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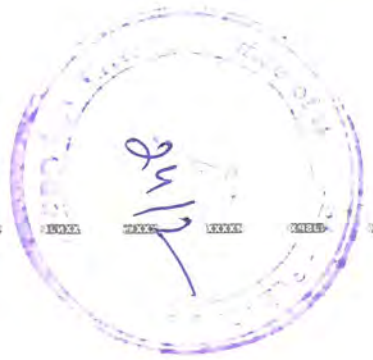
Deed no-10647/09

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Kamrup District

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Kamrup District
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Kamrup District



2157211

Name & Address

Date & Signature

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Stamp: Mayor, D. C. Code

Gurukul, Kanpur

Stance No. KP-76-800011

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Admission under Act XXI of 1899
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Amendment
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Sri Madan C. Nath

SALE DEED

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

SRI MADAN CH. NATH, son of Late Debiram Nath, resident of village
Hengrabari, P. S. Dispur, 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
Director SRI LAKHI BAISHYA, Hereinafter called the Buyer (which expression



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Madan Ch. (cash)

✓ 7/9/03

Sor Madan Ch. Naiti

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7/9/03

St. Nicholas
K. & L. Co., Greenwich

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Ayursundra Health Care Pvt. Ltd.

Director

Identified by —

Mr Abdul Rahmat
S/o Mr Harey Ali
-id pur, Ying - 171

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Agnes Surincha Health
Care Co. Ltd.

04 SEP 2009

TREASURY OFFICER, KAMBUR
GUWAHATI-1

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Agun Sundra Health care

04 SEP 2009

04 SEP 2009

TREASURY OFFICER, KANIKUP
GUWAHATI-1





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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 2(two) Kathas 10(ten) Lechas, covered by Dag No. 139 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.3,25,000/-(Rupees three lakhs twenty five 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 covenant and declare 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 be

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Deputy Registrar
Kamrup Met. Dev. Auth.
Guwahati
Date: 08/12/14

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Pranab Kumar Baruah

0462

Name: Apur Sundra Health Care

Creation No: 013702

04 SEP 2009

Accountant (Signature)

01

04 SEP 2009

TREASURY OFFICER, KAMRUP

GUWAHATI





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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.3,25,000/- (Rupees three lakhs twenty five thousands) only to the Seller vide BANKER'S CHEQUE NO. 0.5.5.04.2, dated 07-09-2009 drawn on AXIS BANK LTD. GUWAHATI Branch in favour of Sri Madan Ch. Nath 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

Certified to be true
Deputy Registrar
Kamrup, Guwahati
Date: 24/9/19

Sr. Madan Ch. Nath



Handwritten signature and stamp at the bottom left.

S. No. 0463

Name: *Apur Sundar Health Care*

1/3/09
04 SEP 2009

ACCOUNTANT (SARV)
KARNAPUR TREASURY OFFICE

[Signature]
04 SEP 2009
TREASURY OFFICER, KARNAPUR
GUDURUJOL





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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 2(two) Kathas 10(ten) Lechas, covered by Dag No. 139 and K. P. Patta No. 180 situated at village Betkuchi, Mouza-Belola in Kamrup district,

Assam and bounded by on the

North : Land of Dag No. 77

South : Land of Dag No. 154

East : Land of Srimati Sabita Devi

West : Land of Land of Sri Birendra Kumar Pathak

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,



Certified to be True Copy

24/12/14

Madam C.

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AP/11/12

0464
Narayan Sundar Thakur
Customer No. 9932602
04 SEP 2009
Dr. D. D. Thakur
Accountant (Secy)
Kamrup Treasury

04 SEP 2009
TREASURY OFFICER, KAMRUP
GUWAHATI





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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 Rulmal Son Madan C. NAI
S/o Md Hameed Ali
Cotton in Abu 111
2. Akhtar Parvez, Advocate

Signature of Seller

Signature of the Buyer

Ayursundra Health Care Pvt. Ltd.

Director

Drafted and Typed in my chamber

Akhtar Parvez, Advocate

Copied by.....

Read by.....

Compared by.....

Date... 24/02/2014



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SI. No. 0470

Name, Ayaz Jundha Jecolun

Christian No. 9/3602

10 4 SEP 2009

21-01-09

Accountant

Kamrup Treasury

04 SEP 2009

TREASURY OFFICER, KAMRUP

GUWAHATI-1



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- 21/9/09
- 1000/00/10



Sl. No.

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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 K. KALITA, Shri BIRENDRA K. PATHAK, Shri MADAN CH. NAITH, Mrs SABITA DEVI, Shri SHIO DAYAL CHAUGHAN, 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
Patta No 180

Dag No 139 & 141

Village BETKUCHI

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 N.O.C. 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

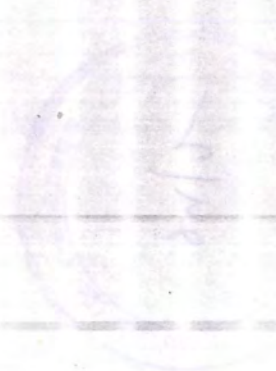
Chief Executive Officer



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PhotoGraph and Finger Impression of Person involved in the Deed

Serial No. : 14045
Book No. and Deed No. : BK-I/10647/2009
Date of Impression : 07/09/2009
Document Type : SALE
Document Sub-Type : SALE



1st P. 01



2nd P. 01



Witn. 01



Idem. 01



Witn. 02

Confirmed by the Court
[Signature]
Deputy Registrar
Karnataka High Court, Bangalore
Date: 20/02/2011



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20/02/2011

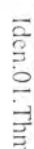
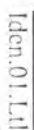
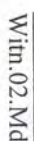
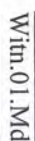
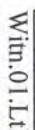
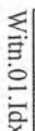
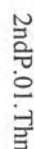
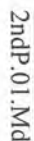
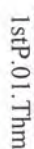
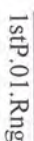
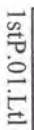
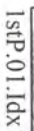
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Document Type : SALE

Document Sub-Type : SALE

Deed
Certified to be True Copy
Deputy Registrar
Kathleen M. J. Cusack
Date 04/21/14



20/02/2011