

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

भारत
INDIA

उत्तर प्रदेश UTTA



E 944017

10 FEB 2018

6195

Consideration : Rs. 1,69,19,397/-
Stamp Duty : Rs. 11,84,500/-
Village : Ardaunamau
Pargana : Lucknow
V-code : 1097

LAND LEASE AGREEMENT

This Land LEASE AGREEMENT ("Land Lease Agreement") entered between :

उत्तर प्रदेश सरकार (संयोजक)
संयोजक निवास प्रशासन

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

दिनांक १०/११/१६

सूचना

प्रति

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उत्तर प्रदेश UTTAR PRADESH

E 944018

(2)

LUCKNOW DEVELOPMENT AUTHORITY, having its head office at Vipin Khand, Gomti Nagar, Lucknow (hereinafter referred to as the "**Authority**" or "**Lessor**", which expression shall, unless excluded by and/or repugnant to the context, mean and include its successors) of the one part;

AND

EKANA SPORTZ CITY Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 2013 and having its registered office at CP-3, IIInd Floor, Laxmi Vardan Complex, Patrakar Puram, Gomti Nagar, Lucknow-226010, represented

For Ekana Sportz City Private Limited

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

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उत्तर प्रदेश UTTAR PRADESH

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through Managing Director **Sri Uday Sinha**, (hereinafter referred to as the "**Concessionaire**" or "**Lessee**", which expression shall, unless it be repugnant or contrary to the subject or context thereof, be deemed to mean and include its successors) of the other part;

The Lessor and the Lessee are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS

(A) The Lessor has entered into a Concession Agreement dated 08.07.2014 with the Concessionaire (The "Concessionaire


उत्तर प्रदेश गैर न्यायिक निगम
अध्यक्ष निदेशक

For Ekana Sportz City Private Limited


Managing Director

आपका लखनऊ

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Agreement") wherein Lessee has agreed to construct Sports Infrastructure Project and Real Estate Project, located at Lucknow on Design, Finance, Construct, Operate, Maintain and Transfer (DFCOMT) basis under Public Private Partnership Model and the Lessor has agreed to provide the land for Real Estate Project.

- (B) The Lessor has been authorized by the Housing and Urban Planning Department for taking the development of the Project on the land as described in the Annexure hereunder and now desires to lease the Real Estate Project Area to the Lessee and the Lessee desires to take on lease from

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

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उत्तर प्रदेश UTTAR PRADESH

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(5)

the Lessor, the Real Estate Project Area, Implementation of the Real Estate Project alongwith all ancillary works required for the operation of the Real Estate Project.

NOW THEREFORE, in consideration of the promises and covenants herein set forth and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the Parties mutually agree as herunder.

प्रभारी अधिकारी, चण्डीगढ़ (विशेषज्ञ)
नगरपालिका विकास प्राधिकरण

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

दिनांक १०/११/१६

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आपका लखनऊ

दिनांक १०/१/१६

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Project during the subsistence of the Land Lease Agreement;

"Authority Designated Area" shall have the meaning set forth in Clause 42.1 of the Concession Agreement;

"Effective Date" shall have the meaning the date of signing of this Land Lease Agreement;

"Encumbrance" means any encumbrances such as an easement, right of way, license, mortgage, charge, lien, hypothecation, pre-emptive right or security interest

उत्तर प्रदेश सरकार
लक्ष्मी नगर, लखनऊ

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

दिनांक १०/१/१६

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उत्तर प्रदेश UTTAR PRADESH

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(B)

whether or not registered and howsoever arising, including by statute or common law;

"Land Lease Agreement" means this lease deed;

"Lease Rent" shall have the meaning set forth in Clause 4.1"

"Real Estate Project Area" shall have the meaning set forth in Article 42 of the Concession Agreement; and

"Term" shall have the meaning set forth in Clause 3.

प्रमुख अधिकारी (प्रमुख)
संयोजक निदेशक प्रशासन

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

दिनांक १०/११/१६

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उत्तर प्रदेश UTTAR PRADESH

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1.2. Interpretations

In this Land Lease Agreement, except to the extent that the context requires otherwise :

- (a) the Annexure to this Land Lease Agreement forms part of this Agreement and will be of full force and effect as though it is expressly set out in the body of this Land Lease Agreement;
- (b) the terms of this Land Lease Agreement should be read in consonance with and not in derogation with the terms of Concession Agreement;

सहकारी कृषिवासी समिति (संस्थापक)
सहकारी कृषिवासी समिति

For Ekana Sportz City Private Limited


Managing Director

आपका लखनऊ

दिनांक १०/१/१६

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उत्तर प्रदेश UTTAR PRADESH

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- (c) References to Clauses are, unless stated, otherwise, references to Clauses of this Agreement.
- (d) the rules of interpretation in Clauses 1.2, 1.3 and 1.4 of the Concession Agreement shall apply to this Land Lease Agreement. In order to remove any doubt it is clarified that in case of inconstancy or contradiction between the provisions of this Land Lease Agreement and the Concession Agreement, the provisions of the Concession Agreement shall prevail and override;


विक्रम कौशिक, प्रबन्धक (प्रशासनिक)
महानगरिका, गान्धी नगर

For Ekana Sportz City Private Limited


Managing Director

आपका लखनऊ

दिनांक १०/१/१६

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(11)

- (e) any clause of the Concession Agreement referred in this Agreement shall survive the termination of the Concession Agreement; and
- (f) the words and expressions beginning with capital letter and defined in this Land Lease Agreement shall have the meaning ascribed thereto herein, and the words and expressions used in this Land Lease Agreement and not defined herein but defined in the Concession Agreement shall, unless repugnant to the context, have the meaning ascribed thereto in the Concession Agreement;


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For Ekana Sportz City Private Limited


Managing Director

आपका लखनऊ

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उत्तर प्रदेश UTTAR PRADESH

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2. Grant of lease and possession

2.1.1 The provisions of this Land Lease Agreement shall take effect and become binding on the Parties on the date first above written ("Effective Date").

