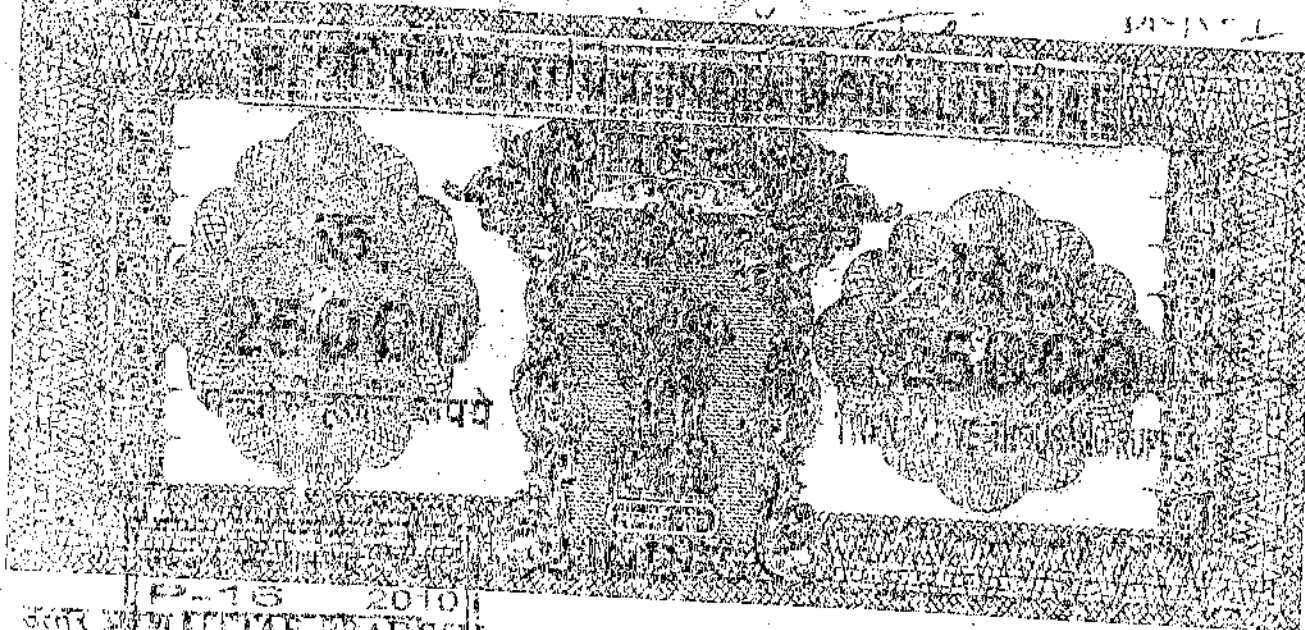




P-15 2010
 10 AUG 2010
 कोष रु-
 उपस्थिति

A 506835

(1)

Lease Deed

Stamp Duty - 2,87,220/-

Page -18

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, Jammalal Bajaj Bldg, 225, Nariman Point, Mumbai-400021, INDIA, through its authorized signatory Mr. Ajay Pratap Singh Khaduria, Officer-(Legal) which expression shall include their successors and permitted assigns (hereinafter referred to as "the Lessor") of the ONE PART

AND

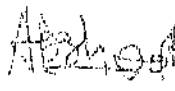
M/s Bajaj Energy Private Ltd (BEPL) a Company incorporated under the

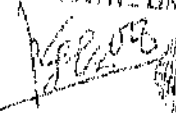
For and on behalf of the Lessor,

For and on behalf of the Lessee

BAJAJ HINDUSTHAN LIMITED

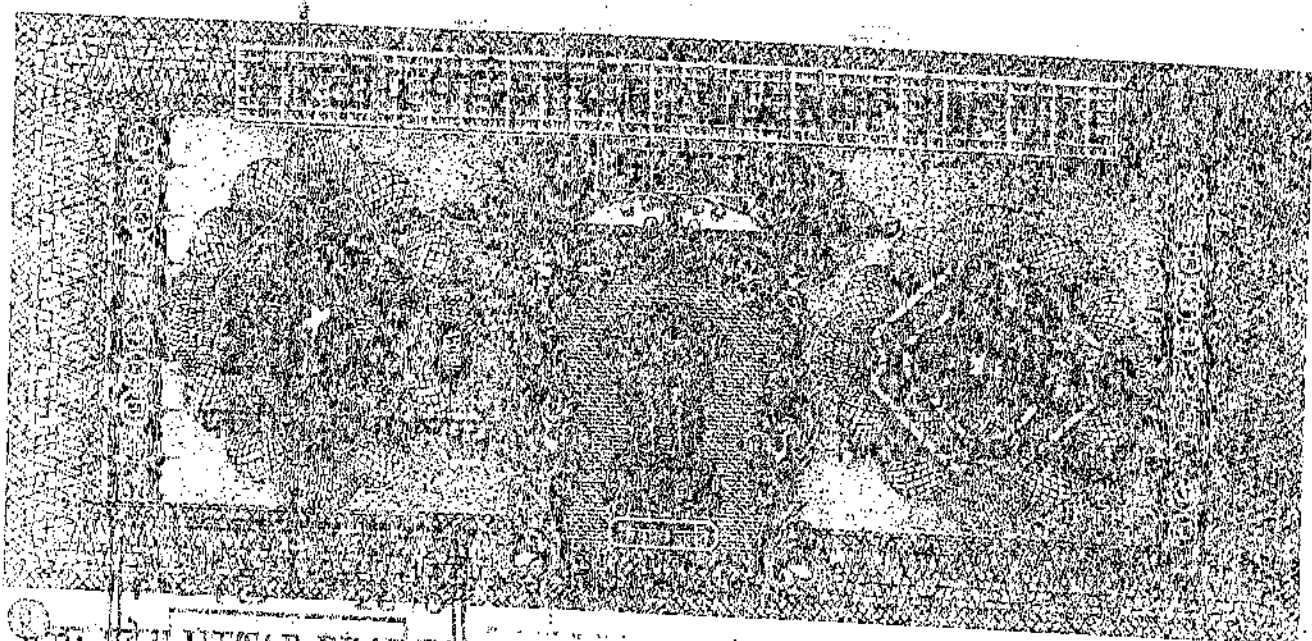
BAJAJ ENERGY PRIVATE LIMITED


 (AUTHORISED SIGNATORY)


 (AUTHORISED SIGNATORY)

24-8-10

[illegible]



UNITAR PRATHESH
TO ME AND
कर्मचारी
समन्वयिका

A 506836

(2)

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 Silvastava, Manager (chil) 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,

