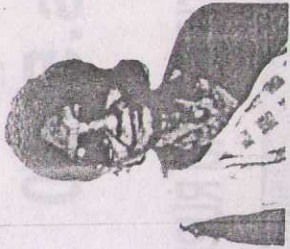


26/05/01



TIWARY BECHAR & CO. PVT. L.
1.7.9. of - ~~Hand~~ Kumari of waring

Managing Director.

9. 12. 2009.

May 24 1904

ब्रह्म का विस्तार किया है ।
 इसकी गुरुता ही जिसे प्रकृति
 रीति का नाम ही
 ही शक्ति बना रहा ।

[Handwritten signature]

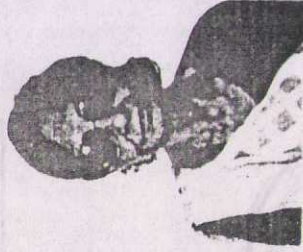
3332109

TIWARY BECHAR & CO. PVT. LTD.

Proof - Runners - 11.17.17.

Managing Director:

2. 102 200 p.



Consent

VIKAS BAJPAI
S/O (Lak) SHRI BASANT BAJPAI ex Service Man
NEAR TBCL PETROL PUMP
MAIN ROAD BISTUPUR
02 Dec 09 N0001742



No.060954U50103WB1933PTC060954, registered office at 8, Lenin Sarani, 1st floor, Room No-7B, Kolkata-700013, (West Bengal) also having administrative office Bistupur, Main Road , Sakchi, Jamshedpur-831001, Jharkhand, through its Managing Director Smt. Roop Kumari Tiwary W/o Late Dwarikadhis Tiwary, resident of 36, C.H. Area, Jamshedpur-831001, Jharkhand, by Nationality-Indian.

2. NAME AND ADDRESS OF THE VENDEE

Assotech Ramanand Health Care Pvt. Ltd. incorporated under the companies, Act, under Section I of 1956, being its registration (Certificate) No. U85110DL2009PTC195903, Registered Office 148-F, Mayur Vihar, Phase-1, Delhi-110091, Corporate Office-A-354, Sector-19, Noida-201301, (U.P) and Local Office;- H-2, Doctors Colony, Lohia Nagar, Kankarbagh, Patna- 800020, Bihar, through its authorized representative Mr. Navendu Kumar Thakur, S/o Shri T.K.Thakur, R/o Y/10, Ashiana Nagar, Patna- 800025 by Nationality-Indian.



Managing Director

TIWARY BECHAR & CO. PVT. LTD.

Roop Kumari Tiwary

3. NATURE OF THE DOCUMENT

ABSOLUTE SALE DEED

4. CONSIDERATION AMOUNT (Details as per

Annexure-1, attached)

Rs. 7,28,00,000/- (Rupees Seven Crores Twenty Eight Lacs Only) the actual consideration amount, and stamp duty is duly paid, by the Vendee.

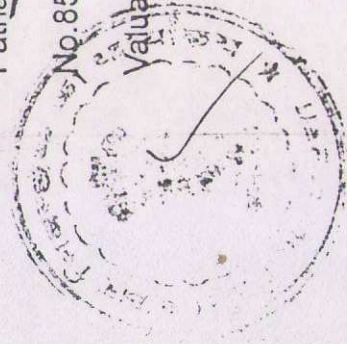
5. DESCRIPTION OF PROPERTY HERE BY

CONVEYED

ALL THAT, Commercial-cum-Residential House with Land, all kinds of easements, thereon and therein with right, title and interest in the vended property measuring an area of 35250 Square Feet (Thirty Five Thousand Two Hundred Fifty Sq. Ft.) equivalent to One Bigha Five Kathas Seventeen Dhooors and Ten Dhurkis more or less (80.937 Decimal), situated at Purani

Bypass Road, Kankarbagh, Mauza Lohanipur, P.S. Kadamkuan, at present PS Kankarbagh, Patna, District Patna, under Thana No.6, Ward No-24, Old PMC, Khata

No.85, Part of Plot No. 294, Zone- III, Government Valuation Serial List No. 373, within the Jurisdiction of



TIWARY BECHAR & CO. PVT. LTD.

