



भारत गणराज्य UTTAR PRADESH

10 SEP 2016 497495
भारत गणराज्य, उत्तर प्रदेश

This Indenture of Lease is entered into on this day of 10th Sept, 2010

BETWEEN

M/S Bajaj Hindusthan SUGAR & INDUSTRIES Ltd. (BHSIL), a company
incorporated under the Companies Act 1956 and having its Registered
Offices at "Bajaj Bhawan", 2nd Floor, Jangpore Bajaj Marg, 226, Newran

Majid Energy Pvt. Limited
Vill.-Maj Majda Po.-Shridiwang
Tehsil-Lihrauli Dist.-Raichour
Pin Code-571007 U.P.

$$10800 + 40^{\circ} \quad 10040^{\circ} \quad 3000$$

कौशाम्बर, मधुशमपुर-७९

10 SEP 2010

पुनर्विचार

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4-10-9/2010

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पुणे ३१/१२/२०१७

॥ श्री गुरुदेव नमः ॥

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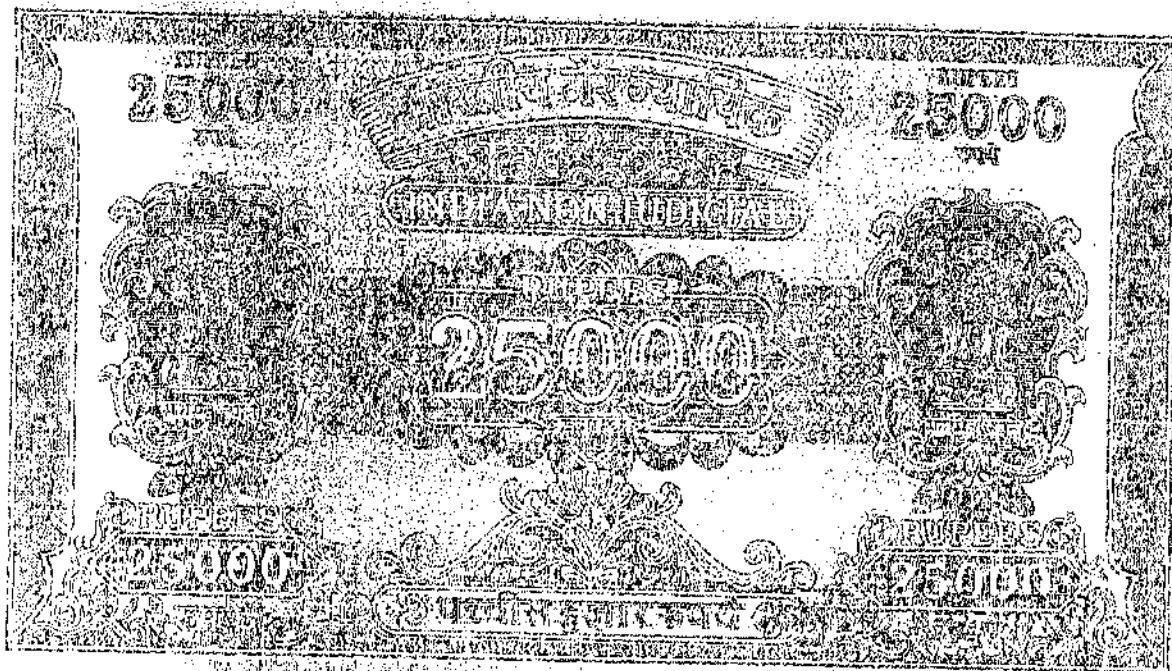
5/11/2020