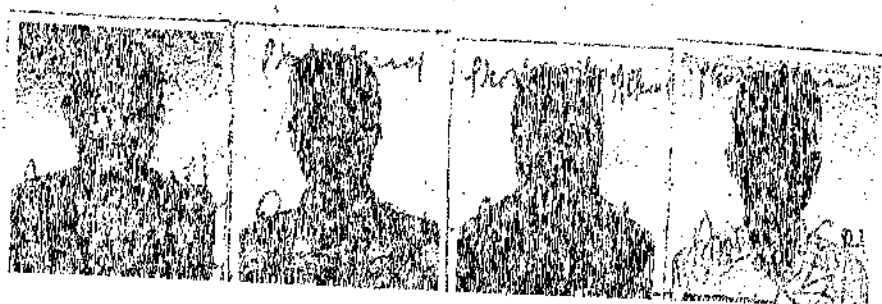
BAJAJ HINDUSTHAN LIMITED


(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED


(AUTHORISED SIGNATORY)



26-170

पञ्चमः अध्यायः

सूचना प्रसारण विभाग, दिल्ली

सुनी व समझी गलतिया
संशोधन के लिये किया।

जिनको पहचान और सुनिश्चित किया जा रहा है।

सि० वरुण-की
अलख-धारा

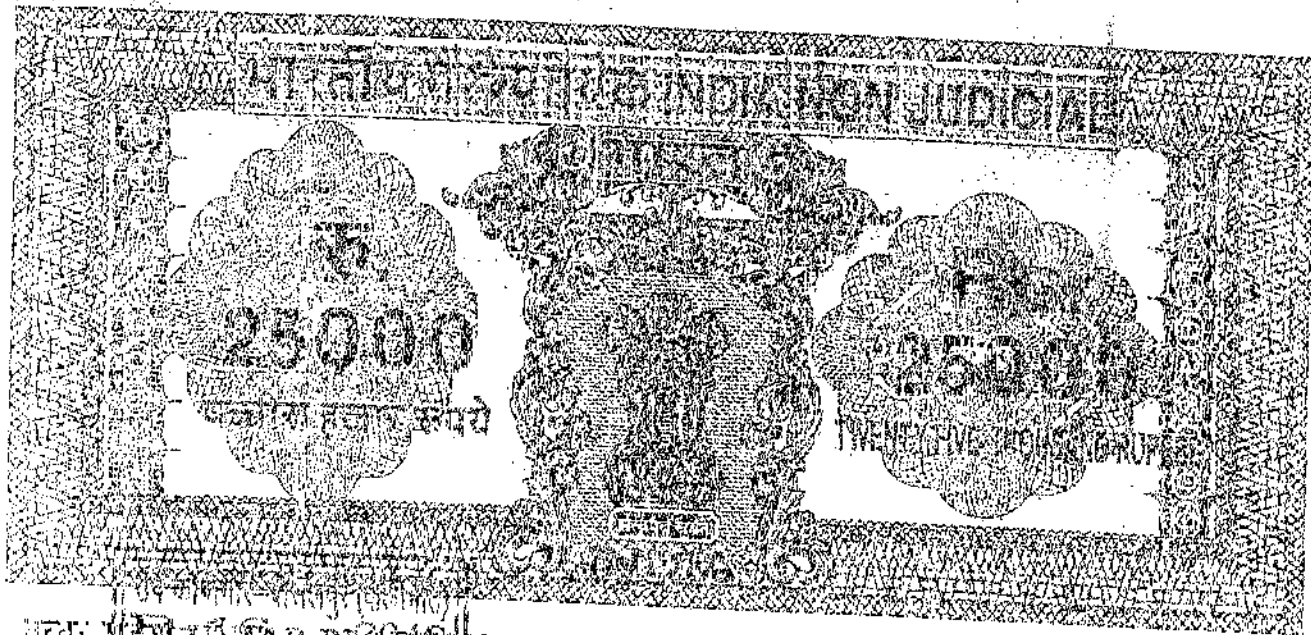
श्री १०८ श्री गुरुदेव नमः
 श्री १०८ श्री गुरुदेव नमः
 श्री १०८ श्री गुरुदेव नमः

[Handwritten signatures and stamps are visible across the bottom of the page.]

वी.सू. ३/६

14/11/2019
B. S. S. S.

A 7.0.



104/2017-2018

16 AUG 2018

(3)

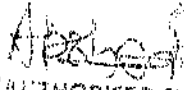
A 506837

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 50 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


(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED


(AUTHORISED SIGNATORY)

