



जमशेदपुर-कोरबा (विद्युत)

P-16, 2010

उत्तर प्रदेश UTTAR PRADESH

21 SEP 2010

कीमत रु०

रुपकोषाधिकारी

(1)

445673

Lease Deed

Stamp Duty - 1,51,600/-

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This Indenture of Lease is entered into on this 24th day of September'2010

BETWEEN

M/S Bajaj Hindusthan Ltd. (BHL), a company incorporated under the Companies Act 1956 and having its Registered Offices at "Bajaj Bhawan", 2nd Floor, Jamnalal Bajaj Marg, 226, Nariman Point, Mumbai-400021 INDIA, through its authorized signatory Mr. Ajay Pratap Singh Bhaduria, Officer (Legal) which expression shall include their successors and permitted assigns (hereinafter referred to as "the Lessor") of the ONE PART

AND

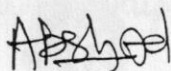
M/s Bajaj Energy Private Ltd (BEPL) a Company incorporated under the Companies Act 1956 and having its Registered Office at "Bajaj Bhawan", 2nd Floor, Jamnalal Bajaj Marg, 226, Nariman Point, Mumbai-400021 INDIA, Through its authorized signatory Mr. Pankaj Srivastava, Manager (civil) which expression shall include its successors and permitted assigns, (hereinafter referred to as "the Lessee") of the OTHER PART

For and on behalf of the Lessor,

For and on behalf of the Lessee

BAJAJ HINDUSTHAN LIMITED

BAJAJ ENERGY PRIVATE LIMITED



(AUTHORISED SIGNATORY)





(AUTHORISED SIGNATORY)





रूप कोषागार-बीसलपुर (मीलीमीत)

P-उत्तर प्रदेश UTTAR PRADESH

21 SEP 2010

कीमत रु०

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WHEREAS the Lessee approached the Lessor for giving it the Land available with lessor at its Barkhera unit in District Pilibhit (U.P.) as described in the Schedule hereto on Lease for a period of 29 years for setting up and operating of a 90 MW (or such other enhanced capacity as informed by the Lessee to the Lessor) Thermal Power Project (the Project) on the terms and conditions set out hereinbelow for which the Lessor agree.

For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED

Abhishek

(AUTHORISED SIGNATORY)

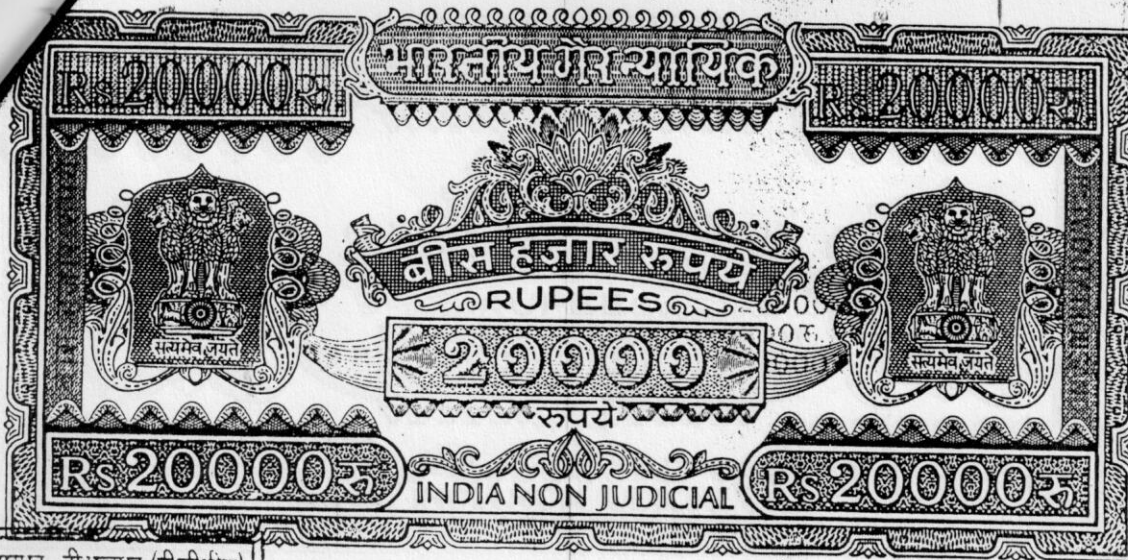
For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