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Q. 11

THE SECRET SERVICE, WASHINGTON, D. C. 20503

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भारत देश उत्तर प्रदेश

10 SEP 2010
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एक लाख रुपये

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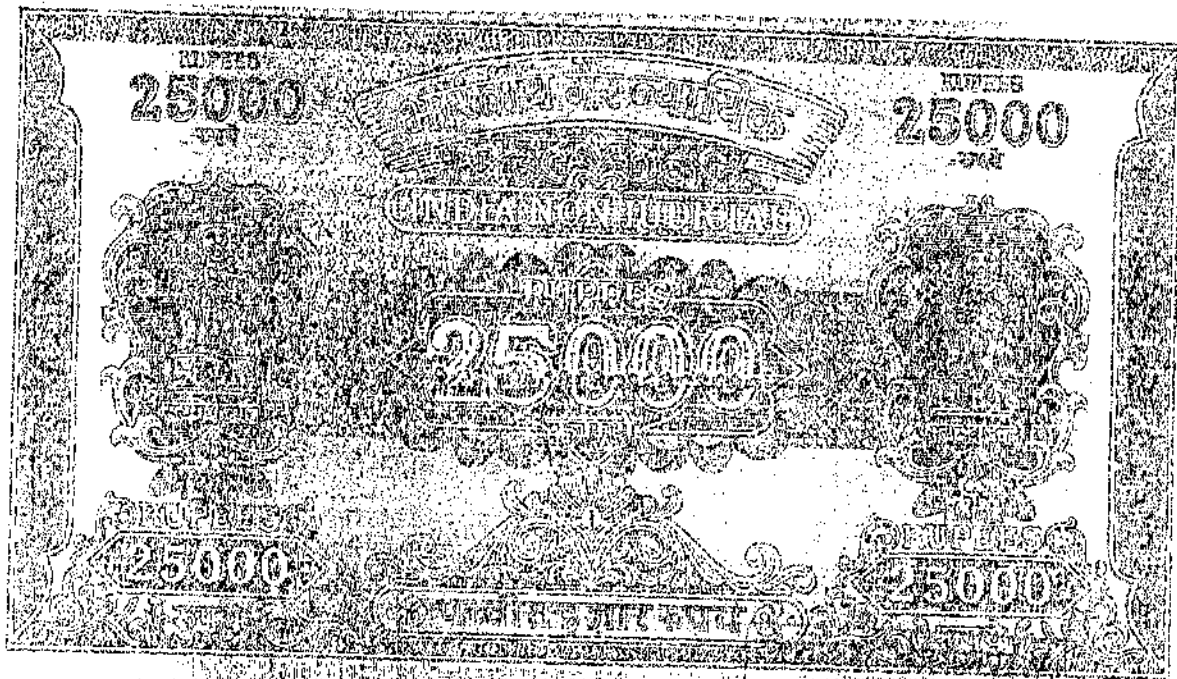
Point, Mumbai-400021 (INDIA, which expression shall include their successors and permitted assigns (hereinafter referred to as "the Lessor") of the ONE PART

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अ. नं. १०
श्री लक्ष्मी (पि.डी. १०/१५) (पि.डी. १५/२२/१५)
Sajaj Energy Pvt. Limited
Vill.-Nai Maide Po.-Shriduligary
Tahsil-Utraula Dist.-Bairampur
Pin Code-271607 U.P.