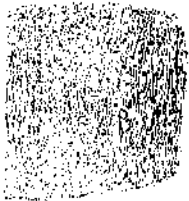
2500 24/9/10

24-9-10

Abdullah

~~Agarwal~~

~~Agar~~



Agar

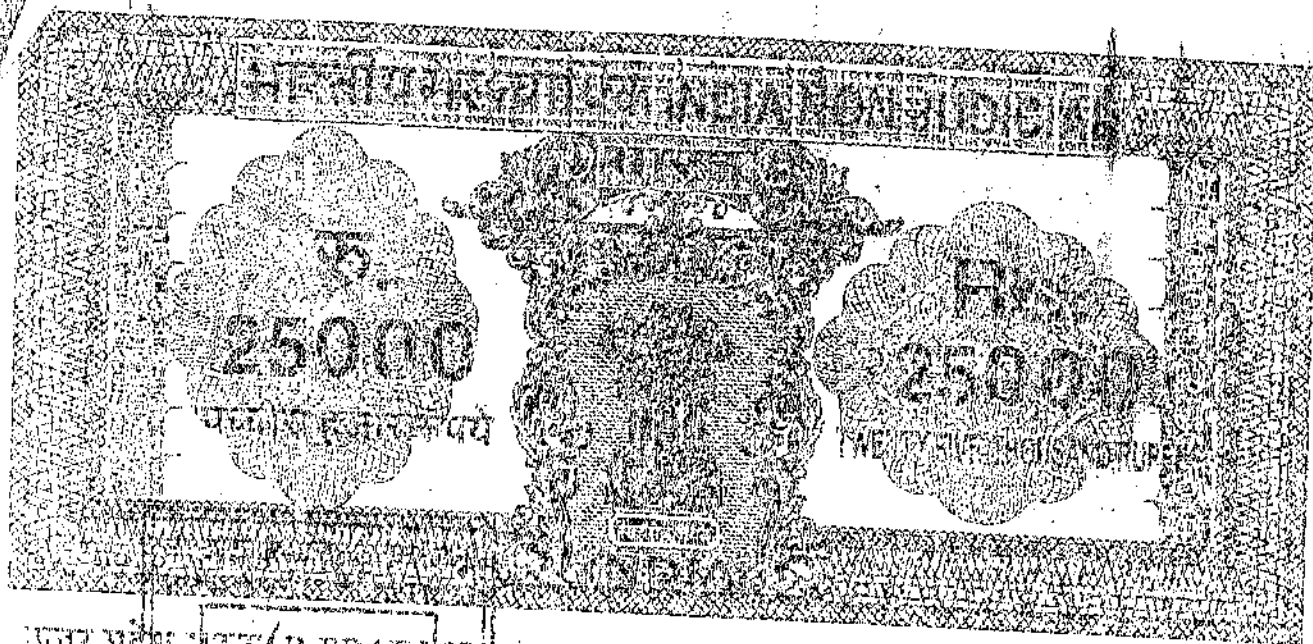


Q



~~Agar~~

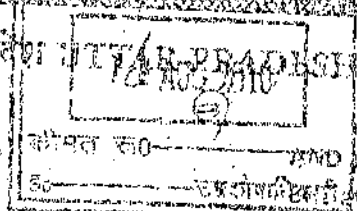
24.9.10



उत्तर प्रदेश: उत्तर प्रदेश

(4)

A 506838



AND WHEREAS The Land described in Schedule is owned by the lessor i.e. Brij Lal Bishnoi, Brij Lal Bishnoi unit situated in Village Gulra Machwapur, Pargana and Tehsil Biselpur, District Pilibhit in the State of Uttar Pradesh.

For and on behalf of the Lessor,

BAJAJ INDUSTHAN LIMITED

Abel
(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

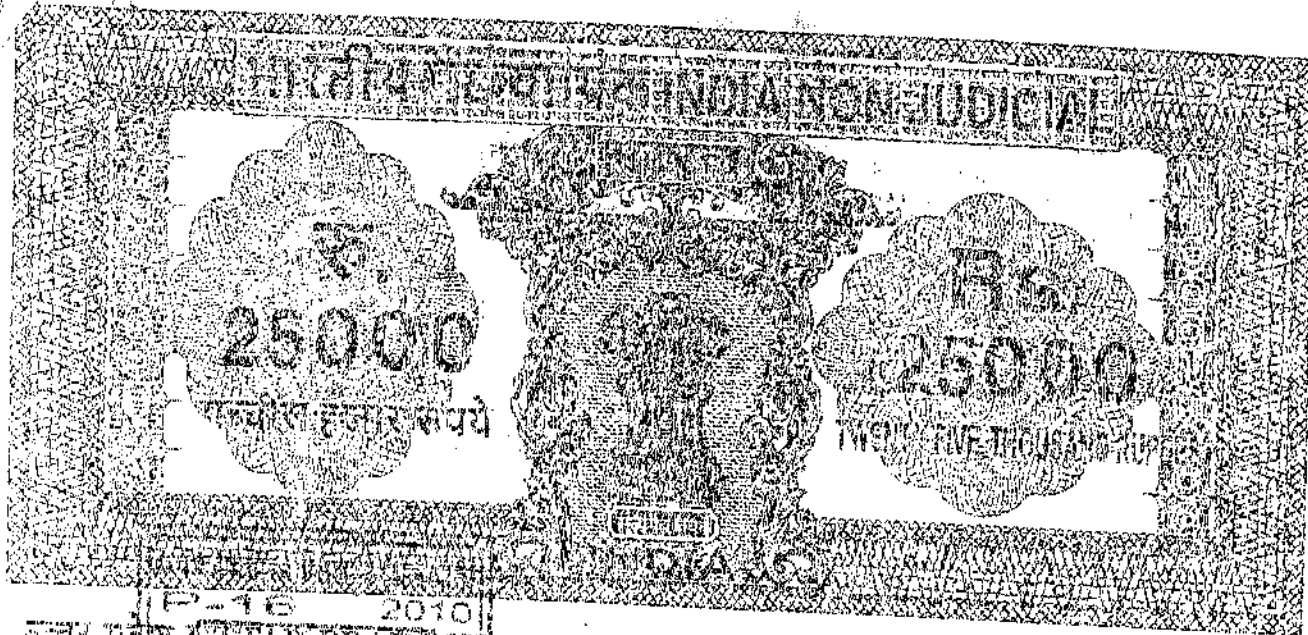
BAJAJ ENERGY PRIVATE LIMITED

Abel
(AUTHORISED SIGNATORY)

राम कृष्ण 2500, माझी माझी

उप कोषक शसलपूर (पिलाभीत) 24-8-10





भारत प्रजापति प्रमाण
P-16 2010
10/06/2010
कोई भी नहीं
भारत प्रजापति प्रमाण

(5)

4 506839

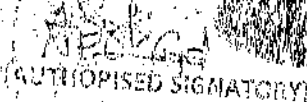
NOW THIS DEED OF LEASE WITNESSES AS UNDER:

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;

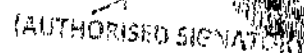
For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED


(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED


(AUTHORISED SIGNATORY)

संख्या 2500-
दिनांक 25/10/2019

उप कोषाध्यक्ष (वित्त) का
हस्ताक्षर 25/10/2019

कोषाध्यक्ष (वित्त)
कोषाध्यक्ष (वित्त)
कोषाध्यक्ष (वित्त)

18





UTTAR PRADESH

14/07/2010
कोष-
हो-समर्थन/सिद्धि

(9)

A 506849

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


(AUTHORIZED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED


(AUTHORIZED SIGNATORY)

