



उत्तर प्रदेश P-16 2010  
16 AUG 2010  
कीमत रु0  
हो उपकोषाधिकारी

A 506835

(1)

Lease Deed

Stamp Duty - 2,87,220/-

Page -18

This Indenture of Lease is entered into on this 24<sup>th</sup> 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", 2<sup>nd</sup> 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

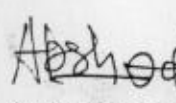
M/s Bajaj Energy Private Ltd (BEPL) a Company incorporated under the

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)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये

Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 506836

16 2010  
कीमत रु०—  
है—उपकोषाधिकारी

(2)

Companies Act 1956 and having its Registered Office at "Bajaj Bhawan", 2<sup>nd</sup> 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

A. K. Singh

(AUTHORISED SIGNATORY)

P. K. Singh

(AUTHORISED SIGNATORY)

Surchari

Choukhan  
Advocate

Choukhan

Choukhan

भारतीय गैरन्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये

Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश U.P. PRADESH

16 AUG 2010

कीमत रु0

ह0 उपकोषाधिकारी

(3)

A 506837

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

*P. G. G.*

(AUTHORISED SIGNATORY)





उत्तर प्रदेश UTTAR PRADESH

(4)

A 506838

कीमत रु 0 AND WHEREAS The Land described in Schedule is owned by the lessor i.e. its Barkhera unit situated in Village Gulra Machwapur, Pargana and Tehsil Bisalpur, District Pilibhit in the State of Uttar Pradesh.

For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED

Apshgd  
(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

(AUTHORISED SIGNATORY)



उत्तर प्रदेश UTTER PRADESH

P-16 2010  
10 AUG 2010  
कीमत रु0  
हो उपकोषाधिकारी

(5)

A 506839

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

*Vijay*  
(AUTHORISED SIGNATORY)



उत्तर प्रदेश UTTAR PRADESH

(6)

A 506840

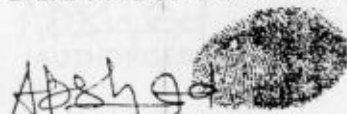
रु. 25000  
P-181 2010  
10 AUG 2010  
कीमत रु0  
हो उपकोषाधिकारी

Consideration:

The Lessee has paid a sum of Rs. 1,18,84,024 (Rupees one crore eighteen lacs eighty four thousand twenty four only) as one time premium.

For and on behalf of the Lessor,

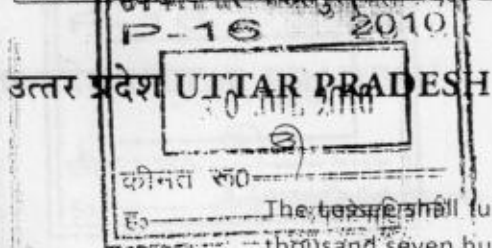
BAJAJ HINDUSTHAN LIMITED

  
(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

  
(AUTHORISED SIGNATORY)



(7)

The Lessee shall further pay a sum of Rs. 4,12,711 (Rupees four lacs twelve thousand seven hundred eleven 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 1<sup>st</sup> 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 F-16 2010 UTAR PRADESH

445664

(8)

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.

For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED

*Ashish*

(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

*P. G. Singh*

(AUTHORISED SIGNATORY)





उपे काशीगार-वासिलपुर (पोलाभात)  
P-16 2010  
उत्तर प्रदेश UTTAR PRADESH  
30 JUL 2010  
कीमत रु०  
हस्ताक्षर अधिकारी

445665

(9)

- 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.

For and on behalf of the Lessor,

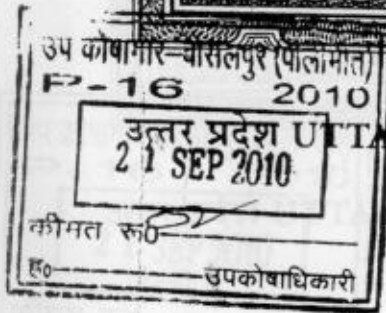
BAJAJ HINDUSTHAN LIMITED

*Ashish*  
(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

*Y. G. S.*  
(AUTHORISED SIGNATORY)



445666

(10)

- 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.

For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED

Abshad  
(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

(AUTHORISED SIGNATORY)



उप कोषागार-बासलपुर (पोलामेत)  
P-16 2010  
उत्तर प्रदेश UTTAR PRADESH  
21 SEP 2010  
कीमत रु०  
रु० उपकोषाधिकारी

445667

(11)

- 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.

For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED

*Abshad*

(AUTHORISED SIGNATORY)

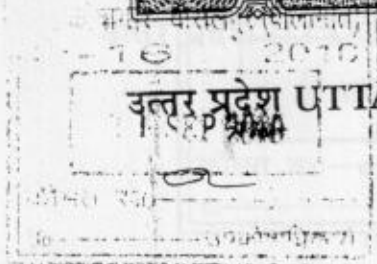
For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

*P. G. Lioz*

(AUTHORISED SIGNATORY)





(12)

- 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

*Abhishek*

(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

*K. G. Singh*

(AUTHORISED SIGNATORY)



उप कोषागार-बीसलपुर (पीलीभीत)  
उत्तर प्रदेश UTTAR PRADESH

152146

18/11/2010

(13)

कीमत रु० 4. Lessor Covenants  
हो उपकोषाधिकारी

The Lessor hereby covenant with the lessee as follows:

- 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,

For and on behalf of the Lessee

BAJAJ HINDUSTHAN LIMITED

BAJAJ ENERGY PRIVATE LIMITED

For and on behalf of the Lessor,

For and on behalf of the Lessee

BAJAJ HINDUSTHAN LIMITED

BAJAJ ENERGY PRIVATE LIMITED

Abshad  
(AUTHORISED SIGNATORY)

pgl  
(AUTHORISED SIGNATORY)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

भारत



सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

21 SEP 2010

F840912

(14)

- 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.

For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED

Abshad

(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

P. G. Rao

(AUTHORISED SIGNATORY)





F 840913

- iii) That the propose land in lease has been declared as of Industrial use by Case No. 2/2005-06 of SDM court, Bisalpur.



(16)

AG 273256

The Schedule hereinbefore referred to:

All the pieces and parcels of land admeasuring 16.998 Acres situated in Village Gulra Machwapur, Pargana and Tehsil Bisalpur, District Pilibhit, comprised in the Gata Nos. as stated herein below:

Gata No	Area in lease (in Acre)	Total area (in Acre)
79	0.099	3.878
84	0.462	3.458
85	2.027	3.698
86	3.080	4.387
88	1.966	1.966
89	1.850	1.850
90	1.683	2.690
91	3.947	3.947
92	1.238	1.581
93	0.354	2.559
94	0.242	1.581
95	0.047	8.904
Total	16.995	40.498

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)



भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

(17)

AG 273257



The land being bound to its sides by the following:

North: Sugar Factory, Bajaj Hindusthan Limited

South: Sugar Factory, Bajaj Hindusthan Limited

East: Sugar Factory, Bajaj Hindusthan Limited

West: Sugar Factory, Bajaj Hindusthan Limited

For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED

*Ashish*

(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

*P. G. L. W.*

(AUTHORISED SIGNATORY)





उत्तर प्रदेश UTTAR PRADESH

(18)

10AA 1499976

IN WITNESS WHEREOF THIS LEASE DEED is being signed on 24<sup>th</sup> 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

Apshod

(AUTHORISED SIGNATORY)

6600

(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 attested by : Surendra Singh Chauhan,

Advocate, Tehsil-Bisalpur, Pilibhit