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INDIA NON JUDICIAL

Rs. 10

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Name _____
Date & Signature _____

Stamp color: L. C. Green
Growth Date: February
Accession No.: KPR-78-2023

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10642



असम ASSAM

152375

Admissible under Act No. 1 of 1908
correctly stamped or exemplified there
stamp duty under Act No. 1 of 1908
Assam Stamp Act, 1908
Assessment No.

1
23
7/9/09
St. Sub Registrar
Kamrup, Guwahati

SALE DEED

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

BETWEEN

SRIMATI SABITA DEVI, wife of Sri Hem Ch. Sarma, resident of village Katikuchi, Azara, District-Kamrup, Assam, hereinafter called the **Seller** (which expression unless excluded by or repugnant to the context deem to include her 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 LAKSHI 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



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Sabita Devi.
Sub Registrar
Kamrup Metro
Guwahati
14/9/09

SE. NO. 0465

Name: Ayur Sundar Health Care Pvt. Ltd.

Date: 04 SEP 2009

Signature: [Signature]

Accountant (Kamrup)

Kamrup, Guwahati

04 SEP 2009

TREASURY OFFICER, KAMRUP

GUWAHATI

Sale/na dani.

Identified by: [Signature]
 No. [Signature]
 [Signature]

[Signature]
 [Signature]
 [Signature]

Sale/na dani.

Ayur Sundar Health Care Pvt. Ltd.
 Director

Identified by: [Signature]
 Md. Abdul Rahman
 S/o. Md. Hameed Ali
 Patagon, Elwy-171



असम ASSAM

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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. Patra No. 180 situated at village Betkuchi, Mouza-Betola 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. Patra No. 180, situated at village Betkuchi, Mouza-Betola 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(Ruppes 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)

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 1(one) Katha 10(ten) Lechas, covered by Dag No. 139 and K. P. Patra No. 180 situated at village Betkuchi, Mouza-Betola in Kamrup district



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Sabita Amini

24/12/12

Sub Registrar (A)
Kamrup Metro
Guwahati

0466

St. No. _____

Name *Agua Sandra Heally*

9/3602

10 4 SEP 2009

[Signature]

0 4 SEP 2009

TREASURY OFFICER, KAMRUP

GUWAHATI





असम ASSAM

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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 herself, her legal heirs, executors, representative and assignees that she, the Seller now has the good title and right to convey the said land hereby conveyed or intended /expressed to 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.1,95,000(Rupees one lakh ninety five thousands) only to the Seller vide Banker's Cheque No.055041... dated 07-09-2009 drawn on AXIS BANK LTD. Guwahati Branch in favour of Srimati Sabita Devi 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 her shall and will at the request of the Buyer, its legal heirs, assigns etc. does and execute all such acts or deeds



PHOTOGRAPHED BY

0467

Agua Salud Health Care

9/13/2002

04 SEP 2009

04 SEP 2009

GUAYAMA, P.R.

TREASURY OFFICER KARRIP

04 SEP 2009

GUAYAMA, P.R.





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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 her legal heirs or all persons claiming under her 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-Bethola in Kamrup district, Assam and bounded by on the

North : Land of Dag No. 77
South : Land of Dag No. 154
East : Land of Dag No. 140
West : Land of Madan Ch. Nath



KAMRUP DISTRICT, ASSAM
24/2

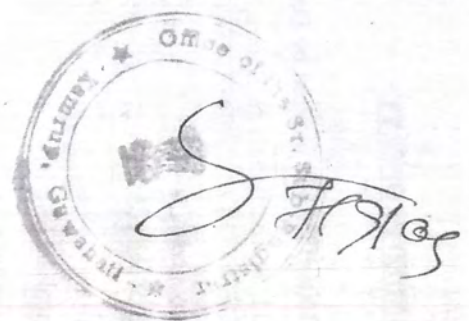
Sabitia Devi
24/2/13
Kamrup Metro
Registrar (A)

SI. No. 0487
Apar Danda, 420/M
Cate (P) Ad
9/3602
04 SEP 2009
H. H. Dharma
B

04 SEP 2009

TREASURY OFFICER, KAMRUP

GURGAON, INDIA





Registrar (A)
Karrum Bhatto
Guwahati
24/2/14

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A 651004

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.

WITNESSES

Solai Rani
Signature of Seller

1. *Md Abdul Rahmat*
W/O Md Hareg 'A'
W/M - Sakyaan, Phy-14
2. *Akhtar Parvez, Advocate*

Signature of the Buyer

Ayursundra Health Care Pvt. Ltd.

[Signature]
Director

Drafted and Typed in my chamber

[Signature]
Akhtar Parvez, Advocate



Copied by *[Signature]*
Read by *[Signature]*
Compared by *[Signature]*
Date *24/2/2014*

[Signature]
PRINTED IN INDIA

W/C/140

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W/C/140

W/C/140



SI. NO. 0400
Name: Ayur Sundar Health Care
No. 913602
04 SEP 2009
Accountant (Signature)
K. Sundar

TREASURY OFFICER, KAMRUP
GUAYANA
04 SEP 2009



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-Register (A)
Kamrup Metro
Guwahati
26/12/11

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 AYURVEDRA 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

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
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 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

Bhangaarh, Guwahati - 5

Chief Executive Officer

Guwahati Metropolitan Dev. Authority



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11/10/14
C. J. ...
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PhotoGraph and Finger Impression of Person involved in the Deed

Serial No. : 14040

Book No. and Deed No. : BK-1/10642/2009

Date of Impression : 31/08/2009

Document Type : SALE

Document Sub-Type : SALE

Register (A)
Karnataka Metro
Guwahati

24/2/11



1stP.01



2ndP.01



Witn.01



Iden.01



Witn.02

<http://10.177.88.34/property/pictureprintphoto.asp?caseno=14040/2009>

20/02/2011



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PhotoGraph and Finger Impression of Person involved in the Deed

Serial No. : 14040
 Book No. and Deed No. : BK-I/10642/2009
 Date of Impression : 31/08/2009
 Document Type : SALE
 Document Sub-Type : SALE

 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
 Witn.01.Idx	 Witn.01.Ltl	 Witn.01.Mdl	 Witn.01.Rng	 Witn.01.Thm
 Witn.02.Idx	 Witn.02.Ltl	 Witn.02.Mdl	 Witn.02.Rng	 Witn.02.Thm
 Iden.01.Idx	 Iden.01.Ltl	 Iden.01.Mdl	 Iden.01.Rng	 Iden.01.Thm

Sub-Registrar
 Khatu Mata
 Gwalior
 20/02/11

<http://10.177.88.34/property/pictureprintthumb.asp?caseno=14040/2009>

20/02/2011



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