

14042

10644



অসম অসম ASSAM

Deed no - 10644/09

16AA 466681

Admissible in
Stampd (or
under the
1989) (Assam)
No.

১৪/০৪/১০/১০৯
Kamrup District

CERTIFIED
Kamrup District
24/2/14



2150113
2150113

104042

10644



असम ASSAM

008953

Handwritten notes and stamps including '23', '1', '24/10/09', 'Sri Ram Krishna Sarma', and a circular stamp from the 'Office of the Senior Sub Registrar, Guwahati'.

SALE DEED

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

SRI RAM KRISHNA SARMA, son of Late Baneswar Sarma, resident of village Kahukuchi, Azara, District-Kamrup, 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



PROF. DR. J. K. SAHA

St. No.

Amy-Sundia Health
Care P.A.

913602

64 SEP 2004

Prepared for Registration
date 7/9/05
Registration

Ryan Voshara
Dana

2018/03

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Sri Ram Krishna Sarana

Question is admitted by

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P.S. 810 there are

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27/9/05

Dr. Ram Krishna Sharma

Ayursundra Health Care Pvt. Ltd.

Director

Identified by _____

Ena Abdul Rahmat
c/o Mid Hovey Ali
Cottages, Elhy - 171



অসম ASSAM

126430

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 1(one) Katha 10(ten) Lechas, covered by Dag No. 139 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 1(one) Katha 10(ten) Lechas, covered by Dag No. 139 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.1,95,000(Rupees one lakh ninety five 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)



PRINTED AND PUBLISHED BY
B

Sri Ram Krishna Saom

11/12/09

SI. No. 0485

Account (Sd) *Agite Sandra Healle*

Account No. *9/5602*

04 SEP 2009

Arthur Palmer

ACCOUNT (Sd)

[Signature]

04 SEP 2009

TREASURY OFFICER, KAMRUP





असम ASSAM

Carried over 651005

AND WHEREAS the Guwahati Metropolitan Development

Date: 24/11/14
Kamrup, Assam, India

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.: GMD/LSP/895/14052009 /44 dated: Thursday, August 06,2009

Sri Ram Krishna Sharma

AND WHEREAS the Buyer is at present ready to purchase the said land measuring 1(one) Katha 10(ten) Lechas, covered by Dag No. 139 and K. P. Patia No. 180 situated at village Belkuchi, 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.1,95,000 (Rupees one lakh ninety 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 assignses that he, the Seller now has the good title and right to convey the said land hereby conveyed or intended /expressed to be



24/11/14

SI No. 0480

Name: Ayaz Suddha Headdy Lane

Customer No: 993602 P. 2nd

04 SEP 2009

Account (S/N)
Kamrup Treasury

[Signature]

04 SEP 2009

TREASURY OFFICER, KAMRUP
GUWAHATI



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.1,95,000(Rupees one lakh ninety five thousands) only to the Seller vide Banker's Cheque No.055045.. dated 07-09-2009 drawn on AXIS BANK LTD. Guwahati Branch in favour of Sri Ram Krishna Sarma 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 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 1(one) Katha 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 Sri Subodh Kalita

West : Land of Dag No. 76

20/09/2009
Sri Ram Krishna Sarma
20/09/2009

Sri Ram Krishna Sarma.



20/09/2009
Sri Ram Krishna Sarma
20/09/2009



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.

Sri Ram Krishna Sarma.

WITNESSES

Signature of Seller

Continue to be true copy
 Fully witnessed
 Registrar, Guwahati
 Date: 24/12/14

1. Mrd Abdul Rehmat

410, Mrd Hahug Ah

Sakgaon, Phug-171

Signature of the Buyer

Ayusundra Health Care Pvt. Ltd.

