

::LEASE DEED::

THIS DEED OF LEASE is entered into on the 15th day of July of 2010.

BETWEEN

SHREE RENUKA SUGARS LTD.,

A public limited Company registered under the Companies Act 1956 having its registered office at B.C.105 Havelock Road, Camp, Belgaum, Karnataka represented by its Director Shri Sidram S/O Maleppa Kaluti, hereinafter referred to as the Lessor (which expression shall unless excluded by or repugnant to the context be deemed to include its executors, administrators and representatives) of the ONE PART.

AND

SHREE RENUKA SUGARS DEVELOPMENT FOUNDATION

A Trust having its office at B.C.105 Havelock Road camp Belgaum, Karnataka represented by its Chief Administrative Officer Shri. Gaupati S/o Narayana Shet, hereinafter referred to as the LESSEE (which expression shall unless excluded by or repugnant to the context be deemed to include its executors, administrators and representatives) of the OTHER PART

Whereas the Lessor is engaged in the production of sugar and other allied products and having one of its units at Havalga village of Afzalpur Taluka, Dist: Gulbarga. It is an integrated manufacturing company with strategic focus on Sugar and its allied products in Power and Ethanol.

b
Manager
Sri Renuka Fondation
School Ghattargal
Tq.Afzalpur Dist.Kalaburagi

Kellpana
Principal
Sri Renuka Fondation
School Ghattargal
Tq. Afzalpur - Dist.

RECEIPT

INDIA INK & PAPER, 15.07.2010 09:00 AM

Challan No. 1331

43

| | |
|-------------|------------|
| RECEIPT NO. | 1331/2010 |
| DATE | 15.07.2010 |
| AMOUNT | Rs. 160/- |
| RECEIVED BY | |
| Mr. Ant. G. | |

RECEIVED IN EXCHANGE FOR RECEIPT NO. 1331/2010 DATED 15.07.2010

| ITEM | DESCRIPTION | AMOUNT |
|------|-------------|-----------|
| 1 | Acrylic Box | Rs 120.00 |
| 2 | Acrylic Box | 240.00 |
| 3 | Acrylic Box | 36.00 |
| 4 | Acrylic Box | 36.00 |
| | TOTAL | Rs 330.00 |

By Renuka Foundation on behalf of Alwarkur

| NAME | Signature | Stamp | Date |
|----------------------|-----------|-------|------|
| By Renuka Foundation | | | DR |

ಜಂಪ್ ರ ಕಾರ್ಯಾಲಯ
ಉತ್ತರ ಸಂಸ್ಥಾನದ ಕಾರ್ಯಾಲಯ
ಅಂತರಾರ್ಥಿಕ

15 JUL 2010

| ITEM | DESCRIPTION | AMOUNT | REMARKS | DATE |
|------|--|--------|---------|------|
| 1 | ಕಾರ್ಬನ್ ಕ್ಲೋರಿಡ್ ಕಾರ್ಬನ್ ಕ್ಲೋರಿಡ್ (ಅಂತರಾರ್ಥಿಕ) | | | DR |

ಜಂಪ್ ರ ಕಾರ್ಯಾಲಯ
ಉತ್ತರ ಸಂಸ್ಥಾನದ ಕಾರ್ಯಾಲಯ
ಅಂತರಾರ್ಥಿಕ

15 JUL 2010



Manager

Sri Renuka Fondation
School Ghattarga
Tq.Afzalpur Dist.Kalaburagi

Kalpana
Principal

Sri Renuka Fondation
School Ghattarga
Tq Afzalpur -Dist-Kalaburagi



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Whereas the Lessee is a Trust established for the purpose of promoting education, healthcare, rural development activities and for various other public charitable works for the benefit and welfare of people deprived of basic amenities and also for promoting the needy groups.

AND pursuant to the establishment of the objects of the trust, the Lessee is in need of land for construction of a School, hostel and related buildings for the children of employees, harvesters, farmers and also for the children in the vicinity of village Havalga, Taluka Afzalpur and having come to know that the Lessor has got the land required for the construction of the same, have approached and requested the Lessor to lease out the said land as described in the Schedule.