2.1.2 In consideration of designing, financing and construction of the Sports Infrastructure Project and Providing Operation and Maintenance of the Sports Infrastructure Project during the Concession Period and payment of Upfront Bid Value, the Lessor grants on lease to the Lessee and the Lessee accept the lease from the Lessor, free from encumbrances and/or encroachments, of all that


[Stamp: उत्तर प्रदेश सरकार, अ-उत्तर प्रदेश, प्रमुख, निवास, लखनऊ]

For Ekana Sportz City Private Limited


Managing Director

आपका लखनऊ

दिनांक १०/१/१६

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piece and parcel of land measuring 66 (Sixty Six) Acre, partly situated at **Village Ardaunamāu, Sadar, Lucknow** and partly situated at **Village Mastemau, Tehsil Mohanlalganj, District-Lucknow**, more particularly described and identified bearing Khasra No. 268 (part) Khasra No. 272 (part), Khasra No. 271 (part), Khasra No. 397 (part), Khasra No. 397 (part), Khasra No. 400 (part), Khasra No. 285 (part), Khasra No. 283 (part), Khasra No. 284, Khasra No. 282 (part), Khasra No. 281 (part), Khasra No. 289 (part), Khasra No. 339Sa, All situated at Village Ardaunamau, Tehsil-Sadar, Lucknow, total bearing an area of 17.0903 Hectare, Khasra No.

For Ekana Sportz City Private Limited
Managing Director

For Ekana Sportz City Private Limited
Managing Director

आपका लखनऊ

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279Ka (part) bearing an area of 9.6330 Hectare, situated at Village Masteymau, Tehsil-Mohanlalganj, District-Lucknow, Total bearing an area of 26.7233 Hectare, which is equivalent to 66 Acre, together with all and singular rights, liberties, privileges, easements, benefits, rights of way, paths, passage whatsoever in or appurtenant to the Real Estate Project Area or any part thereof, and to hold, possess, use and enjoy the Real Estate Project Area and/or any part thereof, in accordance with the provisions of this Land Lease Agreement and the Concession Agreement.

उत्तर प्रदेश सरकार (अवर)
जयपुर, 20/01/2018

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

दिनांक १०/११/१६

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उत्तर प्रदेश UTTAR PRADESH

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3. Term

The Lease granted in pursuance of this Land Lease Agreement shall be for a period of 99 (ninety nine) years from the Appointed Date (as defined in the Concession Agreement) (the "Term") unless the Land Lease Agreement is determined prematurely in accordance with Clause 6. For the purpose of clarity the Parties confirm that the Appointed Date is as per Clause 42.1 of the Concession Agreement.

4. Lease Rent

4.1 Upon execution of the Land Lease Agreement and in further consideration of the Lessor leasing the Real Estate Project

प्रबोधिनी स्पोर्ट्स सिटी प्राइवेट लिमिटेड
असहकारी निदेशक

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

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Area to the Lessee and granting the rights, privileges and benefits set forth in this Land Lease Agreement, the Lessee shall pay to the Lessor, an annual lease rent ("Lease Rent") of Rs. 1/- (Rupees One) per sq. meter per annum.

- 4.2 The Lease Rent shall be due and payable in advance every year and the first lease rent shall be paid by the Lessee before execution of this Land Lease Agreement. The Lessor shall not be obliged to demand payment of Lease Rent by notice or otherwise, and it shall be incumbent upon the Lessee to pay the Lease Rent as and when it falls due. The Lease Rent shall be payable by the Lessee during the term of this Land Lease Agreement.

For Ekana Sportz City Private Limited
Managing Director

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

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उत्तर प्रदेश UTTAR PRADESH

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- 4.3. The Lessee shall pay the Lease Rent into such account as may be designated by the Lessor from time to time.
- 4.4 If the Lessee fails to pay the lease rent as aforesaid, the Lessee shall be liable to pay interest for the period of delay calculated at a rate equal to 5% (five percent) above the Bank Rate.
- 4.5 In the event of failure of the Lessee to pay the Lease Rent within 90 days of the same becoming due, the outstanding Lease Rent shall be recovered from the Concessionaire as arrears of Land Revenue. However, it

For Ekana Sportz City Private Limited
Managing Director

For Ekana Sportz City Private Limited
Managing Director

आपका लखनऊ

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is clarified that the Lessee has already paid the Lease Rent in advance for the entire period of 99 years.

5. Use of Real Estate Project Area

5.1 During the Term of this Land Lease Agreement, the Lessee agrees to use the Real Estate Project Area for the carrying out the following :

- a) designing, financing, constructing, operating, maintaining and transferring the Real Estate Project as defined in the Concession Agreement;

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

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उत्तर प्रदेश UTTAR PRADESH

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- b) designing, building, owning, operating and maintaining the utilities, services and facilities required for operating and maintaining the Real Estate Project;
- c) extraction of ground water and harvesting of rain water for the Lessee's requirements;
- d) developing and landscaping the Real Estate Project Area; and
- e) any other purpose incidental or consequential to the development, operation and maintenance of the Project.

प्राप्ति अधिकारी सम्पत्ति (सहकारिता)
उत्तर प्रदेश सरकार

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

दिनांक १०/१/१६

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उत्तर प्रदेश UTTAR PRADESH

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5.2 The Parties agree that the Lessee may, with the written approval of the Lessor, and in addition to the above stated purposes, utilize the Real Estate Project Area for any other purpose(s), which in the Lessee's opinion is;

- a) conducive or incidental to operation and management of the Project;
- b) enhances the efficiency of the Project;
- c) improves the commercial viability of the Project; or
- d) facilitates further investment in or around the Project.

प्रमुख अधिकारी (नियंत्रण)
नगरपालिका कार्यालय

For Ekana Sports City Private Limited


Managing Director

आपका लखनऊ

दिनांक १०/११/१६

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उत्तर प्रदेश UTTAR PRADESH

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However, use of the Real Estate Project Area shall always be subject to the Applicable Laws, rule and regulations.

6. Determination of Land Lease Agreement

6.1 This Land Lease Agreement may be determined earlier by mutual agreement between the Parties in writing.

In the event that the Concession Agreement is terminated prior to achievement of the Provisional COD - I/Provisional COD-II/Sports Infrastructure COD, as the case may be, then the Lessor shall take possession and control of the Real Estate Project Area, save and except up to the extent


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For Ekana Sportz City Private Limited


Managing Director

आपका लखनऊ

दिनांक १०/१/१६

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उत्तर प्रदेश UTTAR PRADESH

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as expressly permitted by the Concession Agreement and the Land Lease Agreement shall not be applicable for such possessed or controlled portion of the Real Estate Project Area.

