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10648



অসম ৰাসম ASSAM

Deed no - 10648/09

16AA 466665

Admission for
Stamp to be
under the
1500) (Assam
No.

৪১/১৪৫১
৭/০৭/০৭

Kamruddin

Signature
Kamruddin
Owner

২৭/২/১৭



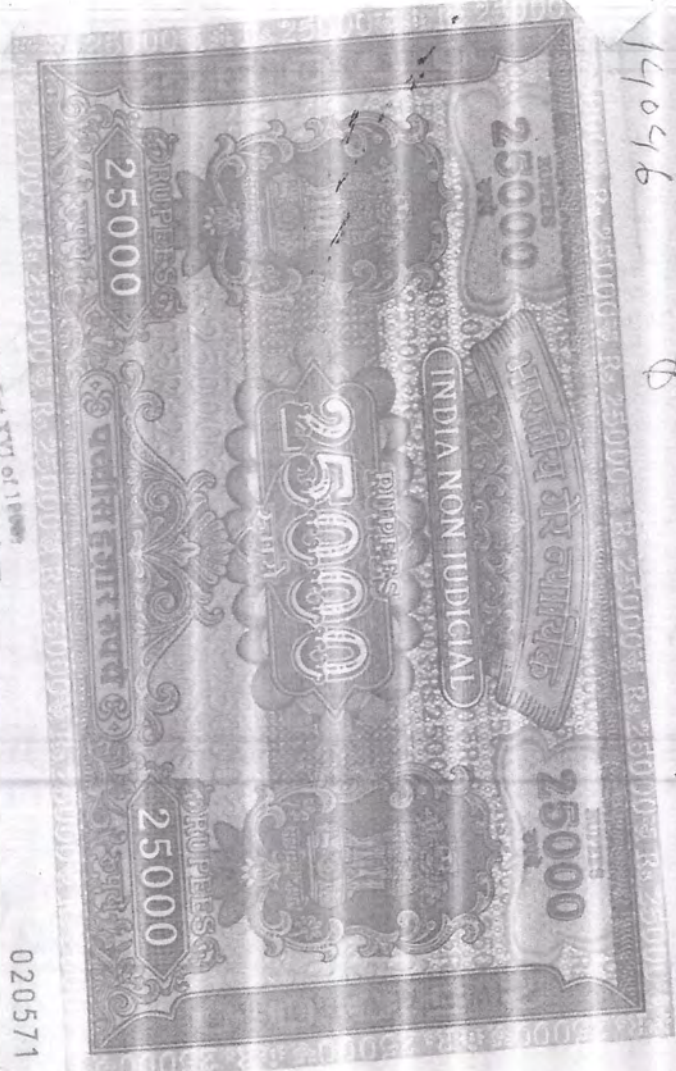
2162914

A. Subramanian
Name & Address
Date & Signature
Stamp Vendor, D. C. Cochin
License No. KPE-76-2003-15

14046

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10648



3777 ASSAM

Notary Public for Assam
No. 10550/11
Assam
Act 1884
Amended
No

1 23
18/9/09
St. Sub. Registrar
Guwahati

020571

SALE DEED

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

BETWEEN

SRI BIRENDRA KUMAR PATHAK, son of Sidananda Pathak, resident of Barpeta, P.S. & District-Barpeta, 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

Birendra Kumar Pathak

Sub-Registrar
Guwahati
18/9/09



PRINTED AND PUBLISHED BY
[Signature]

0150

Sl. No. Ayus Sundry Health
Date 7/9/06 Challan No. 9/3602
in Rs. 3602
BY Meena K. Dutta
04 SEP 2008
S. Sub-Registrar
Kannur District
Kannur, Kerala