Roop Kumar Tiwary
Managing Director
20.12.2009

Sub and Sadar Registry Office Patna, which is under Patna Regional Development Authority Patna, and Patna Municipal Corporation, Patna and the same is bounded and butted as follows :-

BOUNDARY

NORTH : Protective Embankment of
Government & Kankarbagh
Main Road

SOUTH : Portion of Plot no -294 and Plot
no - 288

EAST : Branch Road in portion of Plot No.
294

WEST : Plot No - 286

LINEAL DIMENSION

NORTH (East to West) : 230 Ft.

SOUTH (East to West) : 240 Ft.

EAST (North to South) : 150 Ft.

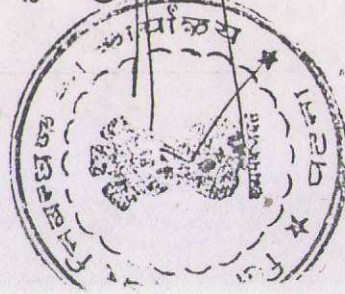
WEST (North to South) : 150 Ft.

NOTICE : Cost of land comes to Rs. 6,96,50,000/- Only

and cost of house valuation comes to Rs. 31,50,000/-

Only for 2100 Sq. Ft. in which on Ground Floor R.B.C.

Roof.



TIWARI BROTHERS & CO. PVT. LTD.
Rajendra Prasad
Managing Director
9.12.2009

THIS INDENTURE IS MADE, on this the 3rd day of December 2009, at Patna.

BETWEEN

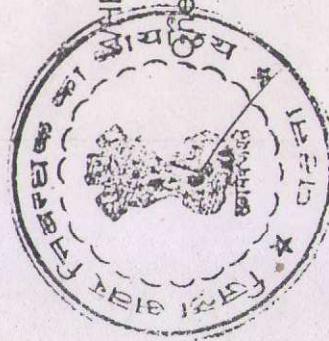
Tiway Bechar & Company Pvt. Ltd., as fully described in Column No. I, through its Managing Director, Mrs. Roop Kumari Tiway of this deed hereinafter called the VENDOR which expression unless repugnant to the context shall mean and include its successors administrators and assignees of the ONE PART

AND

Assotech Ramanand Health Care Pvt. Ltd., through its authorized representative Mr. Navendu Kumar Thakur, as fully described in column No. 2 of this deed hereinafter called the VENDEE, which expression unless repugnant to the context shall mean and include its successors, administrators and assignees of the OTHER PART.

RECITALS

WHEREAS, all that piece and parcel of land measuring One Bigha Five Kathas Seventeen Dhooors Ten

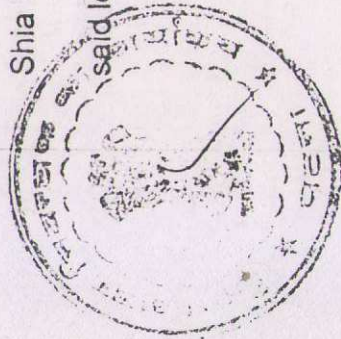


TIWARY BECHAR & CO. PVT. LTD.

Roop Kumari Tiway
Managing Director
2.12.2009

Dhurkies, of Part of Plot No. 294, Khata No. 85, Tauzi No. 387, besides other properties situated at Mauza-Lohanipur, P.S. Kadamkuan, District Patna, initially and originally belonged to and owned and possessed by Nawab Syed Mohammad Ismail as his Bakast land and in his life time in order to fulfill his necessities mortgaged the said plot vide Registered Mortgage Deed dated 12-05-1947 with Maulvi Mohammad Anwar Hussain son of Zakaria Gauhar Ali for Rs. 50,000/-only and accordingly he also parted away from the possession of the said land and put the said mortgagee namely Maulvi Mohammad Anwar Hussain.

AND WHEREAS, the said mortgager namely Nawab Syed Mohammad Ismail could not be in position to redeem the mortgage in his life time and in course of time he died leaving behind his widow namely Bibi Fatima Begum and two sons namely Syed Waris Hussain Ismail and Syed Mohammad Ali Ismail as his legal heirs under the Mohammedan Law governed by Shia Law of inheritance but even after his death his said legal heirs also could not be in position to redeem

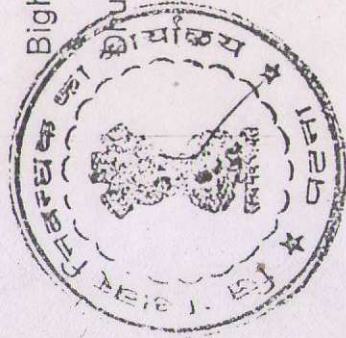


TIWARY BECHAR & CO. PVT. LTD.
 Hoop Kumar Tiwary
 Managing Director
 9.12.2009

the mortgage by making payment of mortgage money of Rs. 50,000/-only to the said Maulvi Mohammad Anwar Hussain.