6.2 The Lessor shall have the right to determine this Land Lease Agreement on occurrence of any one or more default(s) y the Lessee as enlisted hereunder:

- a) filing of a voluntary bankruptcy petition by the Lessee;
- b) Institution of winding up proceedings against Lessee and such Proceedings not being stayed or discharged by a Competent Court within 180 (One hundred eighty) days;

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

दिनांक १०/११/१६

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उत्तर प्रदेश UTTAR PRADESH

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- c) appointment of a receiver of Lessee's assets or any general assignment for the benefit of Lessee's creditors and such appointment or assignment is not stayed by a competent court within 180 (one hundred and eighty) days;
- d) failure of the Lessee to make payments to the Lessor in accordance with the provisions hereof, where such failure continues for a period of 30 (thirty) days after a written notice from the Lessor;
- e) any default of the lessee under the Concession Agreement which entitles the Lessor to takeover the Real Estate


अधिकारी सम्पत्ति (बजट सेल)
10/2/2016

For Ekana Sportz City Private Limited


Managing Director

आपका लखनऊ

दिनांक १०/१/१६

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उत्तर प्रदेश UTTAR PRADESH

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Project Area, subject to Clause 3.1.4 of the Concession Agreement;

- f) failure by Lessee to perform any of the covenants, conditions, or obligations imposed on it by this Land Lease Agreement where the failure continues for a period of 60 (sixty) days after notice from the Lessor.
- g) transfer or assignment of this Land Lease Agreement or creation of any encumbrances on the Real Estate Project Area, except as may be permitted under the Concession Agreement;

प्रधानी अधिकारी (प्रति निष्ठा)
नगरपालिका, काठमाडौं

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

दिनांक १०/१/१६

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उत्तर प्रदेश UTTAR PRADESH

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- h) use of the Real Estate Project Area for any purpose other than the purposes stated under Clause 5 of this Land Lease Agreement and as per the Concession Agreement and such breach is not remedied within a period of 60 (sixty) days after a notice from the Lessor in this behalf;
- i) use of the Real Estate Project Area for any purpose or in manner which is in violation of laws, rules and regulations applicable with respect to use of the Real Estate Project Area and as may be amended from time to time if such violation is not remedied within a period of 60 (sixty) days after a notice from the Lessor in this behalf; and

उत्तरी अधिकारी दायित्व निष्ठा
विकास विभाग, उत्तर प्रदेश

For Ekana Sportz City Private Limited


Managing Director

आपका लखनऊ

दिनांक १०/१/१६

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- j) voluntary abandonment by the lessee of its operations as mentioned in Clause 17.12 of the Concession Agreement, at the Real Estate Project Area for a continuous period of 90 (ninety) days or more before the information of association of apartment owners (Resident Welfare Society) as prescribed in sub-section (2) of section-14 of Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 and/or till the transfer of external infrastructure assets to the applicable local body or any other competent authority(ies).


पञ्चमः अधिकारी
पञ्चमः अधिकारी

For Ekana Sports City Private Limited


Managing Director

आपका लखनऊ

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पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

E-944043

E-944043

(27)

6.3 Upon determination under Clause 6.1 and Clause 6.2, the Lessor shall have the following additional rights:

- the recovery of any unpaid Lease Rent due and payable at the time of termination;
- the recovery of any damages, costs, fees and expenses incurred by the Lessor as a result of the breach of this Land Lease Agreement by the Lessee; and
- any other right or remedy, legal or equitable, that the Lessor is entitled to under Applicable Laws.

भारी अतिरिक्त सम्पत्ति (वज्जखेल)
नगरपालिका प्रशासन

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

दिनांक १०/१/१६

सूचना

प्रति

हार्द

उपनिषद्
इकाता स्मृति नीति का वि

सोमवारा



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

E 944044

E 944044

(28)

6.4 The Lessee shall have the right to determine this Land Lease Agreement on account of the occurrence of any of the following events;

a) any material breach of the terms and conditions of the Land Lease Agreement by the Lessor, which material breach is not remedied by the Lessor within 90 (Ninety) days of receipt of notice regarding such breach;

or

b) any interference with the peaceful possession of the Real Estate Project Area by the lessor due to which the Lessee is not able to carry on its business for a continuous period

भारतीय गैर न्यायिक (संकेतक)
नं. २८

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

दिनांक १०/१/१६

सूचना

प्रति

हार्दिक

उद्दिष्ट

प्रकाश

संकेत





उत्तर प्रदेश UTTAR PRADESH

(28)

of 60 (sixty) days or more, which interference is not rectified by the Lessor within a period of 60 (sixty) days from the date on which the lessee notifies the same to the Lessor.

7. Lessor's obligations and covenants :

The Lessor hereby agrees and warrants that :

- a) subject to the terms of this land lease agreement, the lessee shall be entitled to possess, hold use and enjoy the Real Estate Project Area and every part thereof during the term of the land Lease Agreement, without any interruption by the Lessor.

पञ्जी अगिहारी सम्पत्ति निष्कर्षित
14/05/2018

For Ekana Sportz City Private Limited


Managing Director

आपका लखनऊ

दिनांक १०/१/१६

सूचना

प्रति

हार्दिक

उद्दिष्ट

आपका लखनऊ

सोमवार





उत्तर प्रदेश UTTAR PRADESH

E 944046

(30)

- b) the Lessee shall, during the Term of the Land Lease Agreement, enjoy free ingress and egress to and from the Real Estate Project Area without any hindrance;
- c) subject to timely payment of the Lease Rent and performance of the covenants and conditions set out in the Concession Agreement and this Land Lease Agreement, the Lessee shall peacefully hold and enjoy the Real Estate Project Area during the Term of the Land Lease Agreement;

प्राप्ति अधिकारी सम्पत्ति विभाग
महानगर पालिका, बनारस

For Ekana Sportz City Private Limited

Managing Director

आपका लखनऊ

दिनांक १०/११/१६

सूचना

प्रति

हार्दिक

उद्दिष्ट

प्रकाश

सोविया



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

E 344147

E 944047

(31)

- d) upon execution of the Land Lease Agreement and subject to the term thereof, the Lessor shall deliver, or cause to be delivered, to the Lessee vacant possession of the Real Estate Project Area. The Lessor shall, at its cost and expenses clear any Encumbrances, including possession or occupation, if any, by third parties prior to delivery of vacant possession of the Real Estate Project Area of the Lessee;
- e) the Lessor shall pay and discharge all property taxes, land revenues, levies, cesses and other payments/dues in respect of the Real Estate Project Area relating to the


व्यक्तिगत अधिकारी (व्यक्तिगत)
नगरपालिका कार्यालय

For Ekana Sportz City Private Limited


Managing Director

आपका लखनऊ

दिनांक १०/१/१६

सूचना

प्रति

हार्दिक

उद्दिष्ट

प्रकाश

संकेत



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 949209

(32)

period up to the signing of the Land Lease Agreement. For the avoidance of doubt, all property taxes, land revenues, service tax, levies cesses and other payments/ dues in respect of the Real Estate Project Area shall be borne by the Lessee from the date of signing of the Land Lease Agreement and during the Term of the Land Lease Agreement.