04 SEP 2009
OFFICER IN CHARGE
CLERK

Pirada V. Jagan

Abdul Rahmat
Sl. No. 7/9/06

in connection
with
Pirada V. Jagan
7/9/06

S. Sub-Registrar
Kannur District
Kannur, Kerala

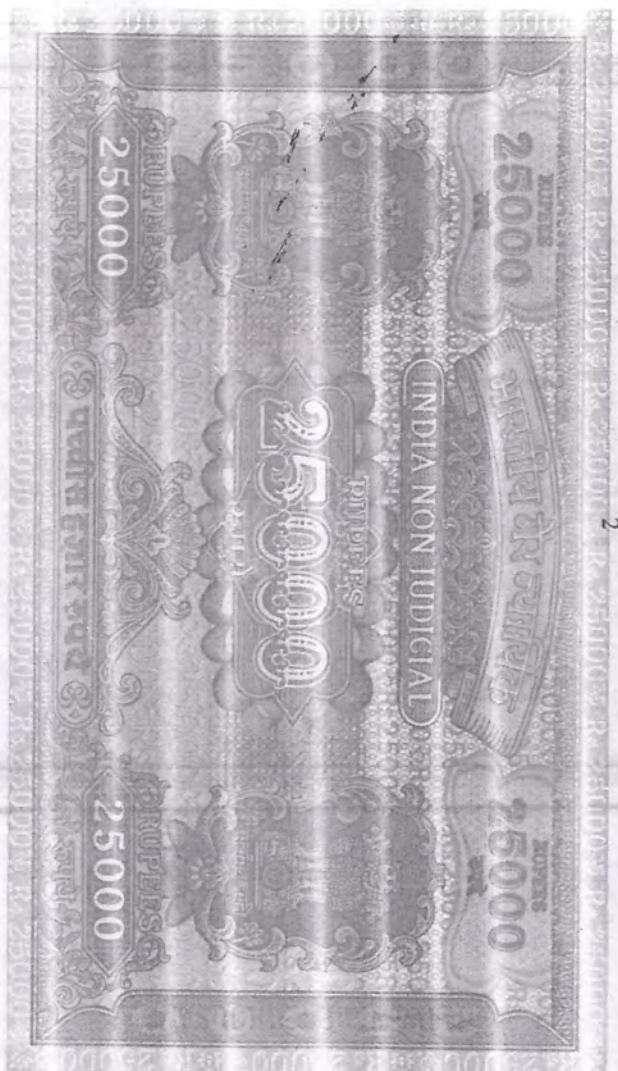
Pirada V. Jagan

Ayus Sundry Health

Director

Identified by

Mr. Abdul Rahmat
Sl. No. 7/9/06
7/9/06



৳৳৳ ASSAM

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

AND WHEREAS an agreement was arrived at between the parties hereto for sale of the aforesaid land measuring 2(two) Bighas, covered by Dag No. 139 and K. P. Patta No. 180, situated at village Betkuchi, Mouza-Belola in Kamrup district more

Birendra K. Pathan

Sub-Register (A)
Kamrup Metro
Guwahati
20/11/14



Sub-Register (A)
Kamrup Metro
Guwahati
20/11/14

U4517

SI. No. 11/11/09
Challan No. 04 SEP 2009
04 SEP 2009
Signature: Sulhan Rahman
Kannur Treasury/GD

TREASURY OFFICER, KANNUR
GUMPHATTA
04 SEP 2009





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specifically described in the SCHEDULE here below (hereinafter referred to as the said property) for a total consideration of Rs.13,00,000/- (Rupees thirteen lakhs) 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)

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

Birendra B. Pathak

Sub-Registrar (A)
Kamrup Metro
Guwahati
24/2/14



PRINTED AND SIGNED
Birendra B. Pathak

U452

S. No.

Agua Sur de 400th Ave
9/13/02 P. 1st

04 SEP 2009

Julio D. Salas
Accountant (General)
Kamrup Municipality

04 SEP 2009

TREASURY OFFICER, KAMRUP
GUWAHATI-1





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AND WHEREAS the Buyer is at present ready to purchase the said land measuring 2(two) Bighas, covered by Dag No. 139 and K. P. Patta No. 180 situated at village Betkuchi, Mouza-Betola 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.13,00,000/- (Rupees thirteen lakhs) 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

Birendra Kr Pathak

Sub-Registrar (A)
Kamrup Metro
Guwahati
24/11/17



PRINTED AND SIGNED

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U453

Sl. No. _____
Name Agar Sundia Healer
Chaitan No. 213602
10 4 SEP 2009
Shilpa Dalmia
Accountant (Sterno)
Karnup Treasury, G.O.

[Signature]
TREASURY OFFICER, KARNUP
GUWAHATI-1
04 SEP 2009





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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.13,00,000/- (Rupees thirteen lakhs) only to the Seller vide BANKER'S CHEQUE NO. Q.55046, dated 07-09-2009 drawn on AXIS BANK LTD. GUWAHATI Branch in favour of Sri Birendra Kumar Pathak, 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

Birendra Kumar Pathak

269458
Sub-Registrar
Kamrup District
Guwahati
gukh



24/2

SI. No. 0474

Name: Agua Sunda, Head

CHARGE NO. 913602

04 SEP 2009

P. H. D. Debon

ACCOUNTANT

[Signature]

04 SEP 2009

TREASURY OFFICER, KAMRUP

GUWAHATI





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Sub-Registrar (A)
Kamrup Metro
Guwahati

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 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.