कलकत्ता, बलरामपुर-७९
१० SEP 2010
मुख्य निदेशक वार्षिक कोषाधिकारी



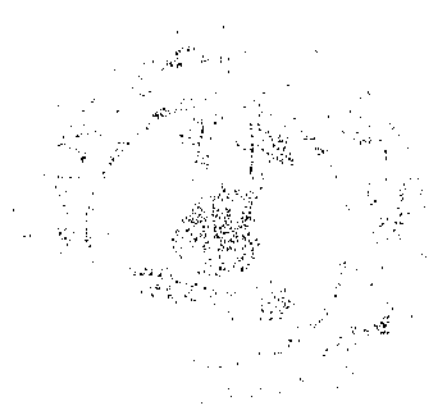
उत्तर प्रदेश UTTAR PRADESH

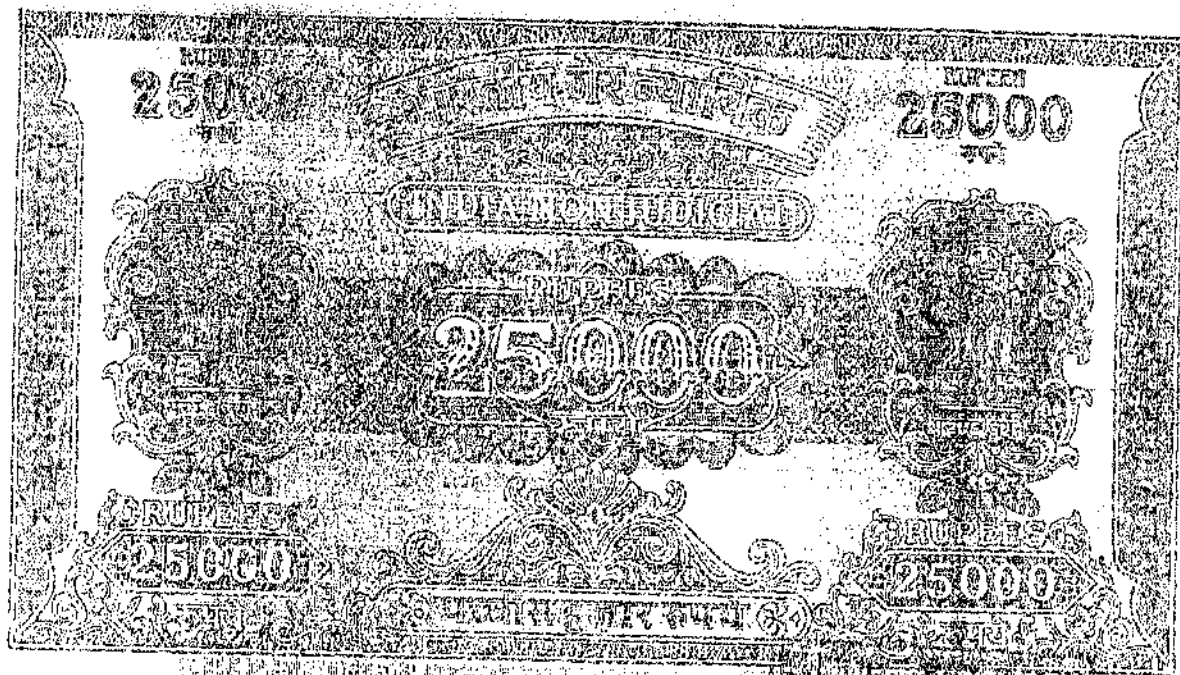
10 SEP 2010 467498

WHEREAS the Lessee approached the Lessor for giving it the Land available with lessor at its Uttarala unit in Village Itai Maida District Bahampur, 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 may be informed by the Lessee to the Lessor) Thermal Power Project (the Project) on the terms and conditions set out hereinbelow for which the Lessor agrees.

21/09/2010
Bajaj Energy Pvt. Limited
Vilutai Maiga Po.-Shridurganj
Jenak-Utraula Dist.-Bavampur
Pin Code-271857 U.P.

कोषागार, जलार/मपुर, 79
10 SEP 2010
मुख्य निदेशक वॉरन्ट कोषाधिकारी





भारत देश उत्तर प्रदेश

10 SEP 2010, 497 497

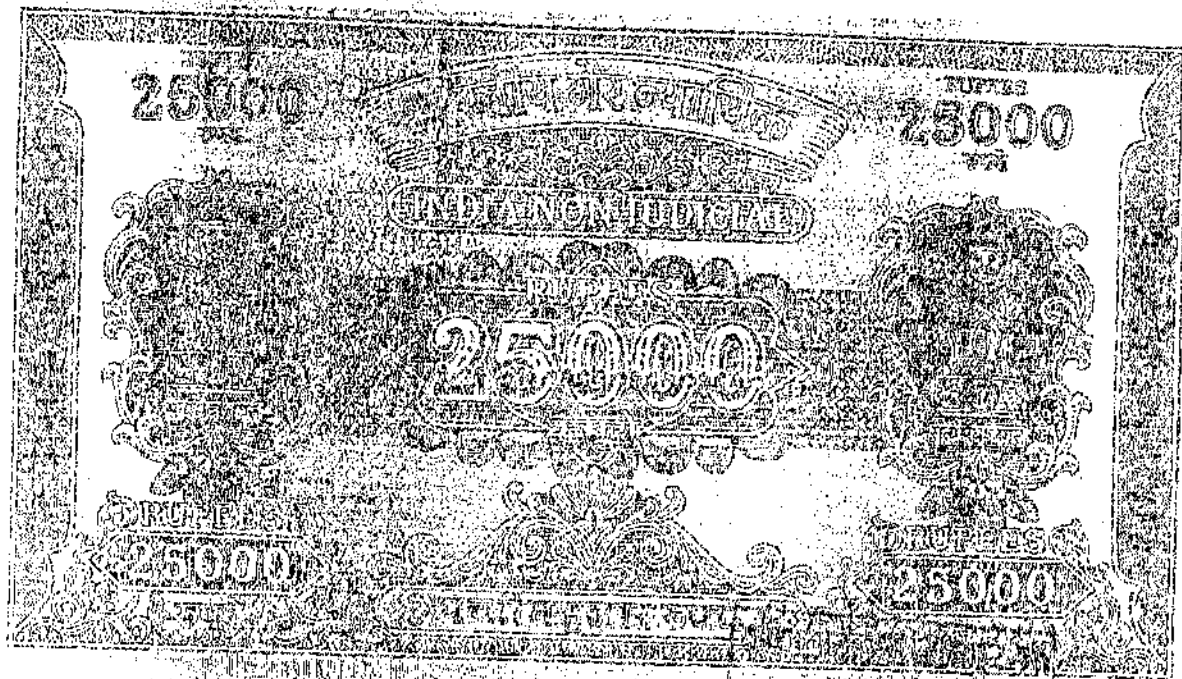
AND

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, which expression shall include its successors and permitted assigns, hereinafter referred to as "the Lessee") of the OTHER PART

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Bajaj Energy Pvt. Limited
Vill.-Isi Maiga Po.-Shridurganj
Tehsil-Uraula Dist.-Barampur
Pin Code-271607 U.P.

बजज एनर्जी प्रा. लि.
10 SEP 2010
मुख्य संचालक और वित्त प्रशासक



उत्तर प्रदेश

10 SEP 2010
महानगरपालिका नगर प्रशासन

497499

AND WHEREAS Land described in Schedule are owned by the lessor i.e. BHSIL of its Uttarola unit in Village Dhoba Dabai, Tehsil Uttarola, in District Barampur (U.P.).