- f) upon execution of the Land Lease Agreement, the Lessor shall provide the Lessee with any consent(s) or no objection(s) of the Lessor in obtaining power, water, telephone and such other facilities that the Lessee may

उत्तर प्रदेश अधिकांश उन्मुखित सुकायल
उत्तर प्रदेश अधिकांश उन्मुखित सुकायल

For Ekana Sportz City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

पुस्तक: 21.11.15

कृष्ण लाल शर्मा
उत्तरीना स्थापक 11.11.15

पृष्ठ: 11.11.15

पुस्तक



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 949210

(33)

require, to use and enjoy the Real Estate Project Area effectively for the purposes stated in Clause 5 of this Land Lease Agreement. Such consents or no objection(s) shall be provided by the Lessor within a reasonable time; and

- g) the Lessor shall not create any Encumbrances on the Real Estate Project Area or otherwise part with or alienate any of its rights, title or interest in or to the Real Estate Project Area except as provided in Clause 8 of this Land Lease Agreement.

अधिकारी, उत्तर प्रदेश सरकार
जिला विकास अधिकारी

For Ekana Sports City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

पृष्ठ: 21

कृष्ण लाल शर्मा
उत्तरीना स्थापक 11/11/15

सूचना





भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 949211

(34)

8. Sale, transfer or disposal of the Real Estate Project Area:

8.1 Subject to right of the Authority with respect to Authority Designated Area as set out in the Concession Agreement, the Lessor may sell, transfer or otherwise dispose of the Real Estate Project Area to any Government Instrumentality or any other entity owned or controlled by the Government of Uttar Pradesh.

8.2 The Parties agree that any sale, transfer or other disposal of the Real Estate Project Area or any part thereof as

For Ekana Sports City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

पुस्तक: 21.11.15

कृष्ण लाल शर्मा
उत्तरीना स्थापक 11.11.15

पृष्ठ: 11.11.15

पुस्तक





उत्तर प्रदेश UTTAR PRADESH

C 949212

16 NOV 20

(35)

provided in this Clause 8 shall always be subject to the leasehold rights of the Lessee set out in this Land Lease Agreement and the Lessor shall ensure that simultaneously with the sale, transfer or other disposal of the Real Estate Project Area or any part thereof, the transferee thereof shall acknowledge the leasehold rights of the Lessee therein and shall execute an agreement on terms and conditions that are identical or not less favourable than the terms and conditions of this Land Lease Agreement.

9. Lessee's obligations and covenants :

Lessee hereby covenants, agrees and represents that :

प्रभारी अधिकारी (संयोजक)
एकना स्पोर्ट्स सिटी प्राइवेट लिमिटेड

For Ekana Sports City Private Limited


Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

पुस्तक: 21.11.15

कृष्ण लाल शर्मा
उत्तरीना स्थापक 11.11.15

पृष्ठ: 11.11.15

पुस्तक



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 949213

(36)

- a) upon execution of this Land Lease Agreement and subject to the terms thereof, the lessee shall accept the Site for Real Estate Project on the condition and it undertakes to use the same only for the purposes as enlisted in Clause 5 of this Land Lease Agreement;
- b) this Land Lease Agreement has been duly authorized, executed and delivered by the Lessor after fulfilling all legal formalities and constitutes its legal, valid and binding obligation;
- c) during the Term of the Land Lease Agreement, the Lessee shall pay the Lease Rent in accordance with terms and

अधिकारी, बनारस (सहचालक)
उत्तर प्रदेश सरकार, बनारस

For Ekana Sports City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

पृष्ठ: 21

कृष्ण लाल शर्मा
उपनिवेशीय अधिकारी ज. प्र.

पृष्ठ: 21

प्रमाणित



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 949214

(37)

conditions set out in this Land Lease Agreement and shall observe and fulfill each of its obligations and covenants set forth herein;

- d) during the Term of the Land Lease Agreement, the lessee shall undertake the development of the Real Estate Project, and other works which in the reasonable opinion of the Lessee would be required for and in relation to the project and obtain necessary approvals/clearances from the appropriate authorities for the same;
- e) at its own cost and expenses, the Lessee shall obtain all utilities such as water and electricity from the appropriate authorities;

प्रभारी अधिकारी (उत्तर प्रदेश सरकार)
लखनऊ, दिनांक ०१/०८/२०१८

For Ekana Sports City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

पृष्ठ: 21

कृष्ण लाल शर्मा
उत्तरीना स्थापक 11/11/15

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH



(38)

- f) It shall obtain and keep current all Applicable Permits that may be required under the Applicable Laws and shall comply with all Applicable Laws as may be amended from time to time;
- g) it shall pay all taxes, property tax, service tax, cesses, assessments and levies in respect of the Real Estate Project Area, which are leviable at any time during the Term of the Land Lease Agreement;
- h) it shall not assign, transfer or create any lien, charge or Encumbrance on the Real Estate Project Area nor transfer,

For Ekana Sports City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

पृष्ठ: 21

कृष्ण लाल शर्मा
उत्तरीना स्थापक 11/11/15

सूचना

प्रमाणित



भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH



(39)

license or part possession thereof the Real Estate Project Area, save and except as expressly permitted by this Land Lease Agreement or the Concession Agreement or the Substitution Agreement.

- 1) It shall, indemnify the Lessor in respect of any charges, deposits and other monies levied by third parties for and in relation to the provision by such third parties to the Lessee of water, electricity, telephone, communication and other facilities and in relation to any and all third party claims made with respect to the Real Estate Project Area;

For Ekana Sportz City Private Limited

Managing Director

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आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

पुस्तक: 21.11.15

कृष्ण लाल शर्मा
उत्तरीना स्थापक 11.11.15

पृष्ठ: 11.11.15

पुस्तक



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 949217

16 NOV 2015

(40)

- j) It shall (i) keep and maintain, in accordance with Claus 17.12 of the Concession Agreement, the Real Estat Project Area and the buildings and structures thereon i. good and habitable condition at all times, and (ii) shall ensure that the Real Estate Project Area shall be free from encroachments at all times and to the extent that there occur any encroachments on the Real Estate Project Area, it shall make diligent efforts to remove such encroachments from the Real Estate Project Area, as soon as practicable; and

For Ekana Sportz City Private Limited

For Ekana Sportz City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

पुस्तक: 21.11.15

कृष्ण ज्ञानपीठ
इकोना स्थापक 11.11.15

पृष्ठ: 11.11.15

पुस्तक





उत्तर प्रदेश UTTAR PRADESH

(41)

- k) it shall take all necessary care to keep the premises neat and clean and in sanitary conditions consistent with the environment and cleanliness in accordance with Clause 17.12 of the Concession Agreement.

