

10643

10643



অসম অসম ASSAM

Deed no - 10643/09

16AA 466679

Admissible under
Stamp Act (or any
underlying law)
(Assam) No.

৪৪/১০.৪৬৬৬৭/১০৯
Kamrup District Court

Comptroller & Revenue Officer,

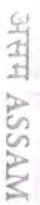
Dumkai Bazar, Kamrup District, Assam
Date: 24/12/14



St. Lawrence
County
New York
Date
1881
St. Lawrence
County
New York
Date
1881

21521212

10643



008952

[illegible]

Continued to be True Copy

2019

ST. SUB. READING
GUWAHATI

SALE DIED

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

BETWEEN

SRI SUBODH KUMAR KALITA, son of Late Haren Chandra Kalita, resident of village Parly, P.S. Palasbari, 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

AYURVEDRA 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 BASHYA, Hereinafter called the Buyer (which expression unless excluded by or repugnant

[illegible]

0456

HE9105

Ayusundia Health
Care Center
9/13/2009

Surbodh Kumar Verma

HE9105

04 SEP 2009
TREASURY OFFICER, KAMPUR
GUJARAT

Surbodh Kumar Verma

Identified by
Hetal Palawat

Dr. and. James, Sr.

HE9105

Expenditure is recorded in
Surbodh Kumar Verma
50/6/10

Surbodh Kumar Verma

Ayusundia Health Care Center

Director

Identified by

Mr. Abdul Rahmat
S/O. Mr. Harish 715
111. Subbar, 14/1





অসম ASSAM

008951

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. 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 3 (three) Kathas, 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.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)

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/LS/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. 139 and K. P. Patta No. 180 situated at village Betkuchi, Mouza-Beltola in Kamrup district



PRINTOUT TAKEN BY 

Handwritten number 7

Sl. No. 0457
Name: Ayin Sunders Haggala
7/9/2009
04 SEP 2009
Signature: [Signature]
Accountant (Stamp)
Kottuvu Treasury/Gh

Signature: [Signature]
04 SEP 2009
TREASURY OFFICER KAMBUP
GURABATH



Handwritten number 8



असम ASSAM

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 do 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 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. Q.S.S.Q.4.3 dated 07-09-2009 drawn on AXIS BANK LTD. GUWAHATI Branch in favour of Sri Subodh Kumar Kalita 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

Subodh Kumar Kalita

20/12/14



PRINTED AND SIGNED BY
20/12/14

JACQUES MON ACHETER

0001-27

0001-27

0473

Figure Standard 4100111
Lance (P) 4100

973602

04 SEP 2009

211-01

Know Up 11/11/09

04 SEP 2009

TREASURY OFFICER KAMRUP
GUWAHATI-1

Office of the
50/6/11
S

✓/11/09



असम ASSAM

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 3 (three) Kathas, covered by Dag No. 139 and K. P. Patta No. 180 situated at village Belkuchi, Mouza-Belkola 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 Birendra Kumar Pathak
West : Land of Sri Ram Krishna Sarma

Subodh Kumar Kalita

A 651007



PRINTED AND PUBLISHED BY

Sl. No. 0482160

Name Agustin Suenobro Alcaraz

Challan No. 973602

04 SEP 2009

Agustin Suenobro Alcaraz

Accountant (S/N-1)

Kenneth Thompson (S/N-1)

04 SEP 2009

TREASURY OFFICER KANMUP

[Signature]

50/6/10

[Signature]

Kenneth Thompson

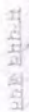


5

Rs. 100

ONE

HUNDRED RUPEES



INDIA NON JUDICIAL

A 651006

Date: 24/9/14
 Deputy Principal
 Department of Education

IN WITNESS WHEREOF the parties have put their respective hands on this

1. Ms Abdul R-ur-R

Signature of Seller

Sebestien kommt kalt

516. Mat. Harv. 211
Sedgwick, 4 Aug 1911

2 plates from Howard
Sig

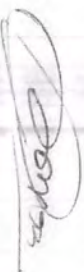
Signature of the Buyer

Ayursundra Health Care

Director

Drafted and Typed in my chamber

Akhhtar Parvez, Advocate

[illegible]

Read by:

Compared by Form 1.94.05
21/02/2014

Date _____



2

SI. No. 0488

Name: Ayiet Seendya fleauk

Accountant (Stamp) Chhros Dahn

04 SEP 2009

01/3602

TREASURY OFFICER, KAMPUP

04 SEP 2009

5/14/09



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
KAHUKUCHI, AZAPA
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 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
Patta No 180

Village BETKUCHI

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
Bhangagari, Guwahati - 5

Chief Executive Officer,
Guwahati Metropolitan Dev. Authority



PRINTED AND SIGNED

Handwritten text at the top left, possibly a date or reference number.

Handwritten text at the top right, possibly a date or reference number.



OFFICE OF THE SECRETARY OF DEFENSE
WASHINGTON, D.C.

PhotoGraph and Finger Impression of Person involved in the Deed

Serial No. : 14041
Book No. and Deed No. : BK-I/10643/2009
Date of Impression : 07/09/2009
Document Type : SALE
Document Sub-Type : SALE



IstP.01



2ndP.01



Win.01



Iden.01



Win.02

Certified to be true

Deputy Registrar

Kannur, Kerala, India

Date 04/12/11



Sub-Registrar
Kannur, Kerala, India
Date 04/12/11

PhotoGraph and Finger Impression of Person involved in the Deed

Serial No. : 14041
Book No. and Deed No. : BK-L/10643/2009
Date of Impression : 07/09/2009
Document Type : SALE
Document Sub-Type : SALE

Confirmed to be True Copy
Deputy Registrar
Karnataka
20/02/11

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



Sub-Registrar
Bangalore