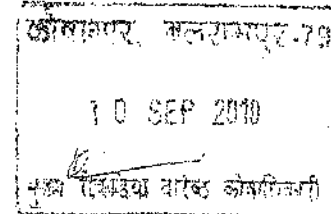
NOW THIS DEED OF LEASE WITNESSES AS UNDER:

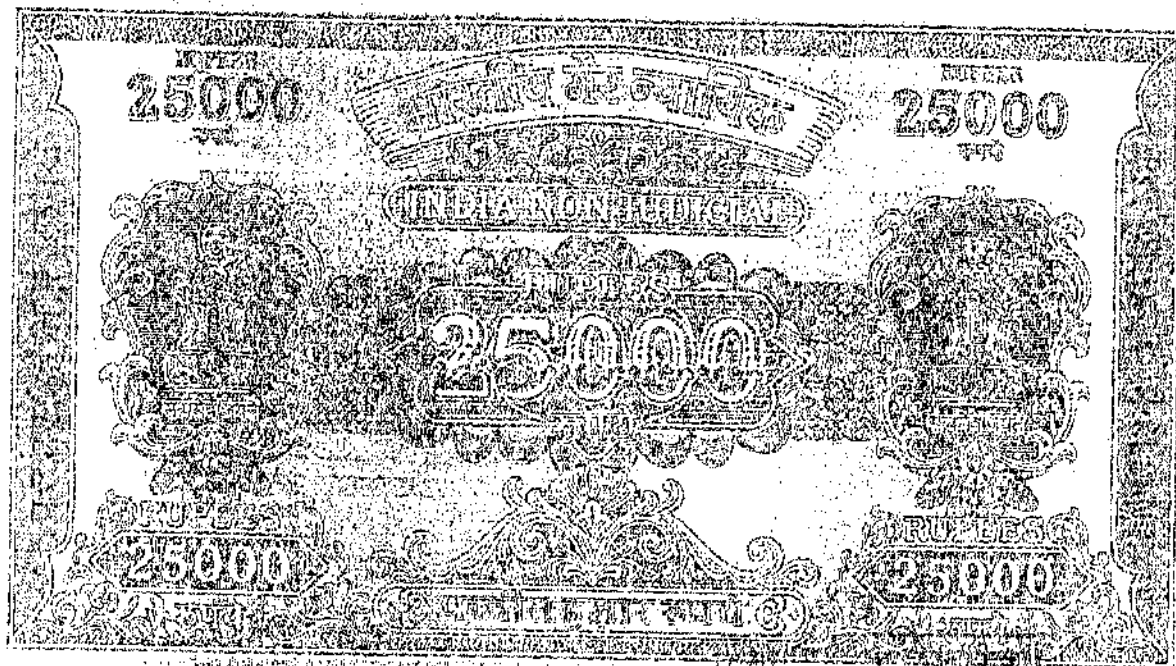
1. Demise of Land

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;



श्री लक्ष्मी (प्रा.) प्रा. लि. (प्रा.) लि.
Bajaj Energy Pvt. Limited
Vill.-Itai Maide Po.-Shridurganj
Tehsil-Utraula Distt.-Baramnath
Pin Code-271607 U.P.





UTTAR PRADESH

10 SEP 2010

497500

2. Consideration:

The Lessee has paid a sum of Rs. 85,47,023 (Rupees eighty five lacs forty seven thousand twenty three only) as one time premium.

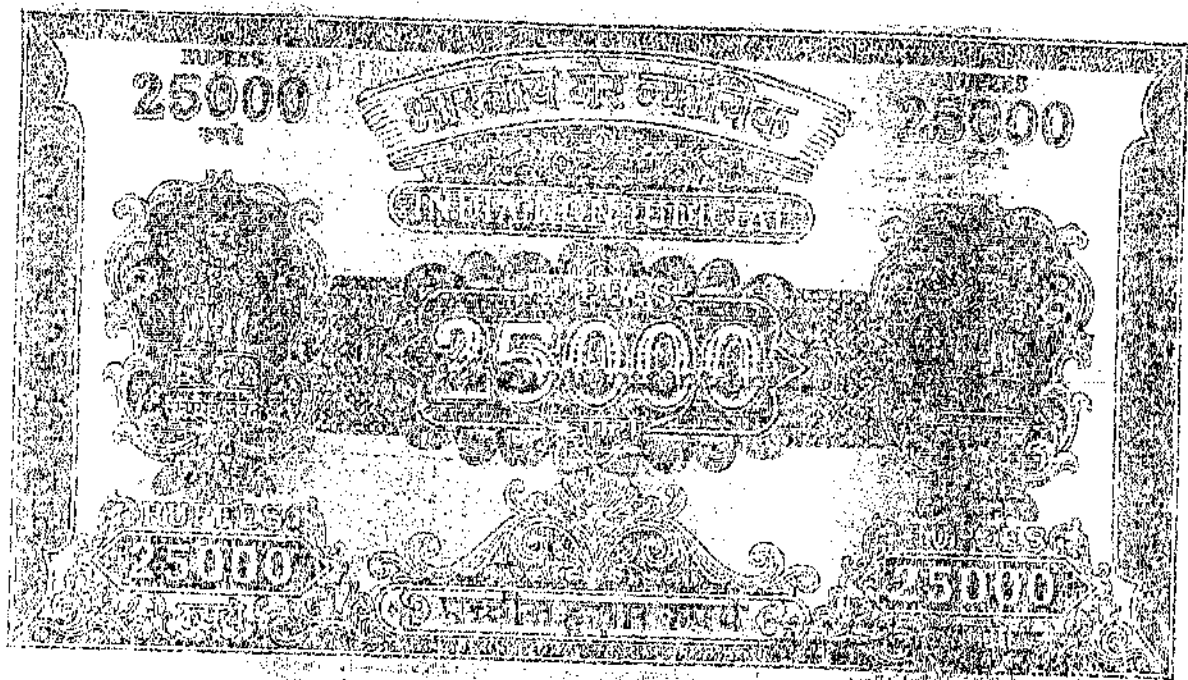
The Lessee shall further pay a sum of Rs. 749000/- (Rupees seven lacs forty nine thousand only) as yearly annual rent (1% of the circle rate). The Lease rent for the first year has been paid by the Lessee and the rent for the future years shall be payable on 1st April of each subsequent years.