10. Regulatory approvals for construction

The Lessee agrees and covenants that the Lessee shall undertake construction of building and /or structures at the Real Estate Project Area only after obtaining all Applicable Permits as are necessary for such constructions. The Lessee further agrees that the lessee shall at all times comply with the conditions of such Applicable Permits.

प्रमाणित किया जाता है कि यह दस्तावेज़ (सहस्र) प्रमाणित किया जाता है कि यह दस्तावेज़

For Ekana Sports City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

पृष्ठ: 21

कृष्ण लाल शर्मा
उत्तरीना स्थापक 11/11/15

प्रमाणित





उत्तर प्रदेश UTTAR PRADESH

(42)

11. Inspection by the Lessor

11.1 The Lessee agrees and covenants that during the Term of the Land Lease Agreement, the Lessee shall not restrict or obstruct the Lessor and its authorized agents to enter upon and inspect the Real Estate Project Area at all reasonable hours on any working day.

11.2 The Lessee undertakes that the Lessee shall notify the Lessor of any material breach by the Lessee of any Applicable Permits acquired in relation to the Real Estate Project Area.

उत्तर प्रदेश गैर न्यायिक (संलग्न)
रसम का विवरण

For Ekana Sports City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

पुस्तक: 21.11.15

कृष्ण लाल शर्मा
उपनिवेशीय विद्यापीठ, लखनऊ

पृष्ठ: 11

विशेषज्ञ



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 949219

6 NOV 2019

(43)

12. Stamp duty and registration charges

It is submitted that the total area of land granted on lease to the Lessee is 26.7233 Hectares or say 66 Acars, out of which the land area of 17.0903 Hectare falls in Village Ardaunamau, registerable in the office of Sub-Registrar at Lucknow Tehsil and an area of 9.6330 Hectares falls in Village Mastemau, registerable in the office of Sub-Registrar at Tehsil Mohanlalganj, as such two separate documents have been prepared for registration, out of which one is in respect of Village-Ardaunamau, registerable at Tehsil-Lucknow and the other document is in respect of Village-Mastemau, registerable at Tehsil-Mohanlalganj.

प्रमुख अधिकारी
उत्तर प्रदेश सरकार

For Ekana Sports City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

पृष्ठ: 21

कृष्ण लाल शर्मा
उत्तरीना स्थापक 11/11/15

सूचक: 11/11/15

विशेष



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

(44)

The present document is in respect of Village-Ardaunamau, presented for registration at Tehsil-Lucknow.

Subject to the exemption or waiver, if any, granted by Government of Uttar Pradesh, the Parties agree that all stamp duties and registration charges payable in respect of this Land Lease Agreement shall be to the account of and borne by the Lessee. However, it is submitted that the lease has been granted for a period of 99 years on payment of lease rent payable @ Rs. 1/- per sq. mtr. per annum, the area of Leasehold land in Ardaunamau is 17.0903 Hectares, as such the annual lease rent payable

उत्तर प्रदेश गैर न्यायिक (सामान्य)
पञ्चसंकेत निशान

For Ekana Sports City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

पुस्तक: 21.11.15

कृष्ण लाल शर्मा
उपनिवेशीय विद्यापीठ, लखनऊ

पुस्तक



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 949221

16 NOV 2015

(45)

by the Lessee comes to Rs. 1,70,903/- per annum and since the Lessee has paid the lease rent in advance for the total period of 99 years which comes to Rs. 1,70,903 x 99 = 1,69,19,397/-, which is the total consideration amount, and since vide Government Notification order No. 13/K.N.-7-440/11-2015-700(111)/13, dated 30.03.2015, issued by Kar Evam Nibandhan Anubhag-7, Uttar Pradesh Shashan, Lucknow, the stamp duty is payable upon the actual consideration amount in respect of the documents executed by Development Authorities and U.P. Avas Evam Vikas Parishad. As such upon the aforesaid consideration amount of Rs. 1,69,19,397/-, the stamp duty @ 7%

For Ekana Sports City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

पृष्ठ: 21

कृष्ण लाल शर्मा
उपनिवेशीय अधिकारी ज. प्र.

पृष्ठ: 21

प्रमाणित





उत्तर प्रदेश UTTAR PRADESH


651077

(48)

amounting to Rs. 11,84,400/- is payable, as such a sum of Rs. 11,84,500/- has been paid herewith by the Lessee through this deed. It is further submitted that the possession of land has not been delivered earlier and the same has been delivered through this deed.

13. Indemnities and Limitation of Liability

The Lessee shall fully indemnify, defend and hold harmless the Lessor, of any liability which may be incurred or suffered by the Lessor and which may arise out of or as a result of any of the following causes:


For Ekana Sports City Private Limited
Managing Director

For Ekana Sports City Private Limited

Managing Director

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आमंत्रित, लखनऊ

दिनांक १९/०२/७३

पृष्ठ १०

पृष्ठ ७

पृष्ठ ३

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उत्तर प्रदेश UTTAR PRADESH

BL 040065

15 NOV 2022

(47)

- a) any breach by the Lessee of any of its obligations; covenants, agreements, representations or warranties set forth in this Land Lease Agreement; and
- b) any loss of property, damage to property, personal injury or death occasioned to or suffered by any person, to the extent that the damage to or loss of property or the personal injury or death is caused willfully or negligently by the Lessee.

14. Assignment

The Lessee shall not transfer, assign, or grant any form of security over any of its rights or obligations under this

For Ekana Sportz City Private Limited


Managing Director

ग्राम संख्या 2246

स्टाम्प चिट की तिथि 23.11.15

स्टाम्प काय करने का प्रमाण ✓

स्टाम्प क्रेता का नाम व पता

Prabhari Adhikari (S) L.D.A

स्टाम्प की धनराशि 5000/-

EKam Sporty City Pvt. Ltd.

श्रीमती शिवरानी गुप्ता (स्टाम्प विक्रेता)

लाइसेंस नंबर 180

लाइसेंस की अवधि 31-3-2019

कलेक्ट्रेट कोर्ट, लखनऊ





उत्तर प्रदेश UTTAR PRADESH

BL 040064

(48)

Land Lease Agreement save and except as expressly permitted by Clause 3.1.4 of the Concession Agreement,

15. Force Majeure

Provisions of Article 31 of the Concession Agreement shall apply with respect to Force Majeure situation arising under this Land Lease Agreement.