K. S. Gupta

(AUTHORISED SIGNATORY)





उप कोषागार-बीसलपुर (पीलीभीत)

उत्तर प्रदेश 2010

21 SEP 2010

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की मूल्य रु० — AND WHEREAS The Land described in Schedule is owned by the lessor i.e. BHL at its unit at Barkhera at Village Muradabad alias Nakta, Pargana and Tehsil Bisalpur, District Pilibhit in the State of Uttar Pradesh.

For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED

Abshad

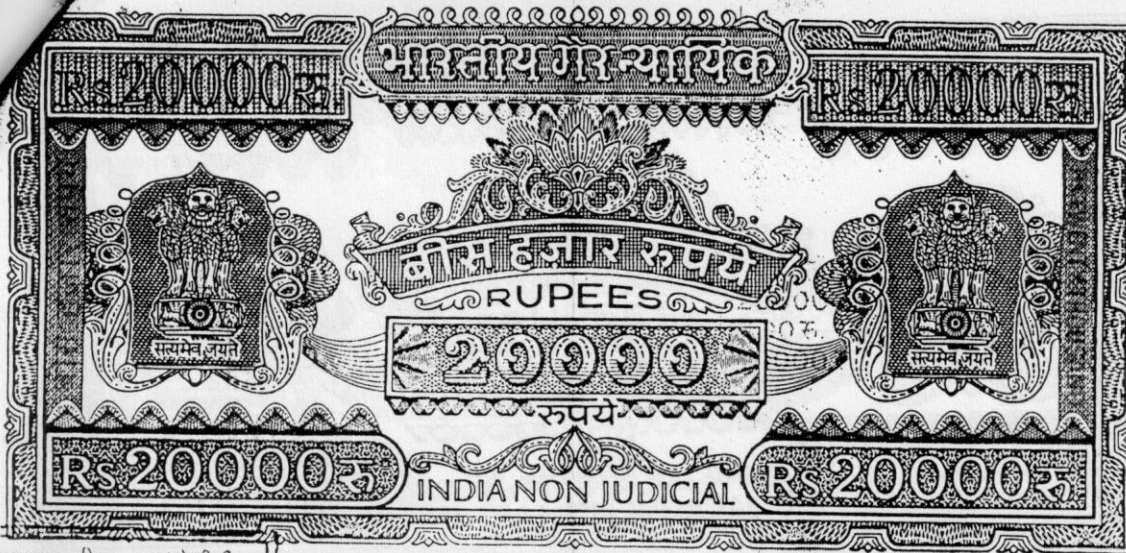
(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

Kelw

(AUTHORISED SIGNATORY)



उप कोषागार-वीसलपुर (पोलीभित)

P-16

उत्तर प्रदेश UTTAR PRADESH

21 SEP 2010

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NOW THIS DEED OF LEASE WITNESSES AS UNDER:

1. Demise of Land

The Lessor hereby demises unto the lessee the land described in the schedule hereto (hereinafter called "the Land", which expression shall include singular as well as plural, as the case may be) **TO HOLD** the Land for the purpose of setting up the Project and its operation for a term of 29 years starting from 1st day of July' 2010;

