11778/12



This Indenture of Lease is entered into on this 13. day of ...1.2 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, Jampalal 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 QTHER PART

WHEREAS the Lessee approached the Lessor for giving it the Land available with lessor at its Kundarkhi unit in District Gonda, 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

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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.

AND WHEREAS Land described in Schedule are owned by the lessor i.e. BHL at its Kundarkhi unit in District Gonda (U.P.) .

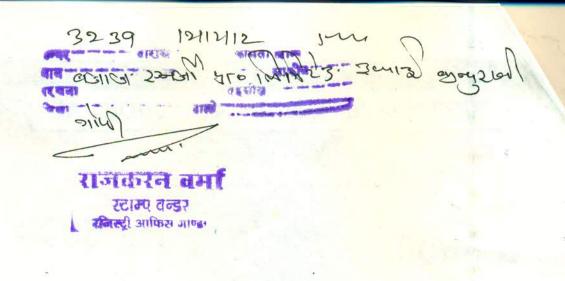
NOW THIS DEED OF LEASE WITNESSES AS UNDER:

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 afterm of 29 years starting from 01 July, 2012.

2 Consideration:

The Lessee has paid a sum of Rs. 10,40,000/- (Rupees Ten lacs forty thousand only) as one time premium. The Lessee shall further pay a sum of Rs. 10400/-(Rupees Ten thousand four hundred sixty only) as yearly annual rent. The Lease rent for the first



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नकल व प्रति शुल्क

माता प्रसाद वर्मा प्रतिनिधि Bajaj Hindusthan Ltd. (BHL)

छेदीराम वर्मा पुत्र श्री

व्यवसाय

निवासी स्थायी

अस्थायी पता

वजे निबन्धन

ने यह लेखपत्र इस कार्यालय में

दिनांक 13/12/2012

समय

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रजिस्ट्रीकरण अधिकारी के हस्ताधर

(एस. एस. पाल सब रजिस्ट्रार

गोण्डा(सदर)

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू प्रलेखानुसार उक्त

पट्टा दाता

श्री माता प्रसाद वर्मा प्रतिनिशि Bajaj Hindusthan Ltd. (BHL) पुत्र श्री छेदीराम वर्मा

पुत्र/पत्नी श्री पेशा

पटटा गृहीता

13/12/2012

श्री प्रशान्त कुमार जेना प्रतिनिशि Bajaj Energy Private Ltd. (BEPL)

पेशा

पुत्र श्री स्वपनेश्वर जेना निवासी



ने निप्पादन स्वीकार किया ।

जिनकी पहचान श्री अंकित कुमार शुक्ल

पुत्र श्री रामलक्ष्मन

पेशा

आवास विकास कालोनी गोण्डा निवासी

व श्री मो0 अय्युब सिददीकी एडवोकेट गोण्डा

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ने की ।

प्रत्यक्षतः भद्र एक्षियों के निशान अंगुटे नियमानुसार लिये गये हैं

चिस्ट्रीकरण अधिकारी के हस्ता<mark>अर</mark>

(एस. एस. पाल) सब रजिस्टार गोण्डा(सदर)