16. Dispute Resolution

Provisions of Article 39 of the Concession Agreement shall apply with respect to Dispute arising under this Land Lease Agreement.

एकना स्पॉर्ट्स सिटी प्राइवेट लिमिटेड
(एकना स्पॉर्ट्स सिटी प्राइवेट लिमिटेड)

For Ekana Sports City Private Limited

Managing Director

क्रमांक 2245

स्टाम्प विक्रय की तिथि 23.11.15

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प विक्रेता का नाम

Prabharsi Adhikari (S) L.O.A

स्टाम्प की धनराशि

Khana Sports City Int. Ltd.

श्रीमती शिवराणी गुप्त (स्टाम्प विक्रेता)

लाहरोन्स नंबर 180

लाहरोन्स की अवधि 31-3-2019

कलकट्टा कोट, लखनऊ





उत्तर प्रदेश UTTAR PRADESH

(49)

17. Governing Law

This Land Lease Agreement is governed by and shall be construed in accordance with the laws of India and the courts at Lucknow shall have jurisdiction over matters arising out of or relating to this Agreement.

18. General Provisions

18.1 Entire Agreement

This Land Lease Agreement together with the Annexure constitutes the entire agreement between the parties with respect to the subject matter and

एकना स्पोर्ट्स सिटी प्राइवेट लिमिटेड (एकना स्पोर्ट्स)
लखनऊ, उत्तर प्रदेश

For Ekana Sportz City Private Limited

Managing Director

कैम संख्या 2244

स्टाम्प विक्रय की तिथि 23.11.15

स्टाम्प का करने का प्रयोजन 9

स्टाम्प क्रेता का नाम व पूरा पता

Prabhar Aathikari (S) L.D.A

EKana Sports City Pvt Ltd.

स्टाम्प की धारकता 5000

श्रीमती शिवराजी पटेल (स्टाम्प विक्रेता)

लाइसेंस नम्बर 181
लाइसेंस की अवधि 31.3.2019
कलकत्ता कोर्ट, लखनऊ





उत्तर प्रदेश UTTAR PRADESH

BL 184345

(50)

the transaction envisaged in this Land Lease Agreement, but shall be subject to the provisions of the Concession Agreement at all times.

18.2 Waiver

18.2.1 Waiver, including partial or conditional waiver, by either party of any default by the other party in the observance and performance of any provision of or obligations under this Land Lease Agreement:

- a) shall not operate or be construed as a waiver of any other or subsequent default hereof or of other

उत्तर प्रदेश गैर न्यायिक (सिन्डिकेट)
न्यायिक न्यायिक न्यायिक

For Ekana Sportz Only Private Limited

Managing Director

क्रम संख्या 15204

स्वागत विभाग का निवेदन

23-11-19

स्वागत जय काल का प्रदर्शन

1

स्वागत जय का मूल प्रदर्शन

Prabhami Adhikari(S) L.O.A

स्वागत की प्रतिकृति

8

EKana Sporty City Pvt. Ltd.

श्रीमान (स्वागत विभाग प्रमुख, एका)

जाइलसना नगर, जयपुर 302019
कलकत्ता नगर, कलकत्ता





उत्तर प्रदेश UTTAR PRADESH

BL 184347

(51)

provisions of or obligations under this Land Lease Agreement;

- b) shall not be effective unless it is in writing and executed by a duly authorized representative or the Party; and
- C) shall not affect the validity or enforceability of this Land Lease Agreement in any manner.

18.2.2 Neither the failure by either party to insist on any occasion upon the performance of the terms,


उत्तर प्रदेश गैर न्यायिक (न्यायिक)
उत्तर प्रदेश गैर न्यायिक

For Ekana Sports City Private Limited


Managing Director

फैम संख्या 15281

23-11-21

स्टाम्प दिवस की तिथि

स्टाम्प काज करने का प्रमाण

स्टाम्प केला का नाम व पता

Prabhari Adhikari (S) L.O.A

स्टाम्प की संख्या

2

EKana Sporty City Pvt. Ltd.

शिव सुजान दिवेवा (स्वामि प्रकाश)

ह

लाइसेन्स का अंश 21-11-2019
कलकत्ता नगर, कलकत्ता





उत्तर प्रदेश UTTAR PRADESH

BL 184346

(52)

conditions and provisions of this Land Lease Agreement or any obligation there under nor time or other indulgence granted by a party to the other party shall be treated or deemed as waiver of such breach or acceptance of any variation or the relinquishment of any such right hereunder.

18.3 Severability

If for any reason whatever, any provision of this Land Lease Agreement is or becomes invalid, illegal or unenforceable or is declared by any court of competent jurisdiction or any other instrumentality

18/07/2018
लक्ष्मण कुमार
सह-प्रबंधक

For Ekana Sportz City Private Limited

Managing Director

फैम संख्या 15280 23-11-17

स्टाम्प विवरण की तिथि

स्टाम्प हस्त करने का प्रमाण 1

स्टाम्प प्रेक्षा का नाम व पूरा पता Prabhati Adhi Karri (S) L.D.A
EKana Sportg City Pvt. Ltd.

स्टाम्प की प्रमाणीय 2

शिव प्रकाश विवेक (न्याय, न्यायिकता)

लाइसेंसिंग की अवधि 11.11.2019
कलकत्ता का. न्यायिक





उत्तर प्रदेश UTTAR PRADESH

BL 185415

BL 185415

BL 185415

(53)

to be invalid, illegal or unenforceable, the validity, legality or enforceability of the remaining provisions shall not be affected in any manner, and the parties will negotiate in good faith with a view to agreeing to one or more provisions which may be substituted for such invalid, unenforceable or illegal provisions, as nearly as is practicable to such invalid, illegal or unenforceable provision. Failure to agree upon any such provisions shall not be subject to the Dispute Resolution Procedure set forth under this Land Lease Agreement or otherwise.

उत्तर प्रदेश न्यायिक प्रशासन
अवकाश निदेश प्रमाणिका

For Ekana Sportz City Private Limited

Managing Director

कम संख्या 7348
रतना विगत की तिथि 23-11-15

रतना कम करी 30 प्रयोग

रतना कम करी 30 प्रयोग Roadhori Adhikari (S) L.D.A

रतना कम करी 30 प्रयोग Ekama Sparty City Pvt. Ltd.

