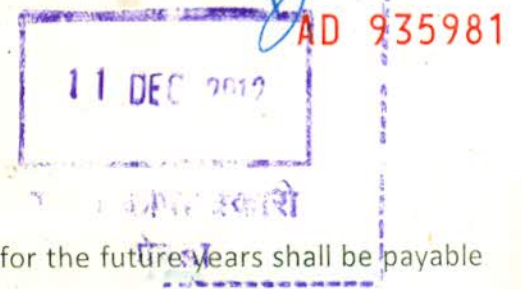


उत्तर प्रदेश UTTAR PRADESH

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year has been paid by the Lessee and the rent for the future years shall be payable on 1st April of each subsequent years.

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.
- ii) 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.
- iii) 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 purposes aforesaid alone and shall be used for no other purpose whatsoever.
- 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.

[Signature]

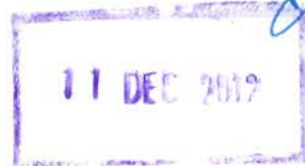


[Signature]





उत्तर प्रदेश UTTAR PRADESH



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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, except in case of creation of charge/mortgage/encumbrance/lien by Lessee in favour of any bank or financial institution including the Lenders who may provide financial assistance to the Lessee for setting up / operating the Project.

4. Lessor's 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;
- 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.





एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000

उत्तर प्रदेश UTTAR PRADESH

Y 745078

11 DEC 2012

-5-

- 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 / operating the Project.

The Schedule hereinbefore referred to:

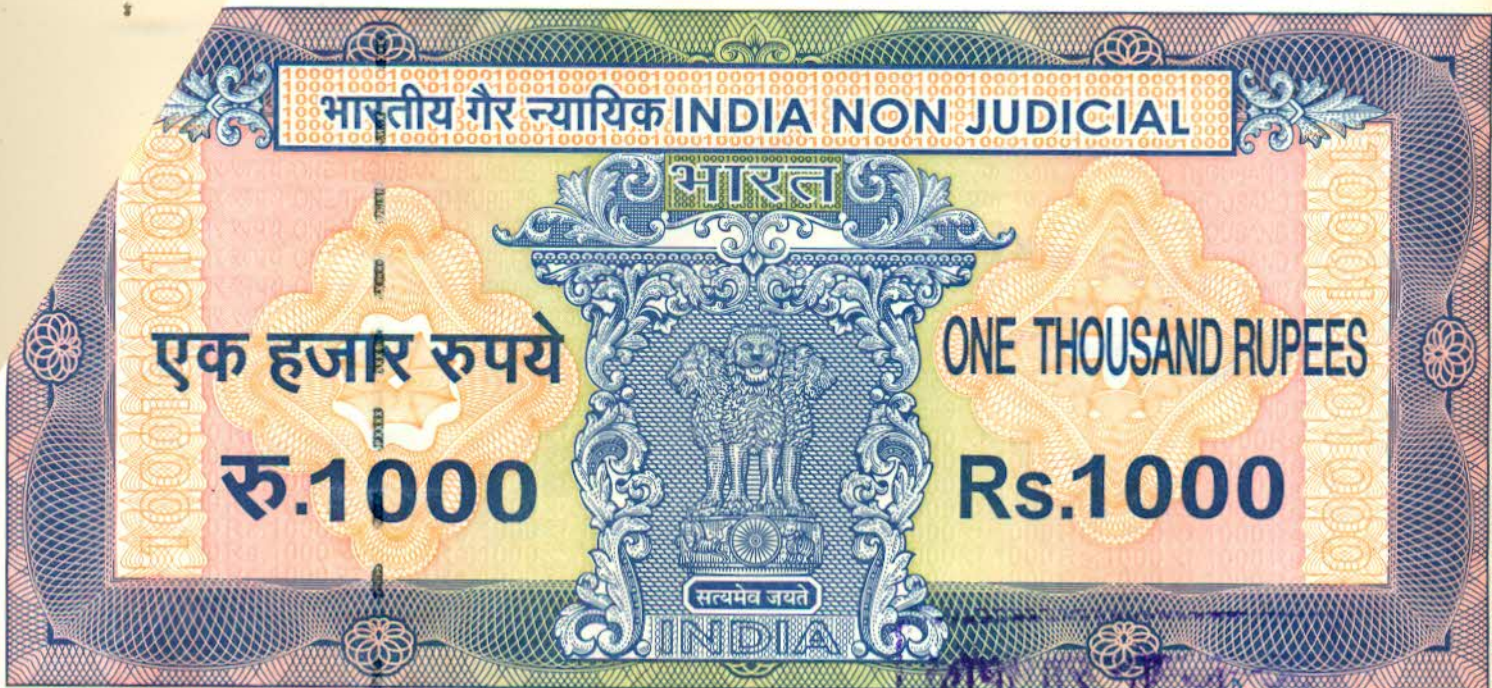
One piece of Land admeasuring 1.284 Acres (5200 Sqm.) located adjoining to the sugar unit of lessor Kundarkhi in Disrtict Gonda (U.P.) with boundaries as per below:

Mukund



Rena





उत्तर प्रदेश UTTAR PRADESH

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-6-

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सुभाष चन्द्र बोस

Gata No.	Area in Acres
342, village Chachpara Kannongo	1.284 Acres (5200 sqm.)
Total	1.284 Acres

Bounded by:

In the North: BHL, K.D.K Truck Cane Yard

In the South: BEPL CHP Area

In the East: Kastuwa to Kundarkhi Sampark Marg

In the West: BHL Cane Carrier boundary wall

mmkmm

Rena



भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

11 DEC 2012

AH 228701

IN WITNESS WHEREOF THIS LEASE DEED is being signed on the day, month & year above written at Gonda by the Parties in presence of the witnesses.

For and on behalf of the Lessor,
BAJAJ HINDUSTHAN LIMITED



M.P. Verma

M.P. Verma S/o Late Shri C.R. Verma
General Manager Legal
(AUTHORISED SIGNATORY)

Witness:

Ankit Kumar Shukla S/o Smt. Kamal Kaur
Shukla
Amar Vikas Colony Gonda.

For and on behalf of the Lessee
BAJAJ ENERGY PRIVATE LIMITED

P.K. Jena S/o Swapneshwar Jena
(AUTHORISED SIGNATORY)

P.K. Jena



Witness:

शशी कुमार श्रीवास्तव
एड.
को. एड.
गो. एड.

मजबूत कर्ता :- शक्ती कुमार श्रीवास्तव
व. नवीस दफ्तर रजिस्ट्री गोंडा,
दिनांक 13/12/2012 ई

Type by - *Aswathy*

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

8

11 DEC 2012

AH 228702

मुख्य कोषाधिकारी
गोण्डा

नक्शा नजरी

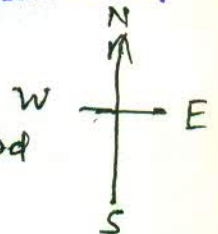
BHL, K.D.K. Truck Cane Yard

BHL Cane
Carrier boundary
Wall

352
1.284 Acres

Kastuwa to Kundarkhi
Sampark Marg

B.EPL CHPA 20



महेश्वर

Rama



3246

12/12/12

3239

50

राजकरन वर्मा
रजिस्ट्रार
गोण्डा(सदर)

आज दिनांक 13/12/2012 को

वही सं. 1 जिल्द सं. 7142

पृष्ठ सं. 239 से 254 पर क्रमांक 11778

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस. एस. पाल)

सब रजिस्ट्रार

गोण्डा(सदर)

13/12/2012