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Whereas the above registered consortium who jointly qualify for the bid and secured the allotment of said plot being highest bidder. They through its lead member **M/s Vidhyashree Buildcon Pvt.Ltd.** has approached to the lessor in accordance with the clause C-8 of the brochure/bid document of the scheme to sub-divide the said plot of land with the following status of holding lease rights:-


Sl. No.	Plot No.	Sector	Divided area (in sq.m.)	Name of member	Status
1.	GH-06A	Techzone-IV	80026.62	M/s La Residentia Developers Pvt.Ltd. (SPC) (SPC of M/s Vidhyashree Buildcon Pvt. Ltd., M/s Nishant Creations Pvt. Ltd., M/s Anjali Buildcon Private Limited, M/s Agarwal Associates (Promoters) Ltd. And M/s Stunning Constructions Private Limited	Special Purpose Company
2.	GH-06B	Techzone-IV	17700	M/s Elegant Infracon Private Limited	Relevant Member

Whereas the said registered consortium has given an undertaking dated 03.02.2011 (Copy annexed as Annexure 1 to this Lease Deed) to indemnify the lessor which shall be part of this lease deed and shall in no way exonerate from their liability to perform and pay as per the terms of allotment till all the payments are made to the lessor.

Whereas the lessor approved the aforesaid sub-division and name and status of **M/s La Residentia Developers Pvt.Ltd. (Special Purpose Company)** on the request of consortium in accordance with the Clause C-8(e) of the brochure/bid document of the scheme, to develop and market the project on demarcated/sub-divided plot No. GH-06A, Sector-TECHZONE-IV, Greater Noida measuring 80026.62 square metre vide letter No. Builders / 2011/BRS-81/325 dated 03.02.2011.

AND it has been represented to the lessor that the Consortium members have agreed amongst themselves that **M/s La Residentia Developers Pvt.Ltd.** having its registered office at H.No.195, 2nd Floor, Back Side, Ram Vihar, Delhi-110092 shall solely develop the project on the demarcated/sub-divided Builders Residential / Group Housing Plot No.GH-06A, Sector-Techzone-IV, Greater Noida and lessee shareholding shall remain unchanged till the occupancy / completion certificate of at least one phase of the project is obtained from the Lessor (Authority). However, the Lessee will be allowed to Transfer/Sell up to 49% of its shareholding, subject to the conditions that the original Shareholders as indicated above (on the date of submission of the tender) shall continue to hold at least 51% of the shareholding till the temporary occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor.

And it has been represented to the lessor that the CONSORTIUM member have agreed amongst themselves that **M/s Vidhyashree Buildcon Pvt.Ltd.** having its registered office at H.No.195, 2nd Floor, Back Side, Ram Vihar, Delhi-110092 shall remain lead member of the consortium and lessee shall solely develop the project on


प्रबन्धक बिल्डर्स
ग्रेटर नोएडा प्राधिकरण
LESSOR

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For La Residentia Developers Pvt. Ltd


LESSEE

Direct