रतना कम करी 30 प्रयोग (रतना विगत)

रतना कम करी 30 प्रयोग 195/03

रतना कम करी 30 प्रयोग 31-03-2019

कलमेट फोटो, लखनऊ







उत्तर प्रदेश UTTAR PRADESH

BL 185416

36 NOV 2023

(54)

18.4

Specific Performance

In the event of default or breach in performance of obligations by any party, the party in default or breach shall be entitled, without prejudice to its other rights and remedies, to seek and enforce specific performance of this Land Lease Agreement.

18.5

Expenses

Each Party shall pay its own costs and expenses (including, without limitation, the fees and expenses of its agents, authorized representatives, advisors, counsel and accountants) necessary for the

18/11/2023
[Signature]

For Ekana Sports City Private Limited

[Signature]

Managing Director

क्र. सं. 7359
राज्य क्रिकेट की लिमिटेड 23-11-15

राज्य क्रिकेट बोर्ड का प्रयोग
आधिकारिक रूप से मान्यता प्राप्त है

Prabharri Adhikari (s) L. D. A
Ekana Sports City Pvt. Ltd.

संख्या 5220
कलकत्ता श्रमिक (कलकत्ता क्रिकेट)

लाइसेंस नम्बर 195/03
लाइसेंस का अवधि 31-03-2019
कलकत्ता बोर्ड, लखनऊ





उत्तर प्रदेश UTTAR PRADESH

BM 530442

BM 530442

(55)

negotiation, preparation, execution, delivery, performance of and compliance with this Land Lease Agreement.

19. Notices

Any notice or other communication to be given by any party to the other party under or in connection with the matters contemplated by this Land Lease Agreement shall be in writing and shall :

- a) In the case of the Lessee, be given by facsimile or e-mail and by letter delivered by hand to the address given and


[Illegible handwritten text]

For Ekana Sportz City Private Limited


Managing Director

भारत सरकार, लखनऊ



19/02/14

उत्तरी प्रदेश
रक्षा विभाग





उत्तर प्रदेश UTTAR PRADESH

AS 558649

(56)

marked for attention of the person set out below or to such other person as the Lessee may from time to time designate by notice to the Lessor; provided that notices or other communication to be given to an address outside [Lucknow] may, if they are subsequently confirmed by sending a copy thereof by registered acknowledgement due, air mail or by courier, be sent by facsimile or e-mail to the number as the Lessee may from time to time designate by notice to the Lessor; the Name and address of lessee

For Ekana Sports City Private Limited
Managing Director

INDIA

ଜାତୀୟ ବିକାଶ, ଉତ୍ସାହ

19/07/16
1000

ଓଡ଼ିଆ ଶିକ୍ଷା
ଓଡ଼ିଆ ଶିକ୍ଷା
ଓଡ଼ିଆ ଶିକ୍ଷା

INDIA



ଓଡ଼ିଆ ଶିକ୍ଷା

ଓଡ଼ିଆ ଶିକ୍ଷା



उत्तर प्रदेश UTTAR PRADESH

AS 558648

02 FEB 2018

(57)

- b) in the case of the Lessor, be given by facsimile or e-mail and by letter delivered by hand and be addressed to the Vice Chairman, Lucknow Development Authority with a copy delivered to the Lessor's Representative or such other person as the Lessor may from time to time designate by notice to the Lessee; and
- c) any notice or communication by a party to the other party, given in accordance herewith, shall be deemed to have been delivered when in the normal course of post it ought to have been delivered and in all other cases, it shall be

For Ekana Sportz City Private Limited

Managing Director

आदर्श कोशालार, लखनऊ

दिनांक: 12/02/16
पुनः 12/02/16

पट्टा विलेख

पट्टा विलेख

(0 वर्ष, 11 माह)

16,919,197.00

20,000.00

280

20,280.00

0

प्रतिफल

प्रतिफल

अवगत वार्षिक क्रिया

श्रीय गजिन्द्र

नकल व प्रति भुक्त

योग

अवगत मास

श्री

नवीन श्रीवास्तव प्रतिनिधि इकाना स्टोर्ट सिटी प्रॉलिड द्वारा प्रबं निवे

पुत्र श्री

एल० पी० श्रीवास्तव

व्यवसाय नौकरी

निवासी स्थान

126 ग जिबामक हजरतगंज लखनऊ

अवगत मास

नया लघुपत्र हू कायलिय में

दिनांक 23/2/2016

समय 5:08PM

कले निबन्धन में प्रेषित किया।

प्रतिफल



रजिस्ट्रार अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव

उप-निबन्धक (द्वितीय)

लखनऊ

निष्पादन लेखपत्र वाद सुनने व मसलने पत्रपत्र व फाइन धनराशि रु फलेखानुसार उक्त

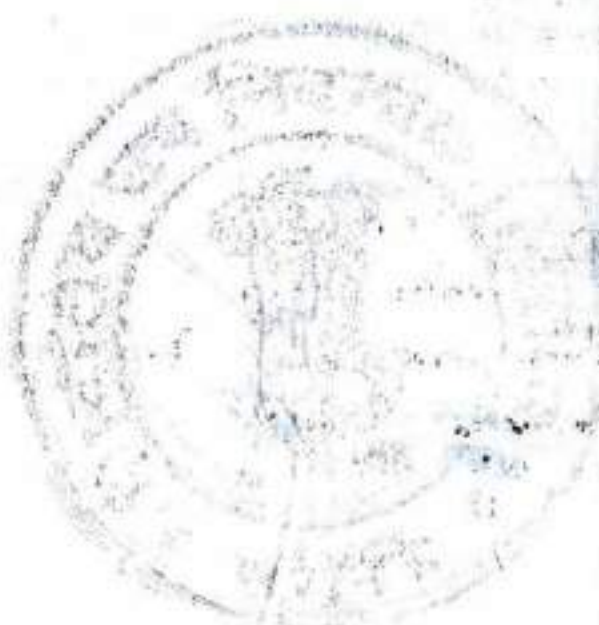
पट्टा दाता

पट्टा गृहीता

23/2/2016

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री एल० एन० सिंह प्रॉलिड ने अपने पद के अधिकार से किया है इसलिये उनकी उपस्थिति और हस्ताक्षरों की आवश्यकता नहीं है, और लेखपत्र रजिस्ट्रार के लिए स्वीकार किया गया।

श्री नवीन श्रीवास्तव प्रतिनिधि इकाना स्टोर्ट सिटी प्रॉलिड द्वारा प्रबं निवे उदय सिन्हा पुत्र श्री एल० पी० श्रीवास्तव वेश नौकरी निवासी 126 ग जिबामक हजरतगंज लखनऊ





उत्तर प्रदेश UTTAR PRADESH

AS 558647

LKO

02 FEB 2016

(58)

deemed to have been delivered on the actual date and time of delivery; provided that in the case of facsimile or e-mail, it shall be deemed to have been delivered on the working day following the date of its delivery.