AND WHEREAS the Lessor is the sole and absolute owner and seized, possessed and absolutely entitled to the piece of land as described in Schedule and has agreed to grant lease of the schedule property, as the land shall be utilised for the purpose of the objects of the Lessee, for use and occupation of the same for a period of 90 (Ninety) Years commencing from the date of signing this agreement.

AND WHEREAS the Lessor Company in its Board of Directors meeting held on 12.04.2010 unanimously resolved and agreed to provide land on lease basis for a period of 90 years, admeasuring 7.10 acres for the establishment of a school aimed to benefit the children of families of Shree Renuka Sugars, cane growers and people belonging to economically backward classes. *The said land is converted in non-Agricultural by the concessionary Ghatarga Ltd. 8.7.10.*

NOW THIS AGREEMENT WITNESSETH and the Parties hereto agree as follows:

Draft

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Manager
Sri Renuka Fondation
School Ghattarga
Tq. Afzalpur Dist. Kalaburagi


Xelpana
Principal
Sri Renuka Fondation
School Ghattarga
Tq. Afzalpur -Dist-Kalaburagi

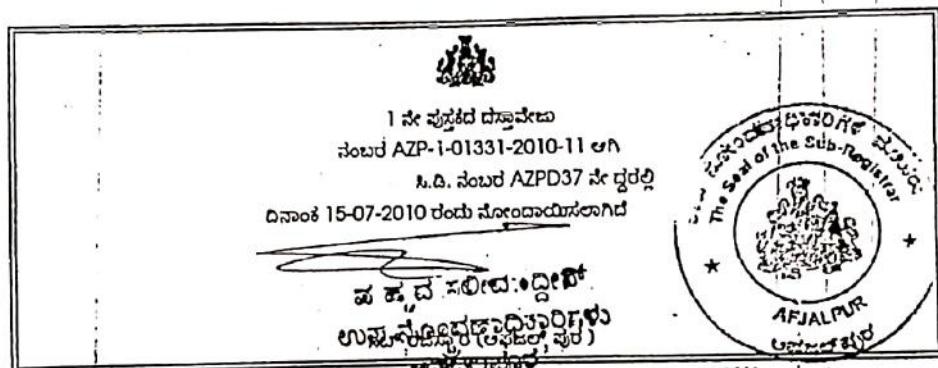
ರಾಜ್ಯಾಧಿಕಾರ

ನಂ. No 331/10.2.1
ಕೆ ಸಾರ್ವ ಮಂ
ಅಧಿಕಾರಿ ಸಾರ್ವಭಾಬ
ಎಂ. ಎಲ್. ಎ.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹಿಂದಿನ ವಿಷಯ ವಿಳಾಸ | ನಾ |
|----------------|---|-------|
| 1 | ಉತ್ತರಪ್ರಾಂತ ಕಾರ್ಯಾಲಯದ ನಿರ್ದಿಷ್ಟ ಅಧಿಕಾರ | ಗುಣಿತ |
| 2 | ಪರೀಕ್ಷೆ ಕಾರ್ಯಾಲಯದ ನಿರ್ದಿಷ್ಟ ಅಧಿಕಾರ | ಗುಣಿತ |

ಮಂ. ಕೆ. ದ್ವಿತೀಯ
ಉತ್ತರಪ್ರಾಂತ ಕಾರ್ಯಾಲಯ
ಅಧಿಕಾರ

15 JUL 2010



15 JUL 2010

Designed and Developed by C-DAC, ACTS, Pune

Manager
Sri Renuka Fondation
School Ghattargal
Tq. Afjalpur - Dist-Kalaburagi

Principal
Sri Renuka Fondation
School Ghattargal
Tq. Afjalpur - Dist-Kalaburagi

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| | | |
|--|-----------------------|------------------------------------|
| Registration No. 132 Date 10/03/2003 | Date 09-03-2003 | Government of Karnataka |
| | | Registration and Stamps Department |
| ಖಚಿತ ಪತ್ರ ಮತ್ತು ಮಾರ್ಗ ಲಭ್ಯ | | |
| Registration and Stamps Department | | |
| This effect can be used for any document | | |
| Date of execution | Total amount due paid | |