Director

3. Akhtar Parvez, Advocate

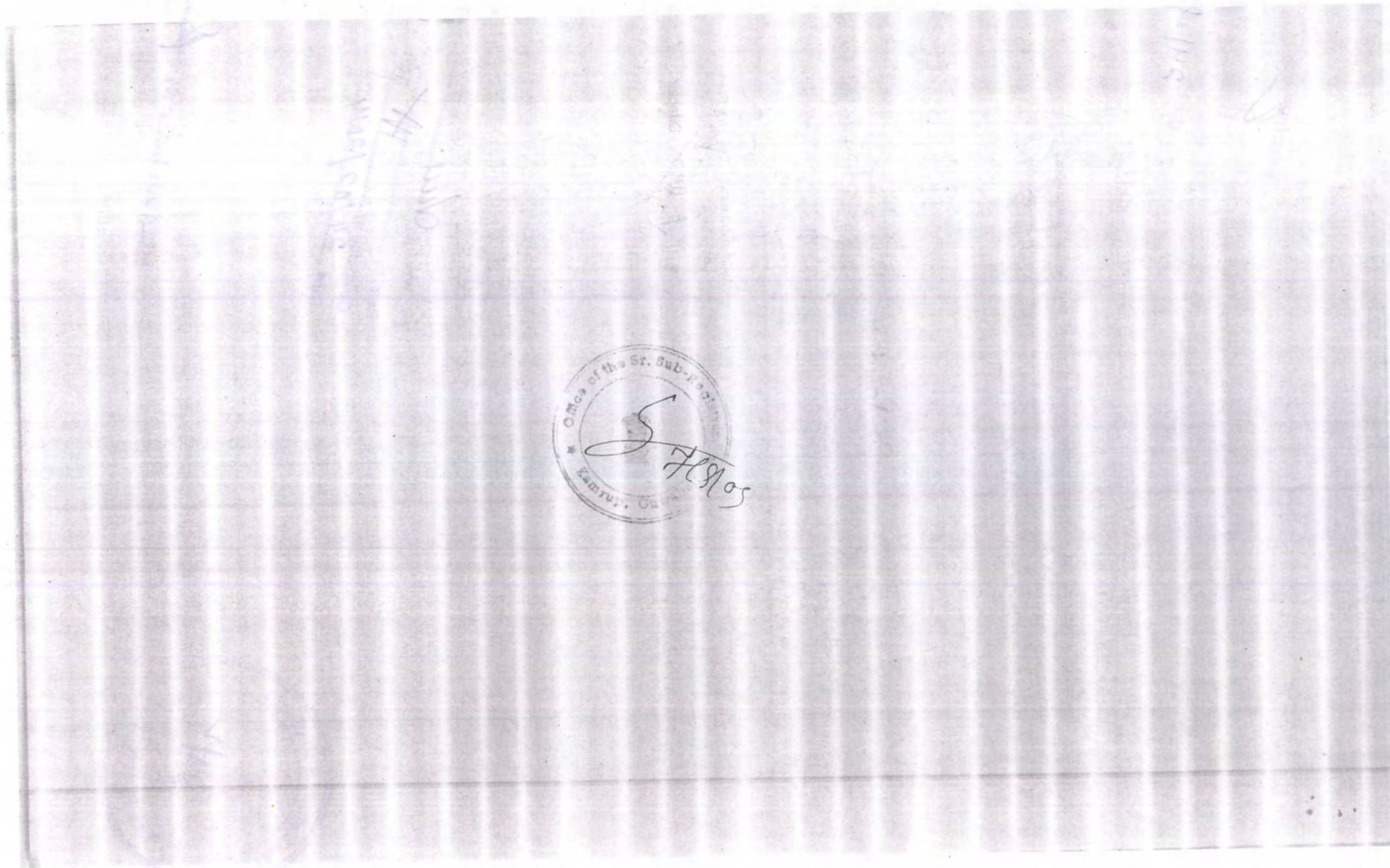
Drafted and Typed in my chamber

Akhtar Parvez, Advocate

Copied by: *Shuli*
 Read by: *Shuli*
 Compared by: *Shuli*
 Date: 24/10/2014



Principal District Officer
 Kamrup



Sl No. 4040

41669283

GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY



GMDA : 2613 [O/P]

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

Dated : Thursday, August 06, 2009

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

Sub : "No-Objection Certificate" for Sale / Transfer of land (under section 30(1) read with section 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 AYURVEDIC HEALTH CARE PRIVATE LIMITED by Shri RAM KRISHNA 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

Patra 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
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 abutting 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

PRINTED AND SIGNED



5/15

151/10/10-1000

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PhotoGraph and Finger Impression of Person involved in the Deed

Serial No. : 14042
Book No. and Deed No. : BK-I/10644/2009
Date of Impression : 07/09/2009
Document Type : SALE
Document Sub-Type : SALE



1stP.01



2ndP.01



Win.01



Iden.01



Win.02

✓
Killingup Photo, Guaranteed
Date: 8/9/2009

<http://10.177.88.34/property/pictureprintphoto.asp?caseno=14042/2009>

20/02/2011



PRINTOUT TAKEN BY: 

PhotoGraph and Finger Impression of Person involved in the Deed

Serial No. : 14042
Book No. and Deed No. : BK-I/10644/2009
Date of Impression : 07/09/2009
Document Type : SALE
Document Sub-Type : SALE

Subscribed by the Deed
In the presence of
witnesses
Date: 07/09/2009
gmk/h

				
IstP.01.Idx	IstP.01.Ltl	IstP.01.Mdl	IstP.01.Rng	IstP.01.Thm
				
2ndP.01.Idx	2ndP.01.Ltl	2ndP.01.Mdl	2ndP.01.Rng	2ndP.01.Thm
				
Win.01.Idx	Win.01.Ltl	Win.01.Mdl	Win.01.Rng	Win.01.Thm
				
Win.02.Idx	Win.02.Ltl	Win.02.Mdl	Win.02.Rng	Win.02.Thm
				
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<http://10.177.88.34/property/pictureprintthumb.asp?caseno=14042/2009>

20/02/2011



Subscribed by the Deed
In the presence of
witnesses
Date: 07/09/2009
gmk/h