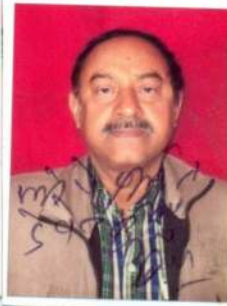




उत्तर प्रदेश UTTAR PRADESH



2328

C 252328

This Indenture of Lease is entered into on this Thursday day of 13.12.2012

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, Jamnalal 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

AND

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, Jamnalal 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

WHEREAS the Lessee approached the Lessor for giving it the Land available with lessor at its Utraula unit in Village Itai Maida District Balrampur, 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 may be 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.

Ashu Rande

12

Bajaj Energy (P) Ltd.
 Vill. Itaimaida, Utraula
 PO. Sriduttganj
 Sahaspur (U.P.)



Handwritten signature and date: 12/12/2012



पट्टा सिरायु नामा
 29 नव 8630.000.

1000 10 20 10030 600

ASTM Pandey

डा. शोभा कुमारी प्रसेन
 निवासी मधिका वज्जल हि. उत्तरा प्रदेश इ. 22 मैदा इतीना वाप्यामय
 जिला वल्लारम
 पत्र 13/12/12 1/2



Handwritten signature and date: 13/12/12

डा. शोभा कुमारी प्रसेन
 निवासी मधिका वज्जल हि. उत्तरा प्रदेश इ. 22 मैदा इतीना वाप्यामय
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 जिला वल्लारम
 पत्र 13/12/12 1/2

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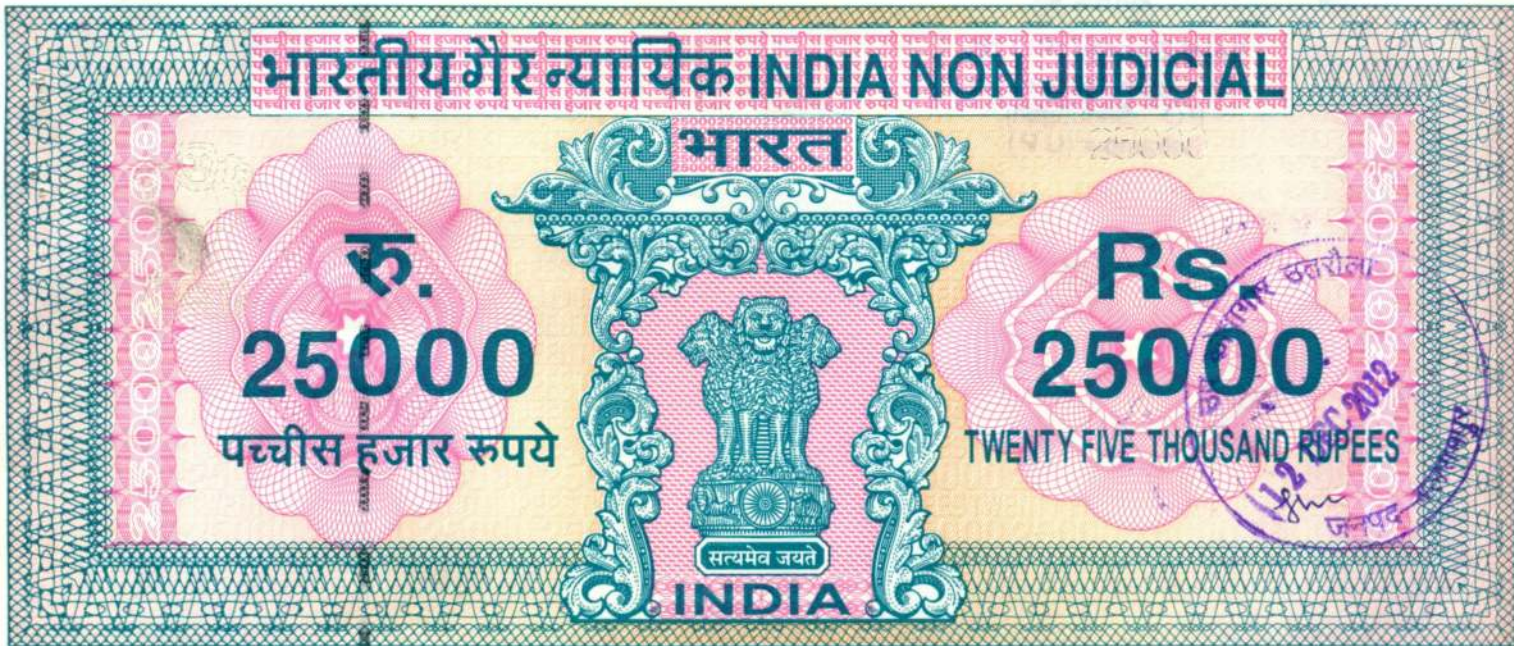
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डा. शोभा कुमारी प्रसेन
 निवासी मधिका वज्जल हि. उत्तरा प्रदेश इ. 22 मैदा इतीना वाप्यामय
 जिला वल्लारम
 पत्र 13/12/12 1/2