AND WHEREAS, the said heirs of Nawab Syed Mohammad Ismail considering their miserable financial condition though it better to sell away the Bakast land as well as Milkiyat interest to the extent of Two Annas Eight pie and accordingly they sold and transferred Plot No.294 & 296, under Registered Sale deed dated 21-01-1948 and 22-08-1948 respectively to and in the name of Maulvi Mohammad Anwar Hussain son of Zakaria Gauhar Ali for valuable consideration and the mortgage money was set off and balance of consideration money was paid to the heirs of Nawab Syed Mohammad Ismail and accordingly the purchaser Maulvi Mohammad Anwar Hussain came and continued in possession over the same.

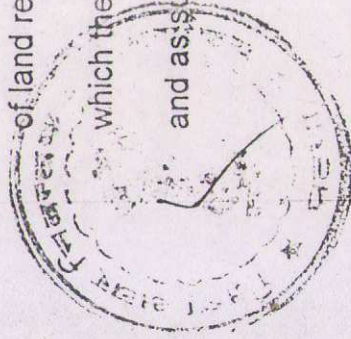
AND WHEREAS, the said Maulvi Mohammad Anwar Hussain improved a portion of land measuring Four Bighas Seven Kathas Eleven Dhooors Seventeen Phurkies Ten Phurkies out of Sixteen Bighas of Bakast



TIWARY BECHAR & CO. PVT. LTD.
Deep Kumar Tiwary
 Managing Director
 2.12.2009

land from his own personal fund and pocket. It is to be noted that mother of Maulvi Mohamad Anwar Hussain, Shamsun Nisa and Waliul Nisa and mother of Maulvi Mozaffar Hussain, Maulvi Mozaffar Azhar Hussain and Maulvi Mohammad Mushtaque Hussain were real sister and there was good and cordial relation in between two sisters and as the said purchase was made from and out of joint and common fund of the branches of the said two sisters and as such the aforesaid all the named person in mutually partition the said Four Bighas Seven Kathas Eleven Dhooors Seventeen Dhurkies Ten Phurkies out of Sixteen Bighas of Bakast land was allowed to be owned and possessed by Maulvi Mohammad Anwar Hussain and remaining Eleven Bighas Bakast Land remained joint amongst the said six persons according to their share as prescribed under the Shia law.

AND WHEREAS, there had been proceeding under land acquisition Act and after acquisition only 1.25 Acre of land remains and continued in their possession out which they converted Three Kathas of land in to Road and as such the aforesaid named six person sold and



TIWARY BECHAR & CO. PVT. LTD.
Rajiv Kumar Tiwary
 Managing Director
 2.10.1989

transferred the land hereby vended to and in the hand of M/s Tewary Bechar & Company Pvt. Ltd. having its registered office at Jamshedpur, carrying on business in auto mobile vehicles and spares parts the then at Exhibition Road i.e. the vendor as mentioned in column no.1 of this deed under Registered Sale Deed No 4447 dated 24-06-1959, bearing Deed No 1, Volume No 54 Pages 142 to 156, in Book No.1, for the year 1959 for valuable consideration and thus since the date of purchase the vendor came and has been coming in exclusive actual physical and peaceful possession over the same and the vendor also acquired absolute right title and interest in respect thereof and has lawful authority to deal with the same in its own right.

AND WHEREAS, the Vendor covenant that the aforesaid property is in its exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in marketable condition and have in themselves good right, full power and absolute authority and title to transfer in the whole or part of the said

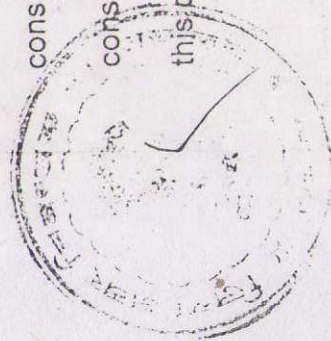


TIWARY BECHAR & CO. PVT. LTD.
Roop Kumar Tiwary
 Managing Director.
 2.12.2009

property owned and possessed the same and they came and remained in peaceful possession over the same as absolute owner.