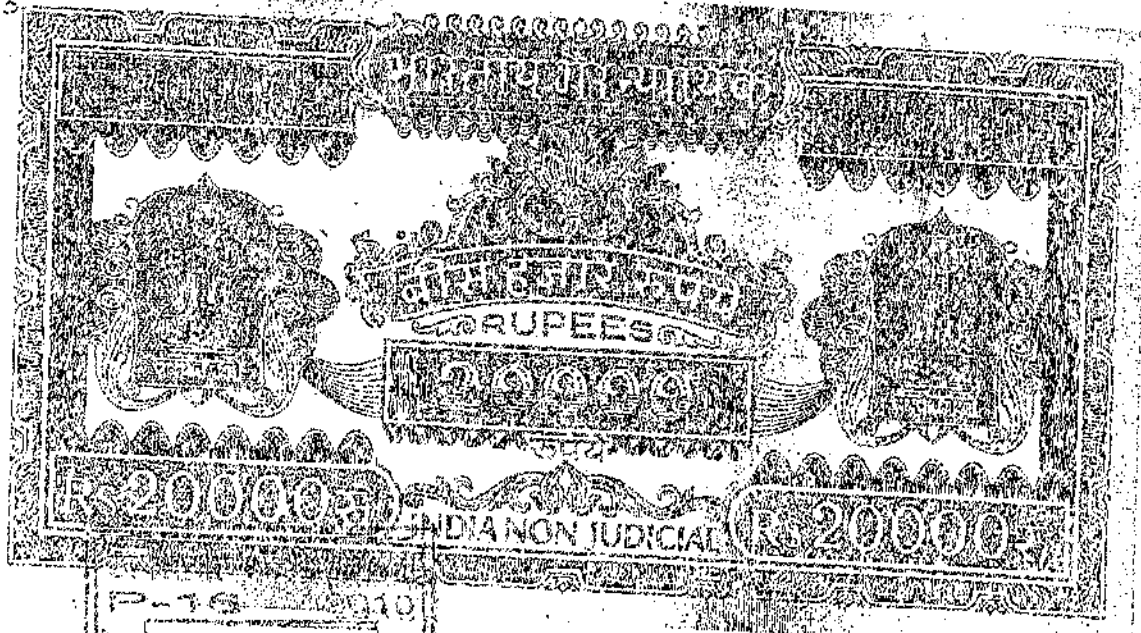


संख्या 2500-1

उप कोषक कास्टल (वी.पी.सी.)
24-8-40

8





2000 HINDUSTHAN TRADES

P-16-1010
2000 HINDUSTHAN TRADES
2000 HINDUSTHAN TRADES
2000 HINDUSTHAN TRADES

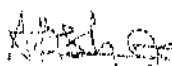
(7)

445663

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 1st April of each subsequent years.

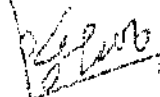
For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED


(AUTHORISED SIGNATORY)

For and on behalf of the Lessee,

BAJAJ ENERGY PRIVATE LIMITED

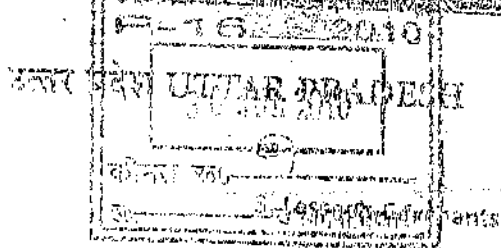
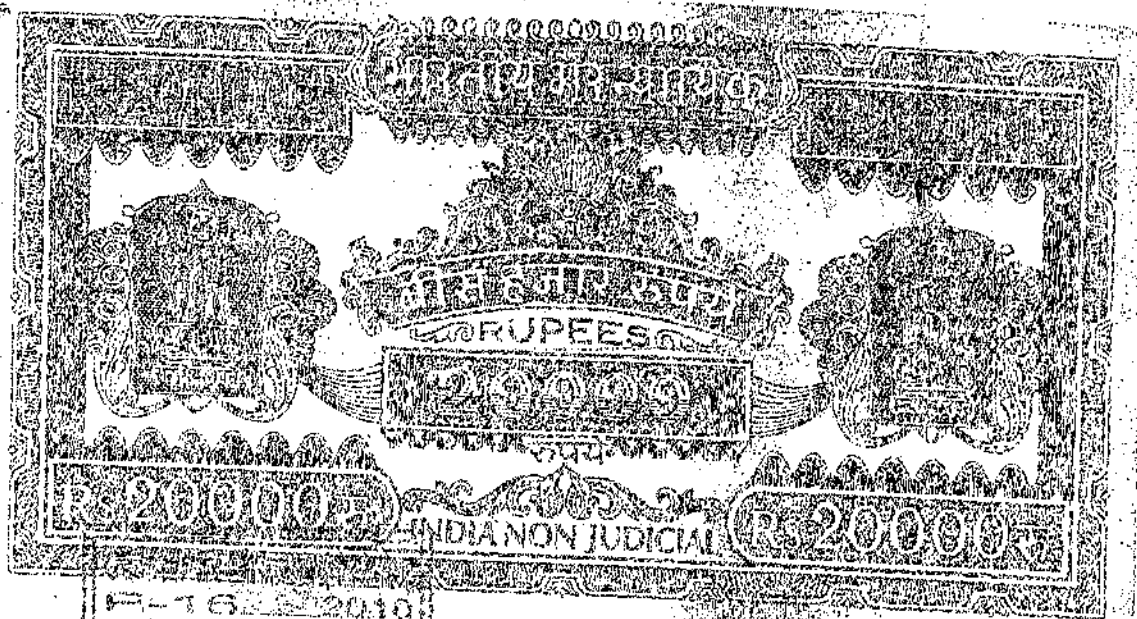

(AUTHORISED SIGNATORY)

स्टाय वीरत २२७०००-२२७००० संख्या

उप कोषा, मालगु (पिल्लेवा) १०००
२५-१-१०

२





445664

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,

BAIJAJ HINDUSTHAN LIMITED

[Signature]
(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

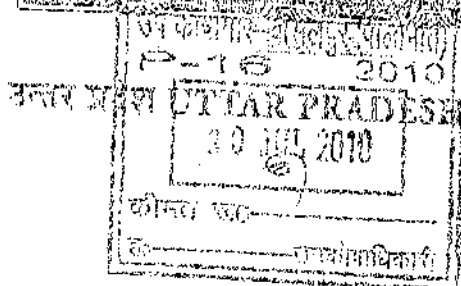
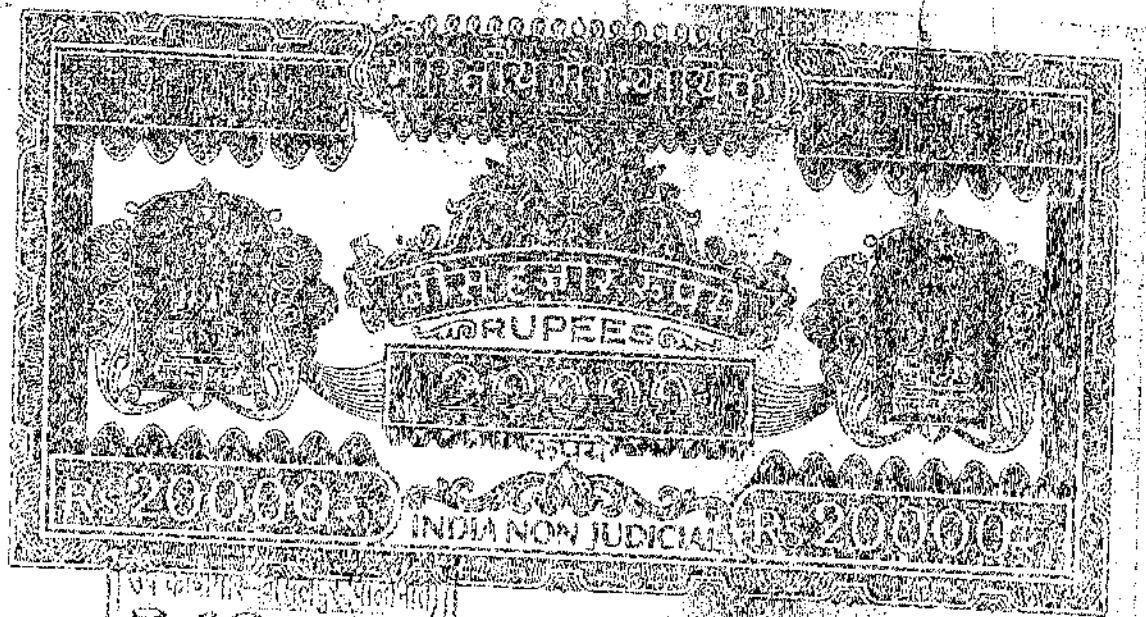
BAIJAJ ENERGY PRIVATE LIMITED

