

## LEASE DEED

(1st)

This Lease Deed made on **3rd** day of **February 2011** between the **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns) of the **One Part** and **M/s LA RESIDENTIA DEVELOPERS PVT.LTD.**, a company within the meaning of Companies Act, 1956, having its registered office at **195, Ram Vihar, 2<sup>nd</sup> Floor, Back Side, Delhi-110092** through its Director Mr. Pankaj Jain S/o Mr. Naresh Chand Jain R/o 195, Ram Vihar, 2<sup>nd</sup> Floor, Back Side, Delhi-110092 duly authorized by its Board of Directors vide Resolution dated 23.12.2010 (hereinafter called the Lessee which expression shall unless the context does not so admit, include its representatives, administrators and permitted assigns) of the **Other Part**.

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.


AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats and/or Residential Plots (in case of plotted development) according to the set backs and building plan approved by the Lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to the CONSORTIUM CONSISTING OF -

- M/s Vidhyashree Buildcon Pvt.Ltd.
- M/s Nishant Creations Pvt.Ltd.
- M/s Anjali Buildcon Private Ltd.
- M/s Agarwal Associates (Promoters) Ltd.
- M/s Elegant Infracon Private Limited
- M/s Stunning Constructions Private Limited

the plot NO. GH-06, SECTOR-TECHZONE - IV, GREATER NOIDA, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide Reservation/Acceptance Letter No.PROP/BRS-03/2010/1676 dated 23.07.2010 and Allotment Letter No.PROP./BRS-03/2010/1727 dated 18<sup>TH</sup> AUGUST 2010 and for the development and marketing of Group Housing Pockets/ Flats/Plots (in case of plotted development) on the detailed terms and conditions set out in the said allotment letter and brochure/bid document of the said Scheme (Scheme Code BRS-03/2010). The registered consortium consists of following :-

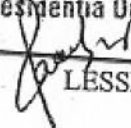
S.No	Name of member	Shareholding	Status
1.	M/s Vidhyashree Buildcon Pvt.Ltd.	26%	Lead Member
2.	M/s Nishant Creations Pvt.Ltd.	19%	Relevant Member
3.	M/s Anjali Buildcon Private Ltd.	20%	Relevant Member
4.	M/s Agarwal Associates (Promoters) Ltd.	5%	Relevant Member
5.	M/s Elegant Infracon Private Limited	19%	Relevant Member
6.	M/s Stunning Constructions Private Limited	11%	

  
प्रबन्धक/विल्डर्स  
ग्रेटर नोएडा प्राधिकरण

LESSOR

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For La Residentia Developers Pvt. Ltd.

  
LESSEE

Director