AND WHEREAS, the Vendor is in urgent need of money to invest some where else and other necessities and the arrangement of money is not possible until or unless without disposal of the property as fully described in Column No. 5 of this deed and in this end in view the Vendor expressed their desire to transfer the same and after knowing their desire the Vendee after making through enquiry about the nature of the property and all pros and cons to this effect, approached them and showed their interest in their offer and offered a sum of Rs. 7,28,00,000/- (Rupees Seven Crores Twenty Eight Lacs Only) which is the just and proper amount according to the present market value and non else did offer the same as much as the Vendee offered to the Vendor.

AND WHEREAS, the Vendor accepted the consideration amount after considering its pros and cons for the property fully described in Column No. 5 of this deed, without any outside pressure and coercion.

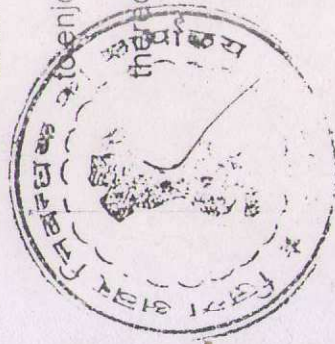


21.12.2004
Managing Director
Rajesh Kumar
Tiwary Bechar & Co. Ltd.

NOW THIS DEED OF ABSOLUTE SALEWITNESSETH AS FOLLOWS:

1. That the total consideration amount a sum of Rs. 7,28,00,000/- (Rupees Seven Crores Twenty Eight Lacs Only) has already been received by the Vendor from the Vendee before execution of this deed and the Vendor also acknowledge the same.
2. That the Vendor hereby convey, sell and transfer all its right title and possession of the vended property more fully described in column No. 5 of this deed in favour of the vendee after receiving the entire consideration amount.
3. That the Vendor has further no right to demand any single penny from the vendee after execution and admission of this deed.
4. That the Vendor has conveyed and transferred by way of absolute sale on as is where is basis all its right, title and interest with possession of the vended property more fully described in Column No. 5 of this deed to the vendee to hold and

to enjoy the same by the vendee, as absolute owner thereof free from all encumbrances and charges



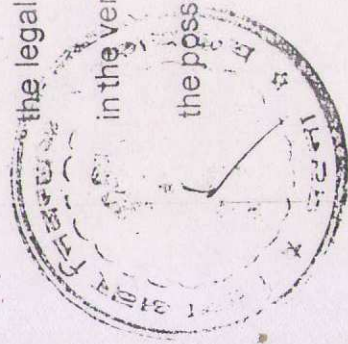
TIWARY BECHAR & CO. PVT. LTD.
Roop Kumar Tiwary
 Managing Director.
 21.12.2004

without any lawful eviction, interruption, claim or demand by the Vendor or any person claiming through or under them and without any interruption by any person whomsoever. The possession of the said property has been delivered to the vendee by the Vendor and the vendee is free to get their name mutated over the said property and to use the same in the manner the vendee likes.

5. That the Vendor have assured to the vendee, that there are no encumbrances, lien, charges, or notice for acquisition or any defect of title in the vended property mentioned above.

6. That the Vendor further declares and assures that the vended property is free from all sorts of encumbrances and charges and the Vendor has not entered into any agreement for sale or otherwise with any person and whatsoever the Vendor has absolute and exclusive title to the vended property and has

the legal right to transfer the right, title and interest in the vended property and the Vendor has delivered the possession of the vended property to the vendee



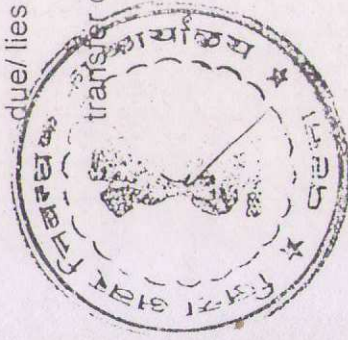
TIWARI, BHOORAM
Managing Director
21.12.2024

7. That in case the title of the Vendee be prejudicially affected in any manner and in case the Vendee is deprived of the title of the said vended property or part thereof by reason of any defect in the title of the Vendor or charges or by virtue of any act of the Vendor or by their successor or by any persons claiming the title thereto, the Vendor and their estate shall be bound to compensate the vendee for such loss or damages arising out from such act

8. That the Vendor hereby under take to support all applications and forms and confirm their right and title of the vended property which has been filed by the vendee to mutate their name in Circle Office, or any Government Offices if any.