[Signature]
(AUTHORISED SIGNATORY)

2000s
राम कृष्ण

उप कर्मचारी आस्थापना (प्रीति) 24-8/10





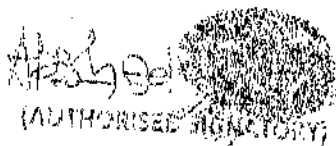
445665

(9)

11) 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.

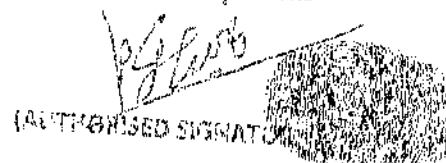
For and on behalf of the Lessor,

BAJAJ HINDUSTHAN LIMITED


(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

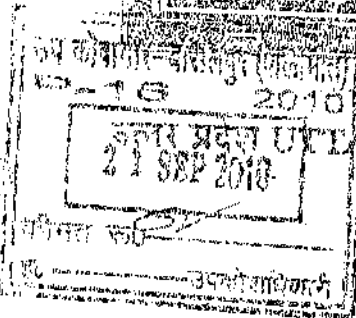
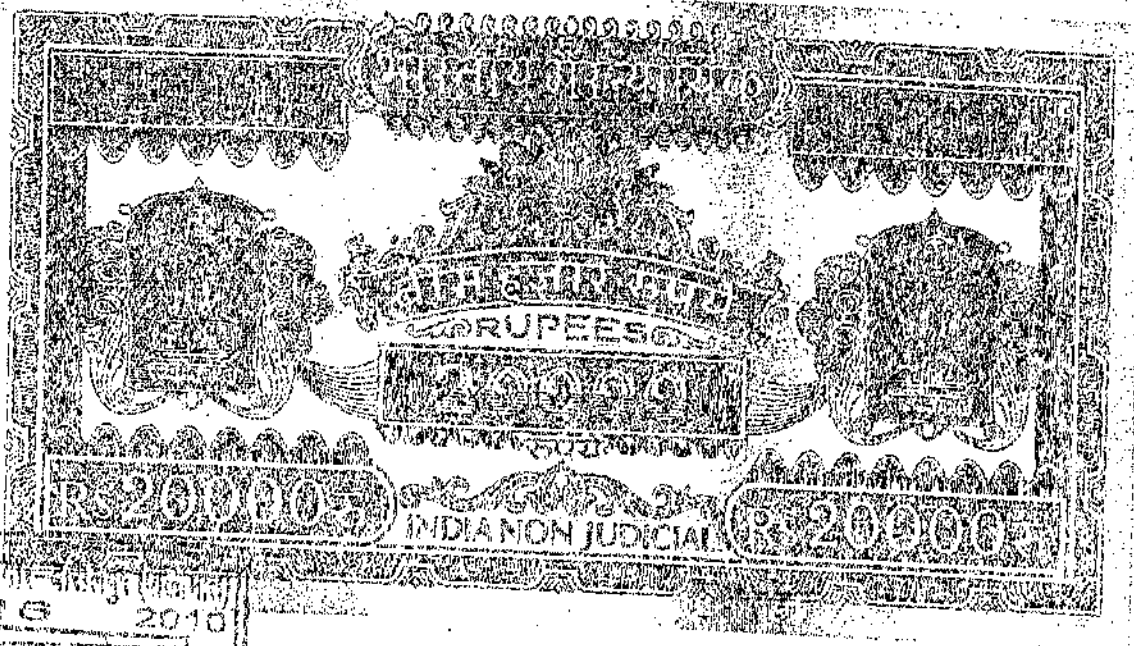

(AUTHORISED SIGNATORY)

रकम ~~20,000~~ संख्या 1

नम कोरक वासना (पिपलीडी) 24/1/20

18





445666

(10)

- 10) 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

Abhishek
(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

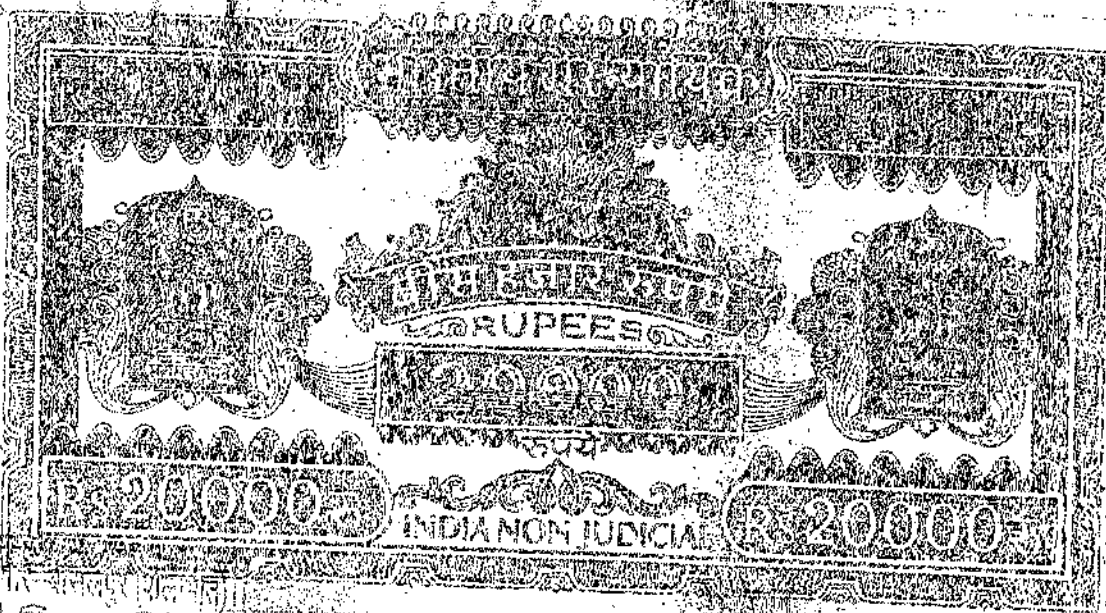
BAJAJ ENERGY PRIVATE LIMITED

[Signature]
(AUTHORISED SIGNATORY)