Birindor K. Pathak



24/7

W/9/08

0470

SI No. _____

NAME Ayaz Saadha Hossain

DATE 04 SEP 2009

REMARKS Case (P) 549

9/3/09

KAMRUP TREASURY

[Signature]

04 SEP 2009

TREASURY OFFICER, KAMRUP



W/9/08



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SCHEDULE OF THE LANDED PROPERTY

A plot of land measuring 2(two) Bighas, covered by Dag No. 139 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. 77

South : Land of Dag No. 154

East : Land of Sri Madan Ch. Nath

West : Land of Sri Subodh Kumar Kalita

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



PRINTED AT THE ...
24/12/14

Bhrendra K. Pattan

Sub-Registrar (N)
Kamrup Metro
Guwahati
24/12/14

7/1/04

0176

Ag. Sandra P. Smith
9/3602
8 - SEP 2009
Kamran

TREASURY OFFICER, KAMF
04 SEP 2009
GUWAHATI, I

Office of the
Director
Guwahati, Kamf
8/16/09

7/1/04



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WITNESSES

1. Md Abdul Rahmat
S/o. Md. Haraz Ali
Satapora, Buz-171

Signature of Seller

2. Akhtar Parvez, Advocate

Signature of the Buyer

Ayursundra Health Care
Director

Drafted and Typed in my chamber

Akhtar Parvez, Advocate



Copied by duer
Read by duer
Compared by 24/10/2014
Page 1

Sub-Registrar (A)
Kamrup District
Guwahati

24/10/14

SI. No. 0477

Name: *Agut Shrestha, Dipak*

Card No. (P) *913602*

10 4 SEP 2009

Shree Dharma

ACCOUNTANT (General)
Karnali Province, Nepal

[Signature]

10 4 SEP 2009

TREASURY OFFICER, KARNALI PROVINCE



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Sl. No. 4040

41669283

GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY



GMDA : 2613 [O/P]

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

Dated : Thursday, August 06, 2009

To : Smt RAM KRISHNA 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.)

If : 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 KRISHNA SARMA, Shri SUBODH K. KALITA, Shri BIRENDRA K. 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
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
South : 375 FT, 101 FT 2 INCH
East : 142 FT, 128 FT
West : 142 FT, 128 FT

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
Metropolitan Dev. Authority



Principal Officer
Guwahati Metropolitan Development Authority

Photograph and Finger Impression of Person involved in the Deed

Serial No. : 14046
Book No. and Deed No. : BK-I/10648/2009
Date of Impression : 07/09/2009
Document Type : SALE
Document Sub-Type : SALE



1stP.01



2ndP.01



Win.01



Iden.01



Win.02

Sub-Registrar (PA)
Kannur Metro
Guruvahari
24/2/11



PHOTOGRAPH OF

<http://10.177.88.34/property/pictureprintphoto.asp?caseno=14046/2009>

20/02/2011

PhotoGraph and Finger Impression of Person involved in the Deed

Serial No. : 14046
 Book No. and Deed No. : BK-I/10648/2009
 Date of Impression : 07/09/2009
 Document Type : SALE
 Document Sub-Type : SALE

				
1stP.01.Idx	1stP.01.Ltl	1stP.01.Mdl	1stP.01.Rng	1stP.01.Thm
				
2ndP.01.Idx	2ndP.01.Ltl	2ndP.01.Mdl	2ndP.01.Rng	2ndP.01.Thm
				
Wim.01.Idx	Wim.01.Ltl	Wim.01.Mdl	Wim.01.Rng	Wim.01.Thm
				
Wim.02.Idx	Wim.02.Ltl	Wim.02.Mdl	Wim.02.Rng	Wim.02.Thm
				
Iden.01.Idx	Iden.01.Ltl	Iden.01.Mdl	Iden.01.Rng	Iden.01.Thm


 Karmraj Wastre
 G. Wastre
 24/2/14

<http://10.177.88.34/property/pictureprintthumb.asp?caseno=14046/2009>

20/02/2011