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श्री मद्रास मिड, 56 श्री एलेवर (मिड)
श्री 0 Bajaj Energy Pvt. Limited
Vill-Hal Maide Po-Shridungari
Tehsil-Utrana Dist.-Bikaner
Pin Code-334007 U.P.

कोषागार, बलसमपुर-79
10 SEP 2010
मुख्य निदेशक वरिष्ठ कोषाधिकारी



UTTAR PRADESH

10 SEP 2012 / 288074
UTTAR PRADESH

7

3. Lessee's Covenants

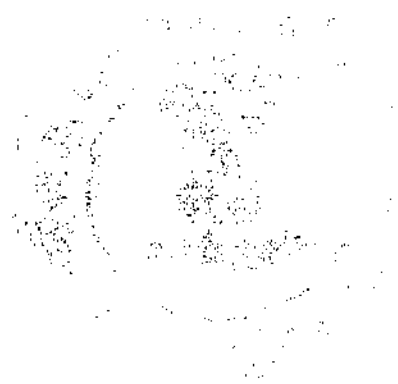
The lessee hereby covenants with the Lessor as follows:

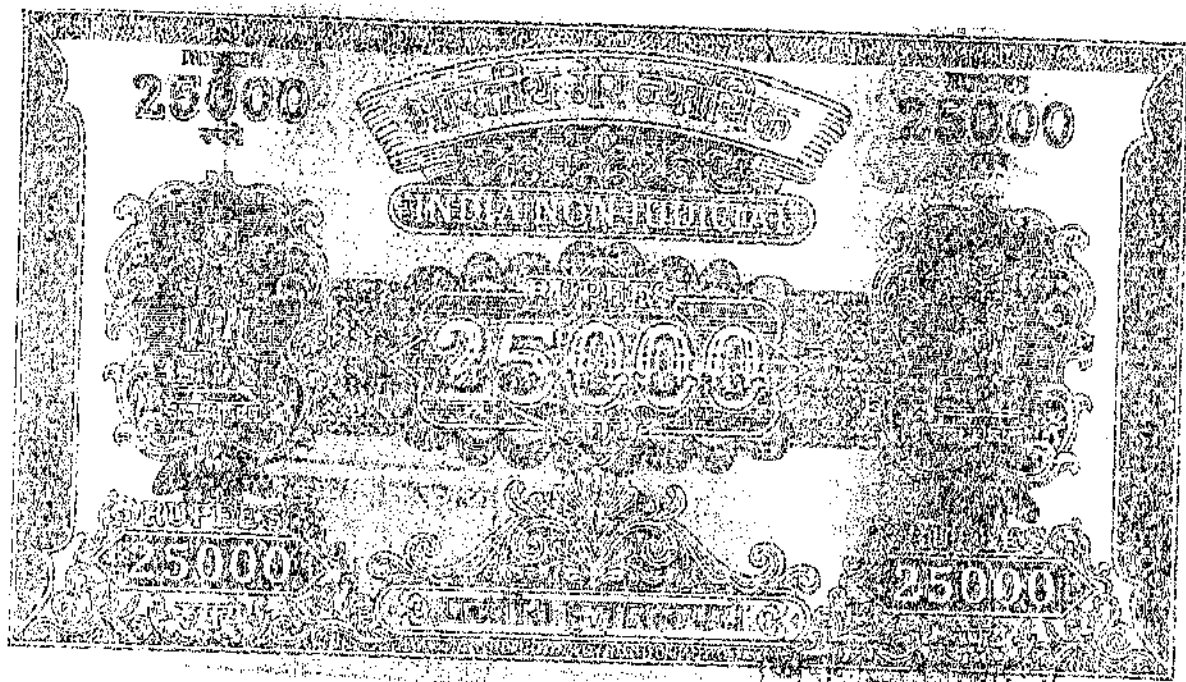
- i) That it will during the said term pay to the Lessor the yearly rent hereby reserved on the day and in the manner hereinbefore appointed.



