

1. Md Abdul Rahim
Signature of Seller

Shio dayal Chaudhan
40 Md Hakey Ali
Vill. Safaon, Ghy-171

3. Akhtar Parvez, Director
Signature of the Buyer

Ayursundra Health Care Pvt. Ltd.

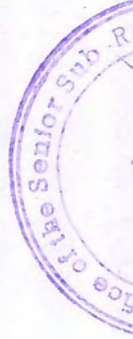
Director

Drafted and Typed in my chamber

Akhtar Parvez

Akhtar Parvez, Advocate

Copied by: *Sub Registrar*
New by: *Sub Registrar*
Consisted by: 21/02/2014
Date: 21/02/2014



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Sl. No. 4040

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GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY

GMDA : 2613 [O/P]

No. - GMDA/LSP/895/14052009/44

Dated : Thursday, August 06, 2009

To : Shri RAM KRIHNSA SARMA
KAHIKUCHI, AZARA
KAMRUP, ASSAM

Sub : "No-Objection Certificate" for Sale / Transfer of land (under section 30(1) read with sec. 32 of the GMDA Act, 1985 as amended.)

Ref. : Your application dated Thursday, May 14, 2009

This is to certify that the Guwahati Metropolitan Development Authority has No Objection to transfer the plot of land measuring **4 Bigha 3 Katha** for the use of **HOSPITAL** purpose by Sale / Gift / Lease / Mortgage to **Shri LAKHI BAISHYA, DIRECTOR OF AYURSUNDRA HEALTH CARE PRIVATE LIMITED** by **Shri RAM KRIHNSA SARMA, Shri SUBODH Kr. KALITA, Shri BIRENDRA Kr. PATHAK, Shri MADAN Ch. NATH, Mrs SABITA DEVI, Shri SHIO DAYAL CHAUHAN, Mrs KUSUM DAS**, as described in the schedule mentioned below.

This plot of land lies within the **Public & Semi-Public (P & SP) Facilities** Zone as per Master Plan for Guwahati adopted by the GMDA vide Notification No. GMDA/MP/1/98/Part-1/103 read with The Assam Gazette Extraordinary No. 198 dated 09/07/2009 and No. 199 dated 10/07/2009. A separate permission is required to be obtained from the Guwahati Metropolitan Development Authority before taking up any development of the plot of land.

SCHEDULE :

Mouza BELTOLA

Village BETKUCHI

Patta No 180

Dag No 139 & 141

Area of the plot **4 Bigha 3 Katha**

DIMENSION OF THE PLOT :

North	:	375 FT, 101 FT 2 INCH	ft./mts.
South	:	375 FT, 101 FT 2 INCH	ft./mts.
East	:	142 FT, 128 FT	ft./mts.
West	:	142 FT, 128 FT	ft./mts.

SCHEDULE OF THE PLOT :

North	:	LAND OF DAG NO. 77,138
South	:	LAND OF DAG NO. 154,153
East	:	LAND OF DAG NO. 140,141 & ROAD
West	:	LAND OF DAG NO. 76,75,139

Proposed width / widths of the road / roads abutted by the plot : 40 FT

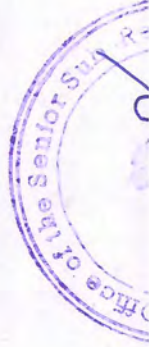
CONDITION :

- (1) This N.O.C. is only to verify the provisions of the G.M.D.A. Act. It does not certify or confer any right of ownership / occupation over the land for which this sale permission has been issued.
- (2) Photocopy of this N.O.C. is not to be honoured.
- (3) The NOC is not to be honoured without the affixed security hologram of GMDA.
- (4) Proposed plot is allowed for Nursing Home/Hospital as per item 51 (Hospital) & 67 (Nursing Home) of table 13.1 of Master Plan & Zoning Regulation.
- (5) 4.5 lessa land has to be relinquished for Road widening.
- (6) The N.O.C. issued only for the Provision of Master Plan & Zoning Regulation.

Chief Executive Officer

Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati - 5

Chief Executive Officer



1974-8
Karnataka Sahitya Akademi

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Karnataka Sahitya Akademi

Sub-Registrar
S 70/05
Karnapur, Co.

1974-8
Karnataka Sahitya Akademi

PhotoGraph and Finger Impression of Person involved in the Deed

Serial No. : 14048

Book No. and Deed No. : BK-I/10649/2009

Date of Impression : 07/09/2009

Document Type : SALE

Document Sub-Type : SALE



1stP.01



2ndP.01



Withn.01



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Withn.02

Sub-Registrar (A)
Kamrup Metro
Guwahati
22/2/14



PhotoGraph and Finger Impression of Person involved in the Deed

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