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उत्तर प्रदेश UTTAR P



11 DEC 2012

AD 935980

Attested

M.A. Siddiqui

This Indenture of Lease is entered into on this 13 day of 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 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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M.A. Siddiqui

M.A. Siddiqui



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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 a term 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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राजकरन वर्मा

स्टाम्प वन्दर

रजिस्ट्री आफिस गण्डा

पट्टा विलेख

(29 वर्ष)

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प्रतिफल

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आसत वार्षिक किराया

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री

माता प्रसाद वर्मा

प्रतिनिधि Bajaj Hindusthan Ltd. (BHL)

पुत्र श्री

छेदीराम वर्मा

व्यवसाय

निवासी स्थायी

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक

13/12/2012

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वर्जित निवन्धन हेतु पेश किया।

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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

(एस. एस. पाल)

सब रजिस्ट्रार

गोण्डा(सदर)

13/12/2012

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

पट्टा दाता

पट्टा गृहीता

श्री माता प्रसाद वर्मा

प्रतिनिधि Bajaj Hindusthan Ltd. (BHL)

पुत्र श्री छेदीराम वर्मा

पुत्र/पत्नी श्री पेशा

[Signature]

श्री प्रशान्त कुमार जेना

प्रतिनिधि Bajaj Energy Private Ltd. (BEPL)

पुत्र श्री स्वपनेश्वर जेना

पेशा

निवासी

[Signature]

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री अंकित कुमार शुक्ल

पुत्र श्री रामलक्ष्मन

पेशा

निवासी आवास विकास कालोनी गोण्डा

व श्री मो0 अय्यूब सिददीकी एडवोकेट गोण्डा

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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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(एस. एस. पाल)

सब रजिस्ट्रार

गोण्डा(सदर)

13/12/2012

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।