9. That the Vendor shall at all times here after indemnify Vendee for any liabilities of Government dues, statutory dues, any non-observance and non-performance of covenants and conditions whether

due/ lies at present or in future for the period before transfer of the land.



Roop Kumar, Twenty
TIMARU BECHER & CO. LTD.

Managing Director.

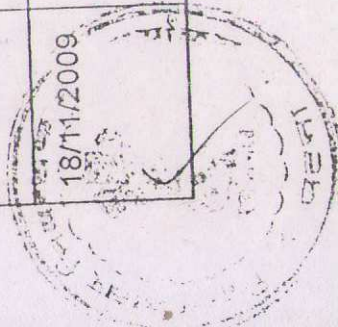
21.12.2004

10. That the Vendee shall be sole responsible for all the liabilities of Government dues and statutory dues arose for the period from the date of transfer of their land.

Memorandum of Payment

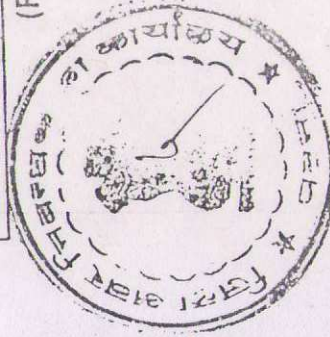
Date	Mode of Payment	Amount in Rs.
16/11/2009	Direct Transfer in M/s Tiwary Becher & Co.'s Axis bank account Number : 012010200001971	5000000/-
16/11/2009	Direct Transfer in M/s Tiwary Becher & Co.'s Axis bank account Number : 012010200001971	5000000/-
17/11/2009	Direct Transfer in M/s Tiwary Becher & Co.'s Axis bank account Number : 012010200001971	5000000/-
17/11/2009	Direct Transfer in M/s Tiwary Becher & Co.'s Axis bank account Number : 012010200001971	5000000/-
17/11/2009	Direct Transfer in M/s Tiwary Becher & Co.'s Axis bank account Number : 012010200001971	5000000/-
17/11/2009	Direct Transfer in M/s Tiwary Becher & Co.'s Axis bank account Number : 012010200001971	5000000/-
18/11/2009	Direct Transfer in M/s Tiwary Becher & Co.'s Axis bank account Number : 012010200001971	5000000/-
18/11/2009	Direct Transfer in M/s Tiwary Becher & Co.'s Axis bank account Number : 012010200001971	5000000/-

TIWARY BECHER & CO. LTD.
Managing Director
21.12.2009



19/11/2009	Direct Transfer in M/s Tiwary Becher & Co.'s Axis bank account Number : 012010200001971	5000000/-
19/11/2009	Direct Transfer in M/s Tiwary Becher & Co.'s Axis bank account Number : 012010200001971	5000000/-
20/11/2009	Direct Transfer in M/s Tiwary Becher & Co.'s Axis bank account Number : 012010200001971	5000000/-
20/11/2009	Direct Transfer in M/s Tiwary Becher & Co.'s Axis bank account Number : 012010200001971	5000000/-
20/11/2009	Direct Transfer in M/s Tiwary Becher & Co.'s Axis bank account Number : 012010200001971	4500000/-
23/11/2009	Payment through Ch. No. : 057953 Drawn of Axis Bank Ltd.	5000000/-
26/11/2009	Payment through Ch. No. : 057954 Drawn of Axis Bank Ltd.	1700000/-
26/11/2009	Payment through Ch. No. : 057955 Drawn of Axis Bank Ltd.	3300000/-
27/11/2009	Payment through Ch. No. : 057956 Drawn of Axis Bank Ltd.	1000000/-
02/12/2009	Direct Transfer in M/s Tiwary Becher & Co.'s Axis bank account Number : 012010200001971	2300000/-
	GRAND TOTAL	72800000/-

(Rupees Seven Crores Twenty Eight Lacs)



HOP Tiwary & Co. Pvt. Ltd.
 Managing Director
 2009

IN WITNESSES WHEREOF the Vendor have executed

this deed of absolute sale on this the 2nd day of
December 2009 at Patna, in presence of witnesses.