For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED

Abhishek

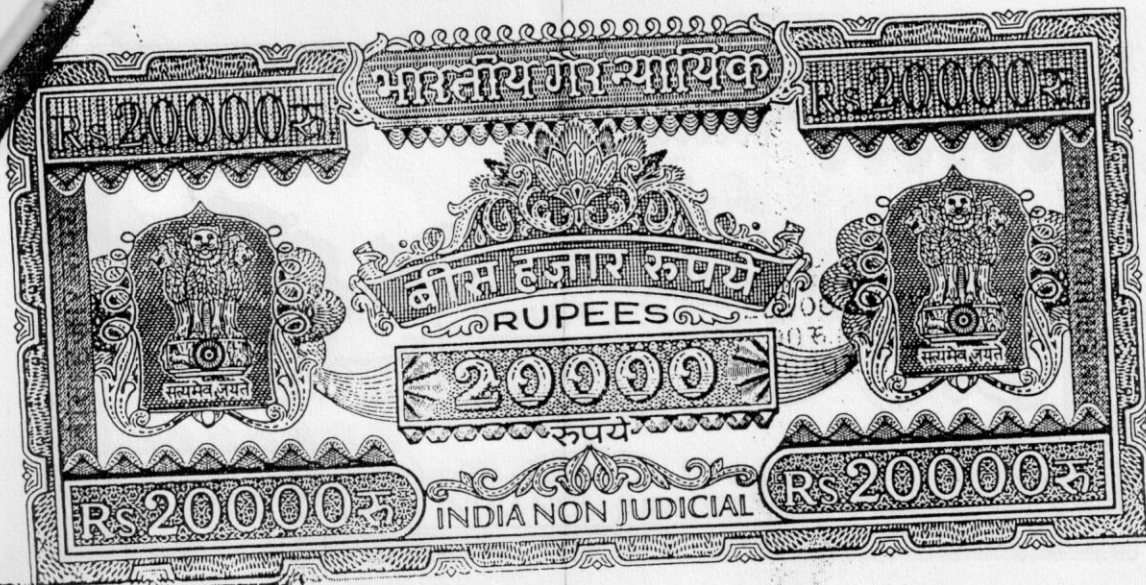
(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

K. L. Singh

(AUTHORISED SIGNATORY)



रुप कोषागार-वैसम्पूर (पंजीकृत)

उत्तर प्रदेश UTTAR PRADESH

21 SEP 2010

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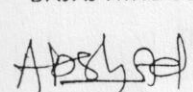
2. Consideration:

The Lessee has paid a sum of Rs. 57,17,872 (Rupees fifty seven lac seventeen thousand eight hundred seventy two only) as one time premium.

The Lessee shall further pay a sum of Rs. 3,10,341 (Rupees Three lac Ten thousand Three hundred Forty One only) as yearly annual rent (1% of the circle rate). The Lease rent for the first year has been paid by the Lessee and the rent for the future years shall be payable on 1st April of each subsequent years.

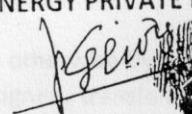
For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED


(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED


(AUTHORISED SIGNATORY)



उत्तर प्रदेश UTTAR PRADESH

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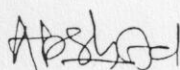
3. Lessee's Covenants

The lessee hereby covenants with the Lessor as follows:

- i) That it will during the said term pay to the Lessor the yearly rent hereby reserved on the day and in the manner herein before appointed.
- ii) That the Lessee shall allow the Lessor or its agents etc. at the convenient hours at the day time to enter into and upon "the Land" and view and examine the state of condition thereof.
- iii) That the Lessee shall ensure that "the Land" given to it in terms of the present LEASE shall be used by the Lessee for the purpose of setting up and operating of the Project alone and shall be used for no other purpose whatsoever.
- iv) That the lessee shall take all necessary permissions, authorizations, NOCs etc from respective departments and authorities as shall be required under the applicable Acts and Rules for the purpose for which this lease deed is executed.
- v) That the Lessee shall not part with or otherwise by any act or deed procure "the Land" to be assigned, transferred, or its possession parted with unto any person(s) for whatsoever reason without the prior consent of the Lessor.