27000
24-9-10

24-9-10





उत्तर प्रदेश न्यायिक प्रमाणित
16 2010
21 SEP 2010
संलग्न रूप
उत्तर प्रदेश न्यायिक प्रमाणित

उत्तर प्रदेश

445667

(11)

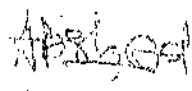
iv) That the lessee shall take all necessary permissions, authorizations, NOCs etc from respective departments and authorities as shall be required under the applicable Acts and Rules for the purpose for which this lease deed is executed.

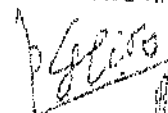
For and on behalf of the Lessor,

For and on behalf of the Lessee

BAJAJ HINDUSTHAN LIMITED

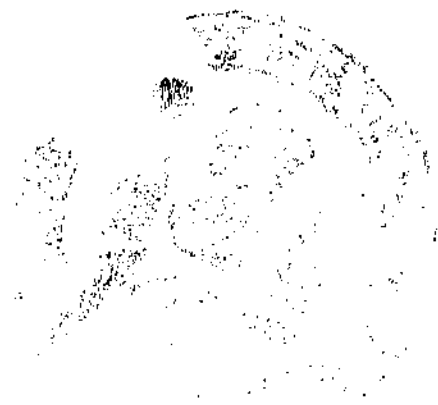
BAJAJ ENERGY PRIVATE LIMITED





(AUTHORISED SIGNATORY)

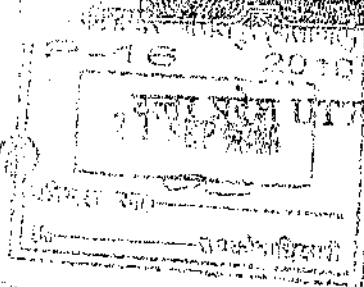
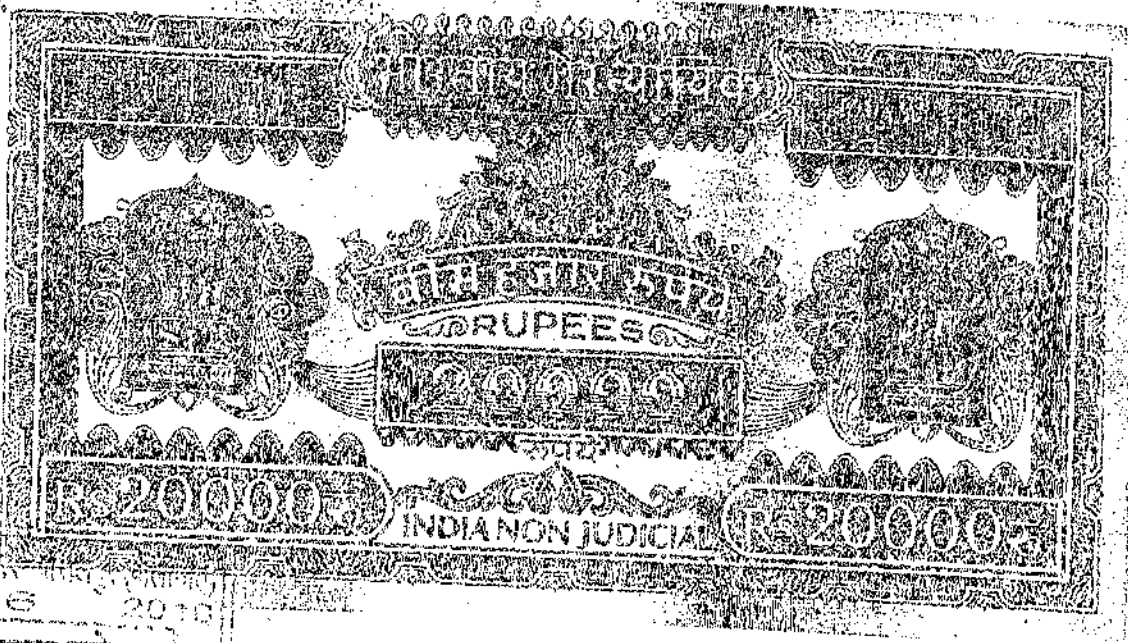
(AUTHORISED SIGNA



2000 1
राज्य सरकार

24-8-70
राज्य सरकार





(12)

445668

- 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.

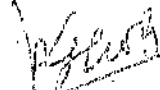
For and on behalf of the Lessor,

For and on behalf of the Lessee

SAJAJ HINDUSTHAN LIMITED

SAJAJ ENERGY PRIVATE LIMITED

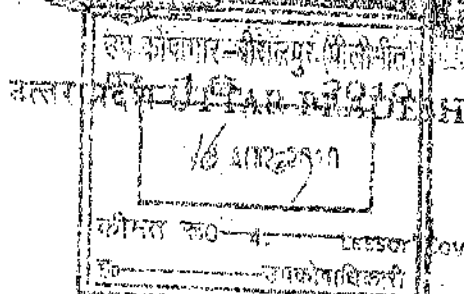

(AUTHORISED SIGNATORY)


(AUTHORISED SIGNATORY)

राय 20,000

उप कोष (विनिर्देश) 24-3-40





152146

OTHER 50-4- Lessor Covenants

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,

SARAJI INDUSTRIES LIMITED

(AUTHORISED SIGNATORY)

for and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED

(AUTHORISED SIGNATURE)

सदस्य संख्या : 1500-1500 संख्या 1

उप कोषागार (वीलिंग्गीत) 1500-1500
24-8-70



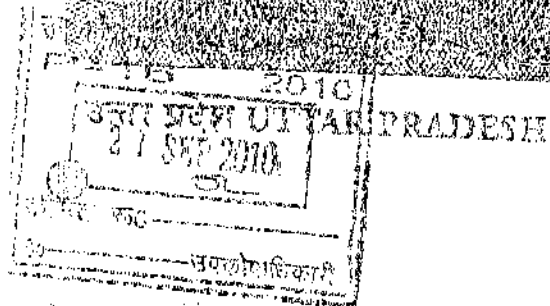
भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000



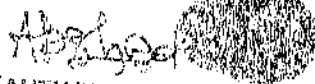
F 840912

(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.