ॐ श्री गणेशाय नमः
Bajaj Energy Pvt. Limited
Vill. - Jai Meida Po. - Shridulganj
Tehsil - Utraula Distt. - Bahrampur
Pin Code - 271607 U.P.

कोषागार, बलरामपुर-७३
10 SEP 2010
मुख्य सहायक पीएल कोषाधिकारी





उत्तर प्रदेश UTTAR PRADESH

10 SEP 1979 288075

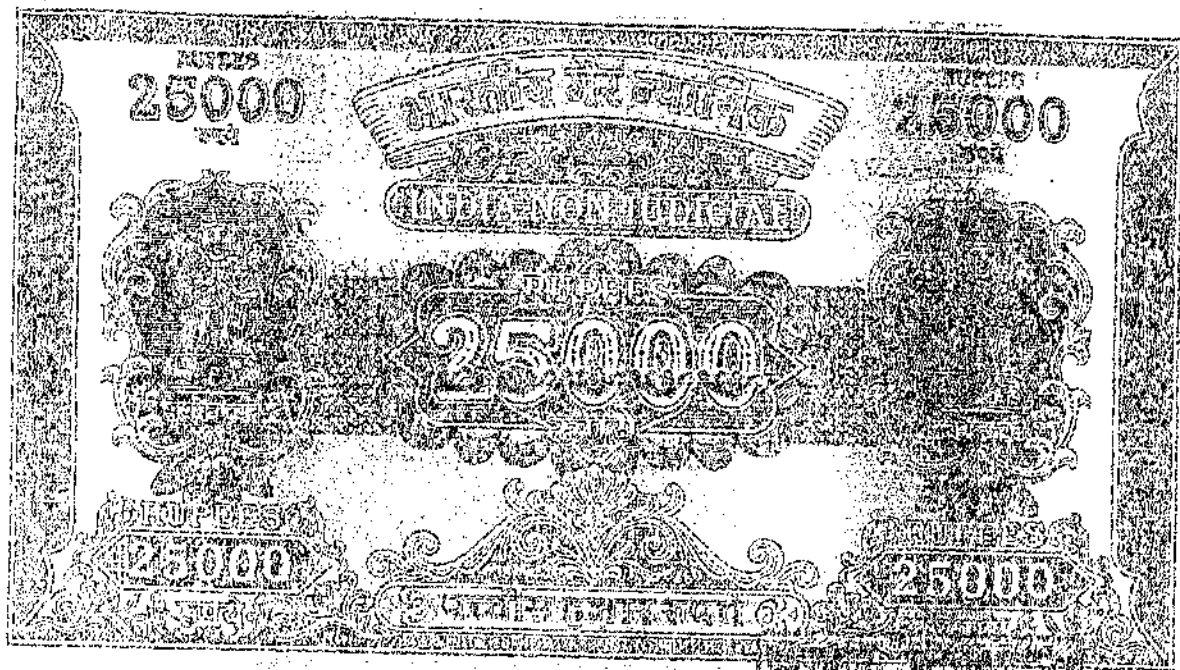
8

- iii 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.
- iv 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.

Bajaj Energy Pvt. Limited
Vill.-Jai Mada Po.-Shridurganj
Tehsil.-Utraula Distt.-Barranpore
Pin Code-271507 U.P.

10 SEP 2010

मुख्य सचिव, वी. पी. ए. कार्यालय



उत्तर प्रदेश UTTAR PRADESH

10 SEP 2010 288076
मुद्रा निरीक्षण केंद्र, लखनऊ

- v) 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.
- vi) 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 persons) for whatsoever reason without the prior consent of the Lessor, except in case of creation of charge/mortgage/encumbrance by Lessee in favour of any bank or financial institution including the Lenders who may provide financial assistance to the Lessee for setting up and operating the Project.