For and on behalf of the Lessor,

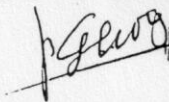
BAJAJ HINDUSTHAN LIMITED



(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED



(AUTHORISED SIGNATORY)



उप कोषगार-वासलपुर (पिलागाँव)
P-16 2010

उत्तर प्रदेश UTTAR PRADESH
21 SEP 2010
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Lessor Covenants

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The Lessor hereby covenant with the lessee as follows:

i)

That the lessee paying the rent hereby reserved and performing and observing the covenants and conditions herein contained and on its part to be performed and observed shall and may peaceably and quietly hold, possess and enjoy the said demised land during the said term in the manner aforesaid without any unlawful interruption or disturbance by the Lessor or any person or person whomsoever;

For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED

Abshee

(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

pgewb

(AUTHORISED SIGNATORY)



उप कोषागार-बीसलपुर (पीलीभीत)

उत्तर प्रदेश **UTTAR PRADESH**

20 JUL 2010

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- ii) That the Lessor shall discharge all their obligations regarding any liability if so arises pertaining to the ownership of "the Land" and or any mortgage, encumbrance etc.
- iii) That the propose land in lease has been declared as of Industrial use by Case No. 2/2005-06 of SDM court, Bisalpur

For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED

Abhishek
(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

K. S. Singh
(AUTHORISED SIGNATORY)



उत्तर प्रदेश UTTAR PRADESH
21 SEP 2010
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(9)

The Schedule hereinbefore referred to:

All the pieces and parcels of land admeasuring 10.65 Acres situated in Village Muradabad alias Nakta, Pargana and Tehsil Bisalpur, District Pilibhit, comprised in the Gata Nos. as stated herinbelow:

Gate No.	Area in lease (in Acre)	Total Area (in Acre)
1	0.316	1.591
18	0.315	2.188
2	6.378	6.378
4	0.86	2.408
5	2.224	2.277
6	0.221	4.239
14	0.03	3.110
15	0.048	0.810
16	0.143	1.070
17	0.114	1.099
Total	10.65	25.169

For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED

Abesh G. (AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

(AUTHORISED SIGNATORY)



(10)

SEP 2010

The land being bound to its sides by the following:

North: Sugar Factory, Bajaj Hindusthan Limited

South: Sugar Factory, Bajaj Hindusthan Limited

East: Pilibhit - Bisalpur Road.

West: Sugar Factory, Bajaj Hindusthan Limited

(AUTHORISED SIGNATORY)

(AUTHORISED SIGNATORY)

For and on behalf of the Lessor,

For and on behalf of the Lessee

BAJAJ HINDUSTHAN LIMITED

BAJAJ ENERGY PRIVATE LIMITED

(AUTHORISED SIGNATORY)

(AUTHORISED SIGNATORY)

Typed By: Suraj Dubey, Bisalpur, Pilibhit

Drafted and photo dated By: Savendra Singh Chaudhary

Associate, Tahsil, Bisalpur, Pilibhit



उत्तर प्रदेश UTTAR PRADESH

(11)

AG 273258

21 SEP 2010

IN WITNESS WHEREOF THIS LEASE DEED is being signed on 24th Day of September 10 first above written at Bisalpur, Pilibhit by the Parties in presence of the witnesses.

For and on behalf of the Lessor,

For and on behalf of the Lessee

BAJAJ HINDUSTHAN LIMITED

BAJAJ ENERGY PRIVATE LIMITED

(AUTHORISED SIGNATORY)

(AUTHORISED SIGNATORY)

Witness:

1. Surendra Singh Chauhan,

Advocate, Tehsil-Bisalpur, Pilibhit

2. Amod Kumar,

Advocate, Tehsil-Bisalpur, Pilibhit

Typed by : Suraj Dubey, Bisalpur, Pilibhit

Drafted and photo stated by : Surendra Singh Chauhan,

Advocate, Tehsil-Bisalpur, Pilibhit