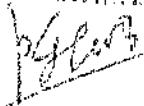
For and on behalf of the Lessor,

BAJAJ HINDOSTHAN LIMITED


(AUTHORISED SIGNATORY)

For and on behalf of the Lessee

BAJAJ ENERGY PRIVATE LIMITED


(AUTHORISED SIGNATORY)

ताप वेग. 1000-1000 सेल्सियस

उप धोखा आलगा (पीलेगीत) 150
24-8-10

0



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

उत्तर प्रदेश

F 840913

(15)

- 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,

For and on behalf of the Lessee

BAJAJ HINDUSTHAN LIMITED

BAJAJ ENERGY PRIVATE LIMITED

(AUTHORISED SIGNATORY)

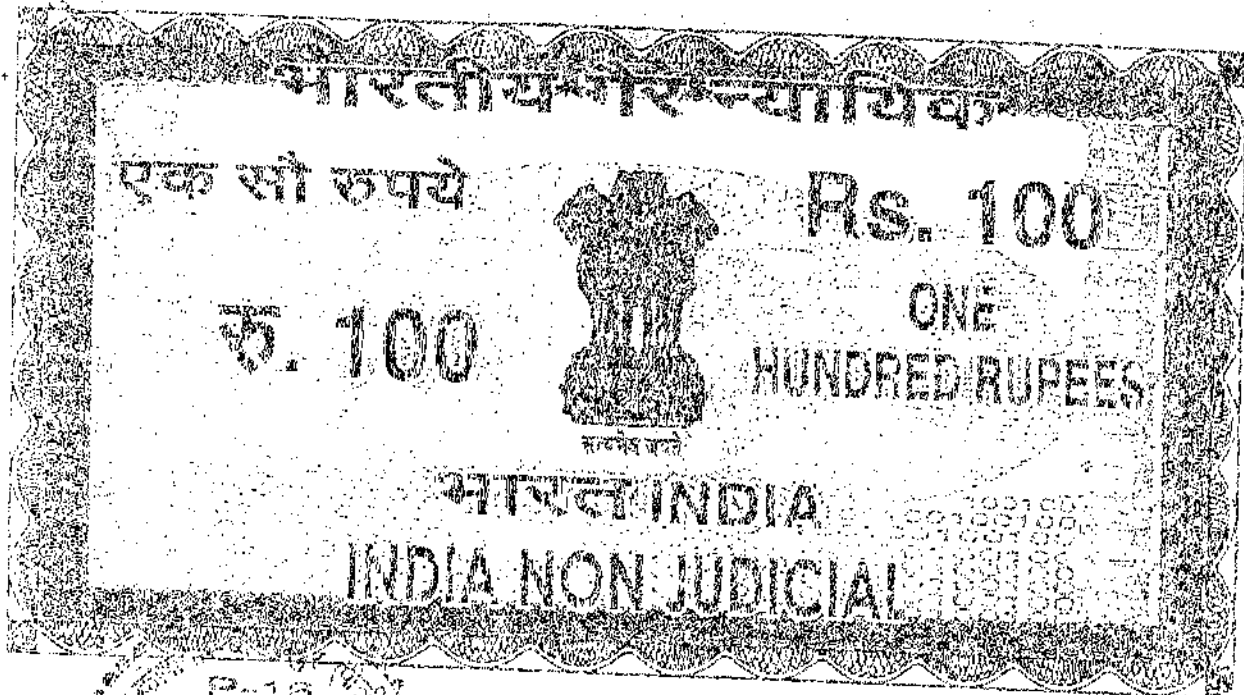
(AUTHORISED SIGNATORY)

साम. बी.सी. 1000-...

उप. कार्यपालक (प्रौद्योगिकी) 24-8-70

18





UTTAR PRADESH

(15)

AG 273256

The Schedule hereinafter referred to:

all the places 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	0.089	3.378
84	0.462	3.458
86	2.027	3.698
88	3.080	4.887
89	1.066	1.936
90	1.850	1.950
91	1.883	2.630
92	3.047	3.047
93	1.236	1.581
94	0.354	2.559
96	0.242	1.581
Total	16.998	40.423