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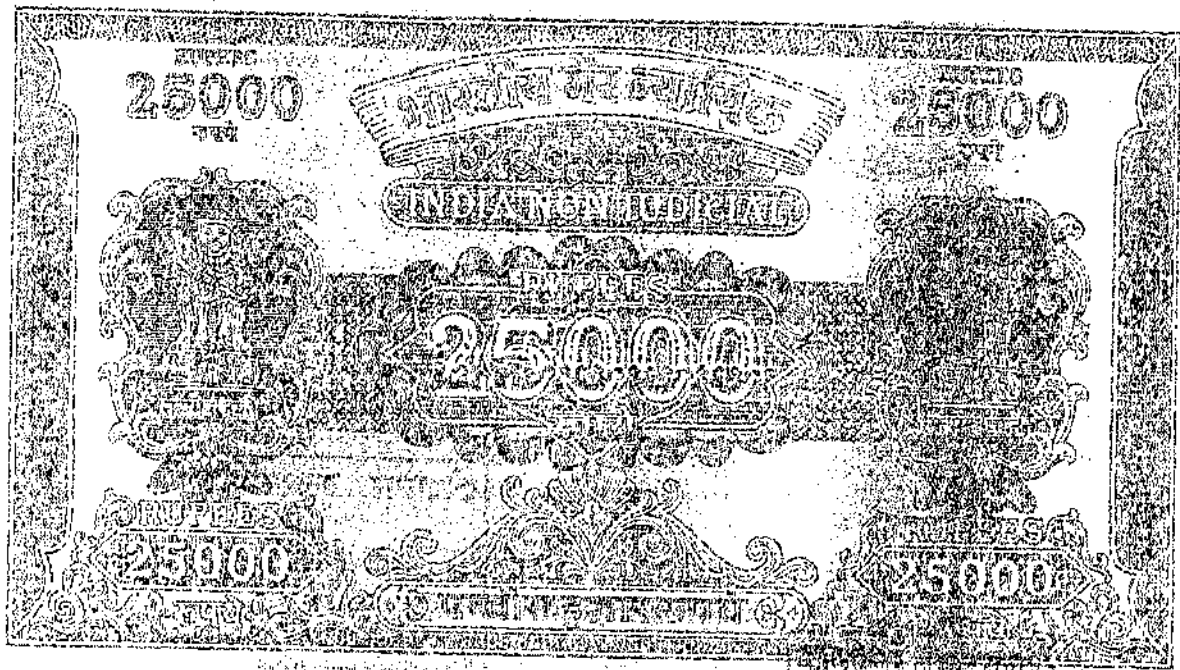


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ॐ श्री गणेशाय नमः
Bajaj Energy Pvt. Limited
Vill.-Jai Nalda Po.-Shridurgam
Tehsil-Utraula Dist.-Bairampur
Pin Code-271607 U.P.

उत्तरांचल, कलकत्तापुर-70.
10 SEP 2010
मुख्य कार्यालय बाजज ऊर्जा प्रा. लि.



UTTAR PRADESH

23288077

4. Lessor 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 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.



2.

कोषागार, बलरामपुर-70
10 SEP 2010
मुक्त सार्वजनिक वीथी कोषागार



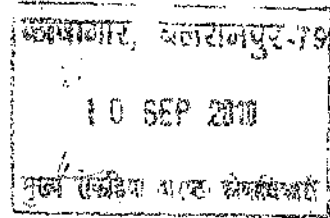
10 SEP 2010 6AM 411682
मुद्रा प्रमाणित करिष्ये

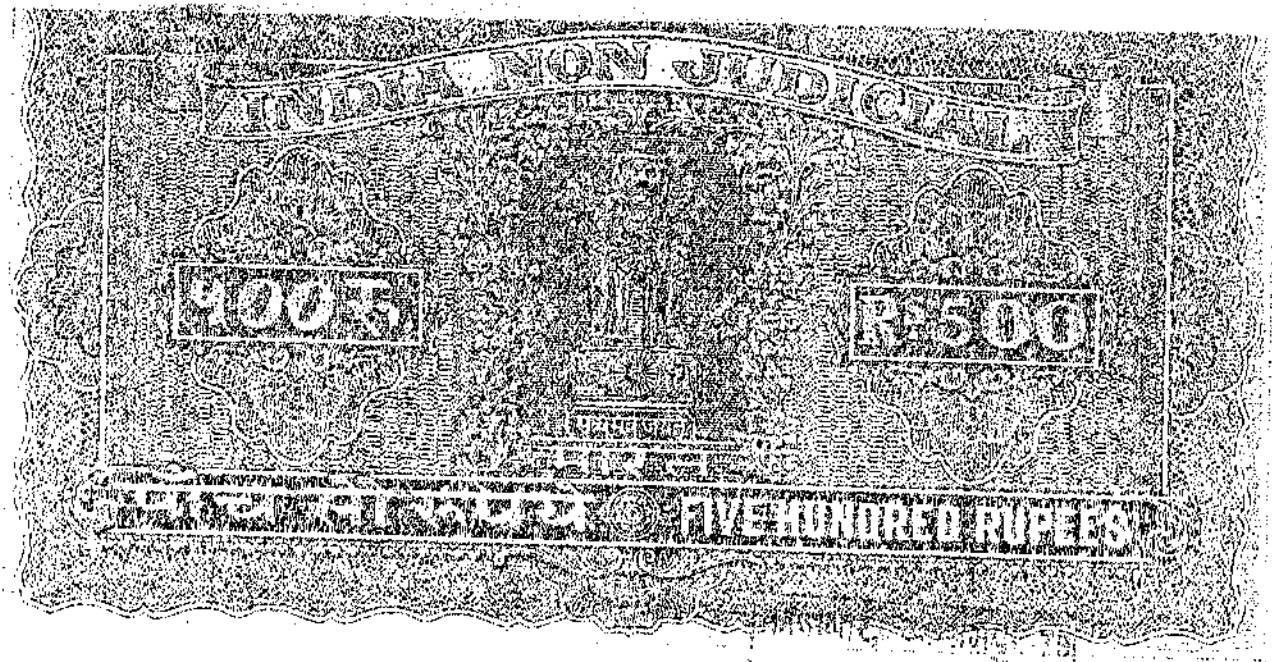
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- ii) That the Lessor shall discharge all their obligations regarding any liability if so arises pertaining to the ownership of "the Land" and or any mortgage, encumbrance etc.