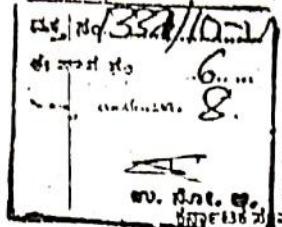
1. The Lessor agrees to grant to the Lessee the right to occupy and use the schedule property as mentioned hereto, for the term of 90 (Ninety) Years commencing from the date of this agreement of Lease.
2. The Lessee shall, during the period of occupation and use of the schedule property pay to the Lessor a annual rent of Rs.1/- (Rupees One only) per acre of land and that the Lessee has on this day paid the total lease rent of Rs.640/- (Rupees Six Hundred Forty Only) for the total duration of lease in advance and further the Lessor acknowledges the receipt of the same.
3. The Lessor shall be liable for regular and punctual payment of all present or future taxes, cess, charges, duties, assessments, impositions, and outgoings of whatsoever nature assessed, charged, imposed, claimed, levied or payable in respect of Schedule Premises including Land Revenue, Tax, Village Panchayat taxes or any other taxes as payable according to the governing laws.
4. The Lessor shall indemnify and hold harmless the lessees from and against all or any damages, losses, claims, injuries, compensation, disputes, suits, demands, payments due (including revenue or tax authorities), proceedings, costs, charges and expenses which the Lessee or it's successors or it's assigns may suffer, sustain or incur in respect of Schedule Property.
5. The Lessee and the Lessor shall abide by the laws of the land and any local enactment in respect of Schedule land.
6. That the Lessee shall use and utilise the schedule property for the purpose of constructing the building and such other building related to be utilised for the purpose of class rooms as afore mentioned and shall not in any manner convey the same for any other purposes.
7. That during such period of Lease the Lessor or any one claiming through

D. M. S.

3


Manager
Sri Renuka Fondation
School Ghattarga
Tq. Afzalpur Dist. Kalaburagi

Kalaburagi
Principal
Sri Renuka Fondation
School Ghattarga
Tq. Afzalpur -Dist-Kalaburagi



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ದೊಡ್ಡ ಹಾಸಿ ಮುದ್ರಣ ಇಲಾಖ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ಪ ಕ್ರಾಂತಿ ಮುದ್ರಣ ಕಾಲ್ಯಾಂತರ 10 ವ ಅಧಿಕೃತಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಈ ಗ್ರಹಣ ತಂತ್ರಾಭಿಂಬ . ಅವರೆ 55194.00 ರೂಪಾಯಿಗಳನ್ನು ನಿರ್ದಿಷ್ಟ ಮುದ್ರಣ ಕುಲ್ಯಾಂತರ ಪಾತ್ರಕ್ಕಾಗಿ ಪ್ರಾಂತೀಕ್ರಿಯಾಗಿ ಉತ್ಪಾದಿಸಲಾಗಿ

| ಪ್ರಕಾರ | ಮಾತ್ರ (ರೂ.) | ಹಣದ ವಾರ್ತೆಯ ವರ್ಣ |
|--------------------------|-------------|---|
| ಸ್ವೀಚ್ ಬ್ಯಾಂಕ್ ಅಥ ಪರೀಕ್ಷ | 55194.00 | ರಂಜಿತ್ ಅಂದಿ ಅಥ ಅಧಿಕೃತಿ ದಿ:15/07/2010 |
| ತಾಂತ್ರಾಭಿಂಬ: | 55194.00 | |

ಸ್ಥಾನ : ಅಫ್ಜಲ್ ಸ್ಟ್ರೆ

ದಿನಾಂಕ : 15/07/2010

ಪ್ರಾಂತೀಕ್ರಿಯಾಗಿ ಉತ್ಪಾದಿಸಲಾಗಿರುವ ಮುದ್ರಣ
ಉತ್ಪಾದಿಸಿದ ಪ್ರಾಂತೀಕ್ರಿಯಾಗಿರುವ ಮುದ್ರಣ
ಅಧಿಕೃತಿಯ ಪತ್ರ