For and on behalf of the Lessor,

For and on behalf of the Lessee

RAJAJ HINDUSTHAN LIMITED

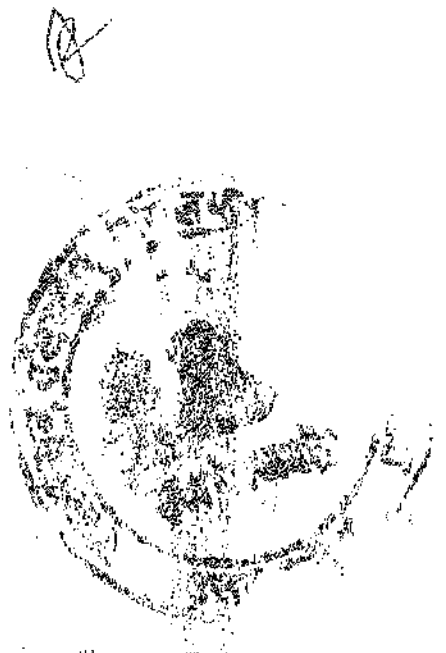
RAJAJ ENERGY PRIVATE LIMITED

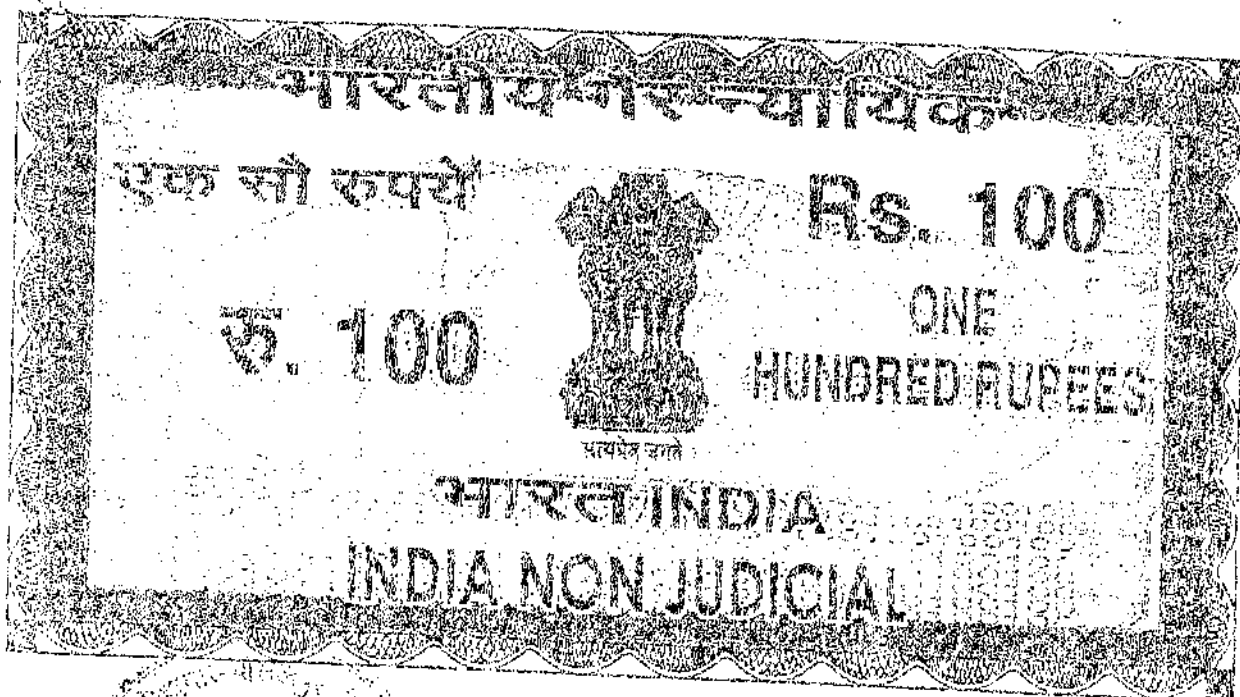
(AUTHORISED SIGNATORY)

(AUTHORISED SIGNATORY)

100 100

24-9-40

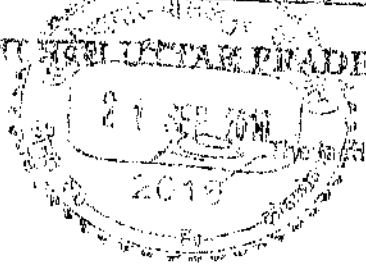




उत्तर प्रदेश UTTAR PRADESH

(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,

For and on behalf of the Lessee

BAJAJ HINDUSTHAN LIMITED

BAJAJ ENERGY PRIVATE LIMITED

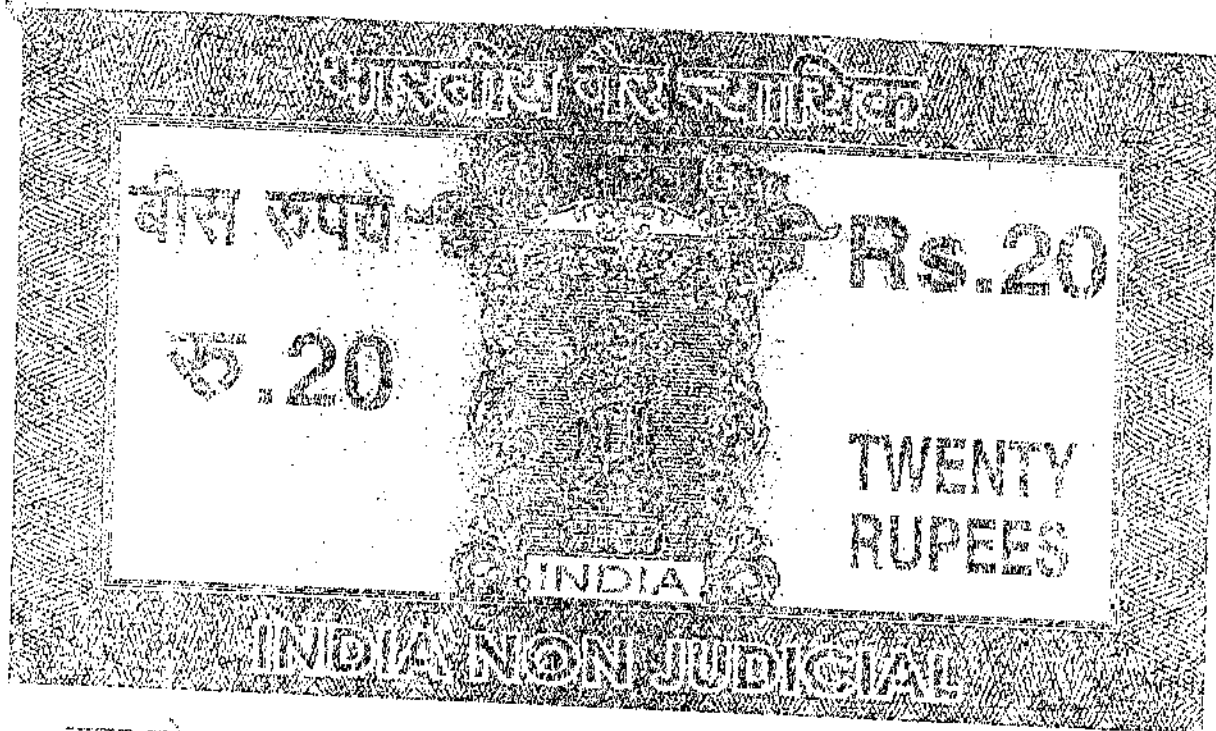
[Signature]
(AUTHORISED SIGNATORY)

[Signature]
(AUTHORISED SIGNATORY)

संख्या. 100- अंक संख्या 1

नया कोयला वास्तव्य (वीलीमेट) 100-5-10





उत्तर प्रदेश UTTAR PRADESH

(18)

10AA 349976

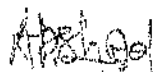
IN WITNESS WHEREOF THIS LEASE DEED is being signed on 24th Day of September '10 first above written at Bisalpur, Pilibhit by the Parties in presence of the witnesses.

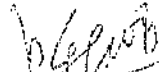
For and on behalf of the Lessor,

For and on behalf of the Lessee

BAIAJ HINDUSTHAN LIMITED

BAIAJ ENERGY PRIVATE LIMITED





(AUTHORISED SIGNATORY)

(AUTHORISED SIGNATORY)

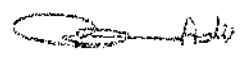
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में नं० 6838 2447 को दखिलगी की वकी 46
उप निदेशक
मीसलपुर (लाहौर)