Roop Kumar
TIWARY BECHAR & CO. PVT. LTD.
For, Tiwary Bechar & Company Pvt. Ltd.

Managing Director.
INCOME TAX PAN: AABCT1798R

SIGNATURE OF THE VENDOR

Authorised Signatory

Assotech Ramanand Health Care Pvt. Ltd.

Naveendu Kumar Thakur
02/12/09

For, Assotech Ramanand Health Care Pvt. Ltd.

INCOME TAX PAN : AAICA0394C

SIGNATURE OF THE VENDEE

WITNESSES:

Banshidhar Jha
02 Dec '09

1. Mr. Vikas Bajpai
S/o Late Mr. Basant Bajpai
Nr. TBCL Petrol Pump
Main Road, Bistupur,
Jameshedpur-831001



Naveendu Kumar Thakur

02/12/09

Authorised Signatory
Assotech Ramanand Health Care Pvt. Ltd.

Banshidhar Jha
02/12/09
3. Mr. Banshidhar Jha
S/o Late Bhola Jha

Village Dayalpur
P.S. Thana-Bhipur
P.O. Jhandapur
Distt - Bhagalpur



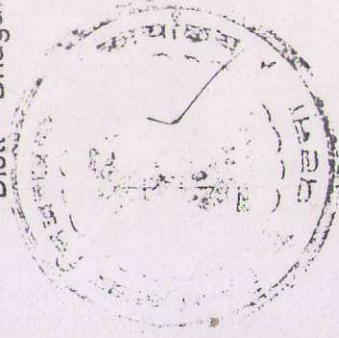
Dr. Rajesh Kumar Singh

Dr. Rajesh Kumar Singh
02/12/09
4 Dr. Rajesh Kumar Singh
S/o Chandra Mauleswar Si
C/o Vinay Kumar Sinha
CC-70, PC Colony
Kankarbagh, Patna



Drafted by:-

Dr. Rajesh Kumar Singh
02/12/09
ANIL KUMAR
ADVOCATE
Regd. No. 10333/01
Patna



Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. 23. Also admissible under section 26(a) of the B. T. Act.

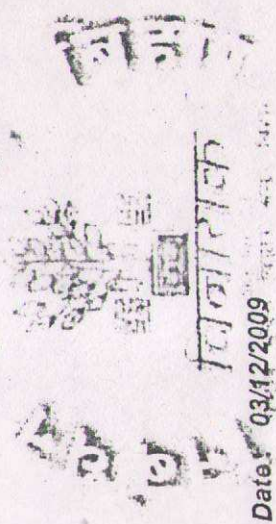
Stamp duty paid under Indian Stamp Act		Rs.		4368100		Amt. paid by N.J. Stamp Paper -		Rs. 5000	
Addl. Stamp duty paid under Municipal Act		Rs.		1456000		Amt. paid through Bank Challan -		Rs. 7277154	
		Registration Fee				LLR + Process Fee		Service Charge	
A1	1456000	C	0 H1b	0 Ka1	0 Lii	0 LLR	500		
A8	0	D	0 H2	0 K1b	0 Liii	0 Proc. Fee	50	450	
A9	0	DD	0 I	0 K1c	0 Mb	0 Total-	550		
A10	0	E	250 J1	750 K2	0 Na		54		
B	0	H1a	0 J2	0 Li					
				TOTAL-		1457054			
				Total amount paid (Reg. fee+LLR, Proct+Service Charge) in Rs.		1458054			

Registering Officer
Patna

Date : 03/12/2009

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 03rd December 2009 by Roop Kuamiri Tiwari (M.-Dir.) W/O-Late Dwarikadhis Tiwari by profession Business. Status - Executant



Registering Officer
Patna

Signature / L.T.I. of Presentant Date 03/12/2009

Endorsement under section 58

A commission is hereby issued under section 38(2) of the Registration Act, 1908 to..... for the purpose of inquiring whether this document has been executed by..... by whom it purports to have been executed.

Registering Officer
Patna

Date : 03/12/2009

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 370 on page no. 573 - 590 for the year 2009 and stored in CD Volume No.CD-58 year 2009. The document no. is printed on the front Page of the document.

Registering Officer
Patna

Date : 03/12/2009

Token No.27292 Year - 2009 SI.No. 27004 SCORE Ver. 2.1 Deed No. 23119 NIC-Bihar