15 JUL 2010

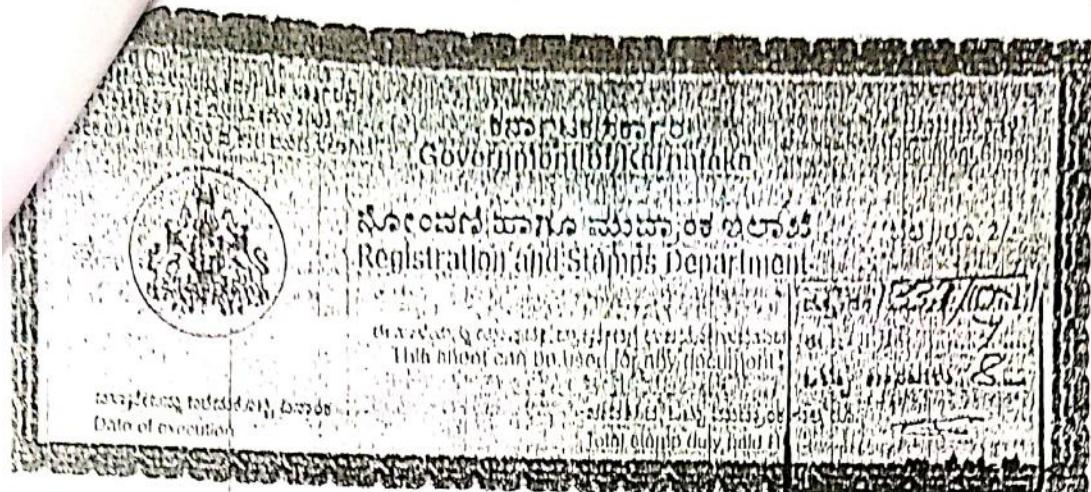
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Principal
Sri Renuka Fondation
School Chhattarga



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8. them shall not obstruct or cause any hindrance to the Lessee or its trustees unless the lease comes to an end on its expiration or the lease coming to an end through mutual agreement.
9. The Lessor confirms and warrants that it is legally entitled and possessed of the required powers to execute, deliver and perform the terms and provisions of this agreement and has taken all necessary legal actions to authorize execution, delivery and performance by it of this agreement.
10. The Lessor further covenants with the Lessee that the schedule land is free from any encumbrances and that the Lessee shall be at liberty to create charge or borrowing etc on the scheduled mentioned property to achieve the said objective and further the Lessee agrees to clear the said charge before the expiration of the agreed term of lease.
11. The Lessor further warrants that this agreement of Lease (Memorandum of Agreement) when executed and delivered will constitute its legal, valid and binding obligation.

SCHEDULE PROPERTY

All that piece of land bearing Revenue Survey Number: 31/1 measuring 7 acres 10 guntas including pot kharab 01guntas situated at Ghatarga village, Taluka: Afzalpur, District Gulbarga within the jurisdiction of Sub Registrar of Afzalpur, bounded as under;

On or towards the North by : Sonabai Amruthrappa Sangamkar's land

On or towards the South by : Gurubasappa Somayya's land

On or towards the East by : Parmeshwar Belur's land

On or towards the West by : Rautappa Ammani's land

D.S.W.B.

Manager
Sri Renuka Fondation
School Ghattarga
Tq.Afzalpur Dist.Kalaburgi

(695)

IN WITNESS WHEREOF the Parties hereto have signed this agreement
BELGAUM the day and year first hereinabove written.

Sidram Maleppa Kaluti
LESSOR

Ganapatti Narayan Shet
LESSEE

WITNESSES:

1. M. S. Rao Mahadev ^{s/o} Pandit Rao ^{son} Sarjali^e
^{r/o} Harodega^e
2. Ramoss ~~Malleswaram~~ ^{r/o} Afzal^e

Manager
Sri Renuka Fondation
School Ghattarga
Tq. Afzalpur Dist. Kalaburagi