Handwritten signature and date: 13/12/12



उत्तर प्रदेश UTTAR PRADESH

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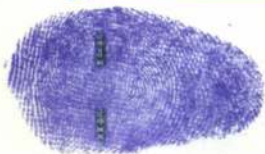
AND WHEREAS Land described in Schedule are owned by the lessor i.e. BHL at its Uttarola unit in Village Itai Maida District Balrampur (U.P.) .

NOW THIS DEED OF LEASE WITNESSES AS UNDER:

1. Demise of Land

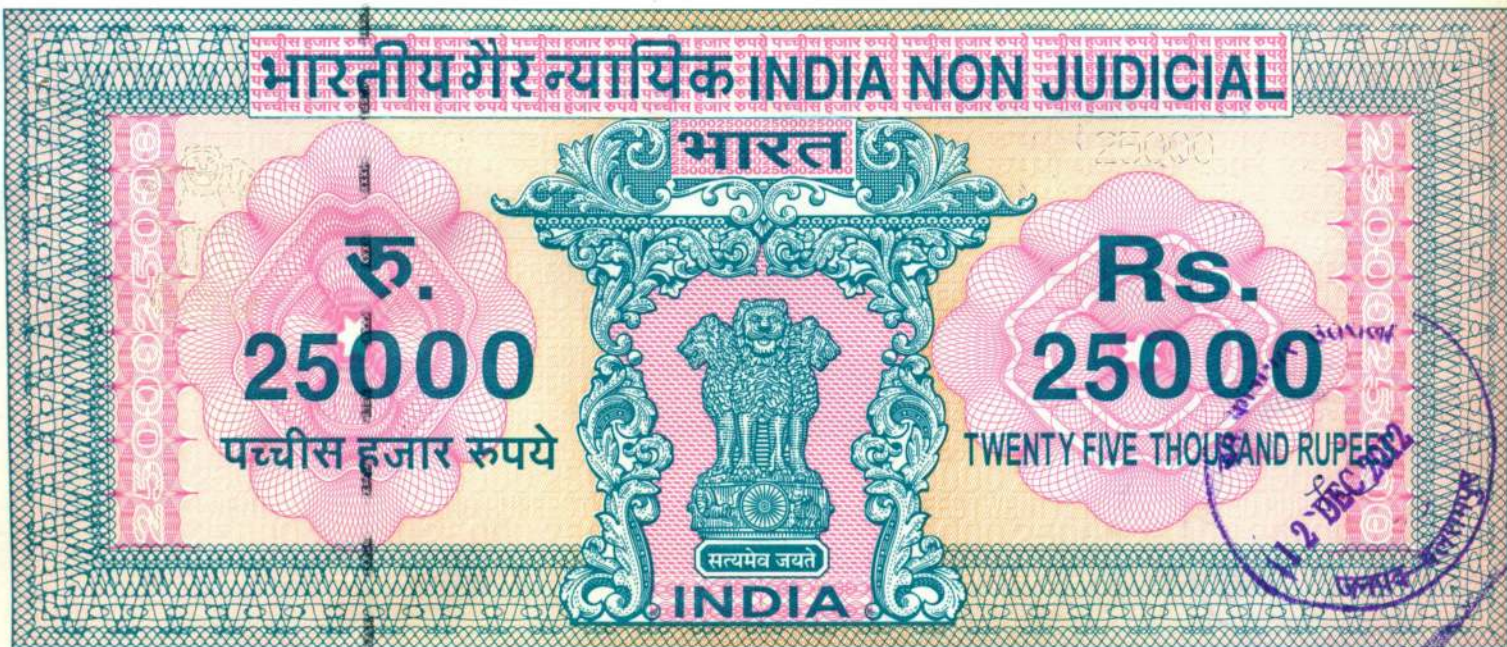
The Lessor hereby demises unto the lessee the land described in the schedule hereto (hereinafter called "**the Land**", which expression shall include singular as well as plural, as the case may be) **TO HOLD** the Land for the purposes aforesaid for a term of 29 years starting from 01 July, 2012.

A. R. Pandey



D.





उत्तर प्रदेश UTTAR PRADESH

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2. Consideration:

The Lessee has paid a sum of Rs. 86,30,000/- (Rupees Eighty Six lacs Thirty thousand only) as one time premium. The Lessee shall further pay a sum of Rs. 86,300/- (Rupees Eighty Six thousand Three hundred 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.

A. K. Sandey



D.