2- All remaining bills to be paid by 14/24/2010
Bajaj Energy Pvt. Limited
Vill. - Nalanda Po. - Shri. -
Tensil, Udaipur Dist. - B
Pin Code - 371501

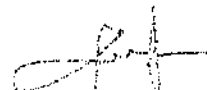


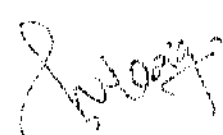


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10 SEP 2010
मुख्य न्यायाधीश न्याय न्यायाधीश

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




काशीनगर, बलरामपुर-78
10 SEP 2010
मुद्रण रोडमिया वॉरस कोषाधिकारी

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE

HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

13

10 SEP 2010

AN 384846

मुख्य अधिकारी औरत सेवाधिकारी

The Schedule hereinafter referred to:

All that pieces and parcels of Land admeasuring 8.806 Acres of land located at adjoining to the sugar unit of lessor in Village Dhaba Dabar, Pargana and Tehsil Unhara, in District Baran, (U.P.) with boundaries as per below:

[Signature]

[Signature]

श्री ललित प्रसाद शर्मा (निदेशक)
Bajaj Energy Pvt. Limited
Vill. Jai Malda Po. Shridurganj
Tehsil. Unnao Distt. Bulandshahr
Pin Code-271607 U.P.

काशीगढ़, बलरामपुर. १२
10 SEP 2010
मुख्य लेखिका वरिष्ठ कोषाधिकारी



भारतीय नगरपालिका

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

10 SEP 2016 AN 384647
मुख्य लेखिका पीठ नोपदिष्ट

Gata No.	Area in Acres
710 Part	1.268
712 Part	0.885
714	4.190
715 Part	0.926
716 Min	1.509
Total	8.806

Area in Sq.Meter 35464.3 (1 Acre = 4050 Sq.M) as per circle
role of Tehsil, Miraula, Dist. Balrampur



कोटागार, बलरामपुर-79
10 SEP 2010
मुख्य राजकीय वरिष्ठ आयुधकारी

भारतीय न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

RS. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

10 SEP 2010
पुनः लिखित नॉन जूडिशियल

AH 384848

15

Bounded by:

In the North: BHSIL Sugar Factory

In the South: BHSIL Sugar Factory

In the East: Village Kihura

In the West: BHSIL Sugar Factory

IN WITNESS WHEREOF THIS LEASE DEED is being signed on the day 10th Sept. 2010 year first above written at Utraula, Dist. Balrampur by the Parties in presence of the witnesses.

श्री लालाजी मोदी & Co. एन.डी.
To Bajaj Energy Pvt. Limited
Vill. Noida Maida Po. Shrikulganj
Tehsil. Urenia Dist. Baran
Pin Code-271607 U.P.

कंप्यूटर प्रणाली 79
10 SEP 2010
श्री लालाजी मोदी & Co. एन.डी.

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

10 11 19 1000 AI 384849

सत्यमेव जयते

16

For and on behalf of the Lessor,
Dharmendra Singh
S/o Late R.N.Singh SAJAJ
HINDUSTHAN SUGAR AND
INDUSTRIES LIMITED

Witness:

Ashok Kumar Pandey
R.S.Pandey
Bajaj Hindusthan Sugar Ltd. Ltd.

(AUTHORISED SIGNATORY)

For and on behalf of the Lessee
SAJAJ ENERGY PRIVATE LIMITED

Witness:

Ajay Kumar Singh
S/o Late Awadhesh Singh
Bajaj Energy Pvt.Ltd.

(AUTHORISED SIGNATORY)

9/10/2010
Bajaj Energy Pvt. Limited
Vill. Mal Mahta Po. Shridulganj
Tehsil-Utranchi Distt. Bahraich
Pin Code-271507 U.P.

कांचागार, बलरामपुर-79
13 SEP 2010
मुमूक्षु सेनगुप्त वरिष्ठ कोषाधिकारी

10/9/10
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