

L 12644/2010 71

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



RS.
25000
THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

(1)

B 79531

This Indenture of Lease is entered into on this
..... day of 12/12/2012.

BETWEEN

M/S Bajaj Hindusthan Ltd. (BHL), a company within
the meaning of Companies Act 1956 and having its
Registered Office at "Bajaj Bhawan", 2nd Floor,
Jamnolal Bajaj Marg, 226, Nariman Point, Mumbai
400021 INDIA, which expression shall include their
successors and permitted assigns (hereinafter
referred to as "the Lessor") of the ONE PART

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

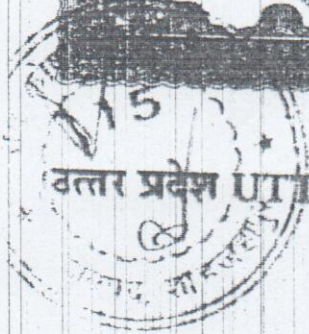
(2)

AND

B 7953

M/s Bajaj Energy Private Ltd (BEPL) a Company incorporated under the Companies Act 1956 and having its Registered Office at "Bajaj Bhawan", B-10, Sector-3, Jamnala Bajaj, Marg, Noida-201301, NCR Delhi, which expression shall include its successors and permitted assigns, (hereinafter referred to as "the Lessee") of the OTHER PART

2-WHEREAS the Lessee approached the Lessor for giving if the Land available with lessor at its Maqsoodapur unit in District Shahjahanpur (U.P.) as described in the Schedule hereto on Lease for a period of 29 years for setting up / 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 herein below for which the Lessor agrees.



उत्तर प्रदेश UTTAR PRADESH

(2)

099127

AND WHEREAS The Land described in Schedule is owned by the lessor i.e. BHL at its Maqsoodapur unit situated in Village Maqsoodapur, Pargana and Tehsil Powayan, District Shahjahanpur in the State of Uttar Pradesh.

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 purposes aforesaid for a term of 29 years starting from 01 July, 2012;



15
उत्तर प्रदेश UTTAR PRADESH

(17)

099128

2. Consideration:

The Lessee has paid a sum of Rs.4375000/- (Rupees Forty Three lacs Seventy Five thousand only) as one time premium. The Lessee shall further pay a sum of Rs. 43750/- (Rupees Forty Three thousand Seven hundred and Fifty only) as annual rent. 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.

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 herebefore appointed.

[Signature]

[Signature]



Uttar Pradesh

(5)

099129

- 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 purposes aforesaid 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.
- That the Lessee shall not pay with or otherwise by any person or persons the amount to be

[Handwritten signature]

[Handwritten signature]



(6)

assigned, transferred, or its possession parted with unto any person(s) for whatsoever reason without the prior consent of the Lesser, except in case of creation of charge/mortgage/encumbrance/tien by Lessee in favour of any bank or financial institution including the Lenders who may provide financial assistance to the Lessee for setting up / operating the Project.

4. Lessor's Covenants

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 condition therein contained and on its part to be performed and observed shall and may peacefully and quietly hold, possess and enjoy the said demised land during the

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

(7)

X 118061

said term in the manner aforesaid without any unlawful interruption or disturbance by the Lessor or any person or person whomsoever;

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 Lessor shall not have any objection whatsoever to the creation of charge/mortgage/encumbrance/lien on the Land by Lessee in favour of any bank or financial institution including the Lenders who

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

(९)

X 118062

may provide financial assistance to the Lessee
for setting up / operating the Project.

The Schedule hereinbefore referred to:

All the pieces and parcels of land admeasuring
1.32 Acres (i.e. 5344 sq.mtrs.) located adjoining
to the Sugar Unit of Lessor Masoodapur in
District Shahjahanpur, with boundaries as per
below:

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

(9)

M 062068

Gata No.	Area	
	(in Acres)	(in Sq. Mtrs.)
4	0.20	810.00
5	0.16	648.00
45M	0.20	810.00
49	0.10	405.00
12	0.21	850.00
43	0.10	405.00
45M	0.35	1415.00
Total 07	1.32	5344.00

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

Bounded by

उत्तर प्रदेश UTTAR PRADESH

In the North :
Hindusthan Limited

Sugar Factory

BD 863073
Bajaj

In the South :
Hindusthan Limited and Road

Sugar Factory

Bajaj

In the East :
Limited

Sugar Factory , Bajaj Hindusthan

In the West :
Limited

Sugar Factory , Bajaj Hindusthan

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

(1)

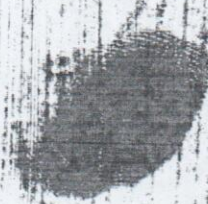
BD 86307

IN WITNESS WHEREOF THIS LEASE DEED is being

signed on the day, month & year first above

written at PAWAYAN, by the Parties in presence of

the witnesses.



भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

FIFTY
RUPEES

Rs. 50



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

For and on behalf of the Lessor,

AF 816517

Witness:

BAJAJ HINDUSTHAN LIMITED

SYED AYAZ WAJAHAT KIRMANI

(AUTHORISED SIGNATORY)



20/1/2017

Khan Khan B
Khan, Mohla
Kasbaza Aiz
Teh Pawan, Sh

For and on behalf of the Lessee

Witness:

BAJAJ ENERGY PRIVATE LIMITED

ASHOK KUMAR M BHAT

(AUTHORISED SIGNATORY)

Dr. Jyoti

DEEPAK KUMAR B.

Sp. m. B. D. BATH

Elern Khan

Drawn by - N.A. KIRMANI Advocate

भारतीय नैऋत्यिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

Uttar Pradesh

(13)

62AB 186911

The total stamp of Rs. 92760/= is paid.

Signature



Signature



की बात - 32 ए0 के अनुपालन हेतु

सिगर प्रिन्ट्स

शैयफ अय्याज वजाहत फिर्मानि
बजाज हिन्दुस्थान लिमिटेड मफसदापुर (ब्राह्मघोषपुर)

अंगुली



अंगुली



मध्यमा



अनामिका



कनिष्ठा



अंगुली



अंगुली



मध्यमा



अनामिका



कनिष्ठा



प्रस्तुतकर्ता विकेता के हाताक्षर

अशोक कुमार मेहता

बजाज इन्जीनियर्स लि. मफसदापुर (ब्राह्मघोषपुर)

हस्त की अंगुलियों के चिन्ह

अंगुली



अंगुली



मध्यमा



अनामिका



कनिष्ठा



हस्त की अंगुलियों के चिन्ह

अंगुली



अंगुली



मध्यमा



अनामिका



कनिष्ठा



विकेता / के हाताक्षर