**SCHEDULE OF PROPERTY IN RESPECT OF WHICH THE
PRESENT LEASE DEED HAS BEEN EXECUTED**

Khasra No. 268 (part), Khasra No. 272 (part), Khasra No. 271 (part), Khasra No. 397 (part), Khasra No. 397 (part), Khasra No. 400 (part), Khasra No. 285 (part), Khasra No. 283 (part),

एकना स्पोर्ट्स सिटी प्राइवेट लिमिटेड
विकास विभाग

For Ekana Sportz City Private Limited


Managing Director

आपसी वाकफ़-ए-लखनऊ

12/05/16

उकीले मुहम्मद
त्रफाती मौखिक के हकीकत

ने सिफावत स्वीकार किया।

जिनकी वाकफ़ान पो0 एन0 बीबीस्तन एडवो0

हाई कोर्ट लखनऊ

पेशा वकालत

निशानी

श. केलाश कुमार सिंह योजना सहायक

लखनऊ विकास प्राधिकरण लखनऊ

पेशा नौकरी

निशानी

ने की।

पुनर्वात, वद राखियों के निशान अंगूठे निशाननुसार लिये गये हैं।



रजिस्ट्रार अफ़सर के हस्ताक्षर

[Signature]

दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)
लखनऊ

23/2/2016





उत्तर प्रदेश UTTAR PRADESH

AS 558646

(59)

Khasra No. 284, Khasra No. 282 (part), Khasra No. 281 (part), Khasra No. 289 (part), Khasra No. 339Sa, All situated at Village Ardaunamau, Tehsil-Sadar, Lucknow, **Total bearing an area of 17.0903 Hectares.**

The aforesaid land has been delineated and surrounded with Red Colour in the annexed Map Plan, which forms part of this deed. Boundaries whereof are as under :-

प्रमाणित किया जाता है कि (संलग्न)
 दस्तावेज सही है।

[Handwritten signature]

पट्टा नं. 126/2018

12/2/2018

पट्टा विलेख (0 वर्ष, 11 माह)

16,919,397.00 20,000.00 280 20,280.00 0

प्रतिफल मानियत आगत वार्षिक क्रिस्ता खेत रजिस्ट्री नकल व प्रति शुल्क क्षेत्र अन्य सामग्री एनए एनए रिट प्रोवाइड लखनऊ विकास प्राधिकरण लखनऊ

न्यायसाध नौकरी

निवासी न्याय

अवकाश पत्र

नेपाल सरकार का कार्यालय में

दिनांक 23/2/2018

समय 5:08PM

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वक्त निबन्धन हेतु पत्र किया।

दिनेश चन्द्र यादव उप-निबन्धक (द्वितीय)

लखनऊ

23/2/2018

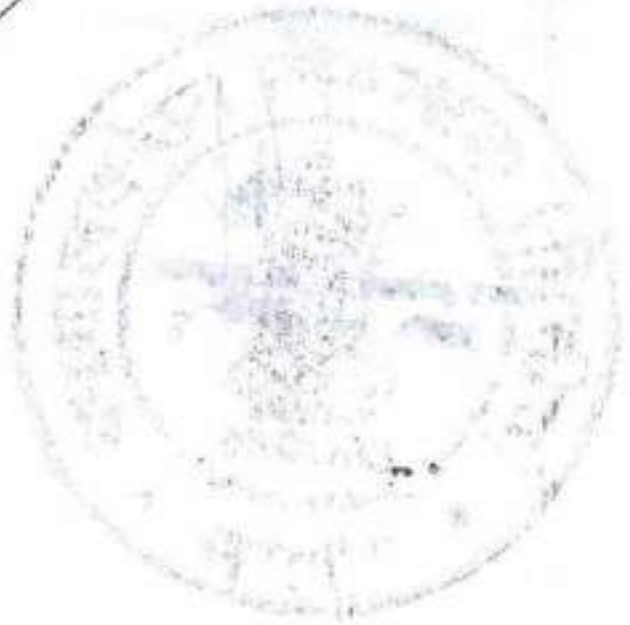
निष्पादन लेखपत्र याद मुने व मयक्षे मयक्षे व पाण घनगति व प्रमोदगनवार उक्त

पट्टा पत्र

पट्टा गृहीता

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री एनए एनए रिट प्रोवाइड ने अपने पद के अधिकार से किया है इसलिये उनकी उपस्थिति और हस्ताक्षर की आवश्यकता नहीं है और लेखपत्र रजिस्ट्रीकरण के लिए स्वीकार किया गया।

श्री नवीन श्रीवास्तव - प्रतिनिधि इकाना स्टार्ट सिटी प्रा0लि0 द्वारा प्रनं0 निदे0 उदय सिन्हा पुत्र श्री एल0 पी0 श्रीवास्तव पेशा नौकरी निवासी 126 ग जियामऊ हजरतगंज लखनऊ





उत्तर प्रदेश UTTAR PRADESH

(60)

- East : Partly proposed Sports Infrastructure Project and Partly Green area of Chak Ganjaria City land and 45 meter proposed road;
- West : Proposed Sports Infrastructure Project of Ekana Sportz City and in part 45 meter wide road;
- North : In part 24 meter wide road, in part 45 meter wide road, in part Green area of C.G. City land;
- South : Proposed Sports Infrastructure Project of Ekana Sportz City and in part 45 meter wide road;

प्रभारी अधिकारी (पञ्चसूची) का कार्यालय
उत्तर प्रदेश सरकार, लखनऊ

For Ekana Sports City Private Limited

Managing Director

ଆଦେଶ ଯୋଗ୍ୟ ଲାଭନକ

ସିନାମ 12/10/16

ସ୍ଥାନ

ସ୍ଥାନ

ପଦାଧିକାରୀଙ୍କ ଦ୍ଵାରା

ପଦାଧିକାରୀ

Registration No. : 2940

Year : 2016

Book No. : 1

0201 ମହିଳା ସ୍ଵାସ୍ଥ୍ୟ ପ୍ରତିନିଧି ସ୍ଵାସ୍ଥ୍ୟ ସେଣ୍ଟର ସିଟି ପ୍ରାଞ୍ଜଳି ଦ୍ଵାରା

ସ୍ଵାସ୍ଥ୍ୟ ସେଣ୍ଟର

12/10/16 ମାସରେ ହୋଇଥିବା ଲାଭନକ

ନିକଟରେ



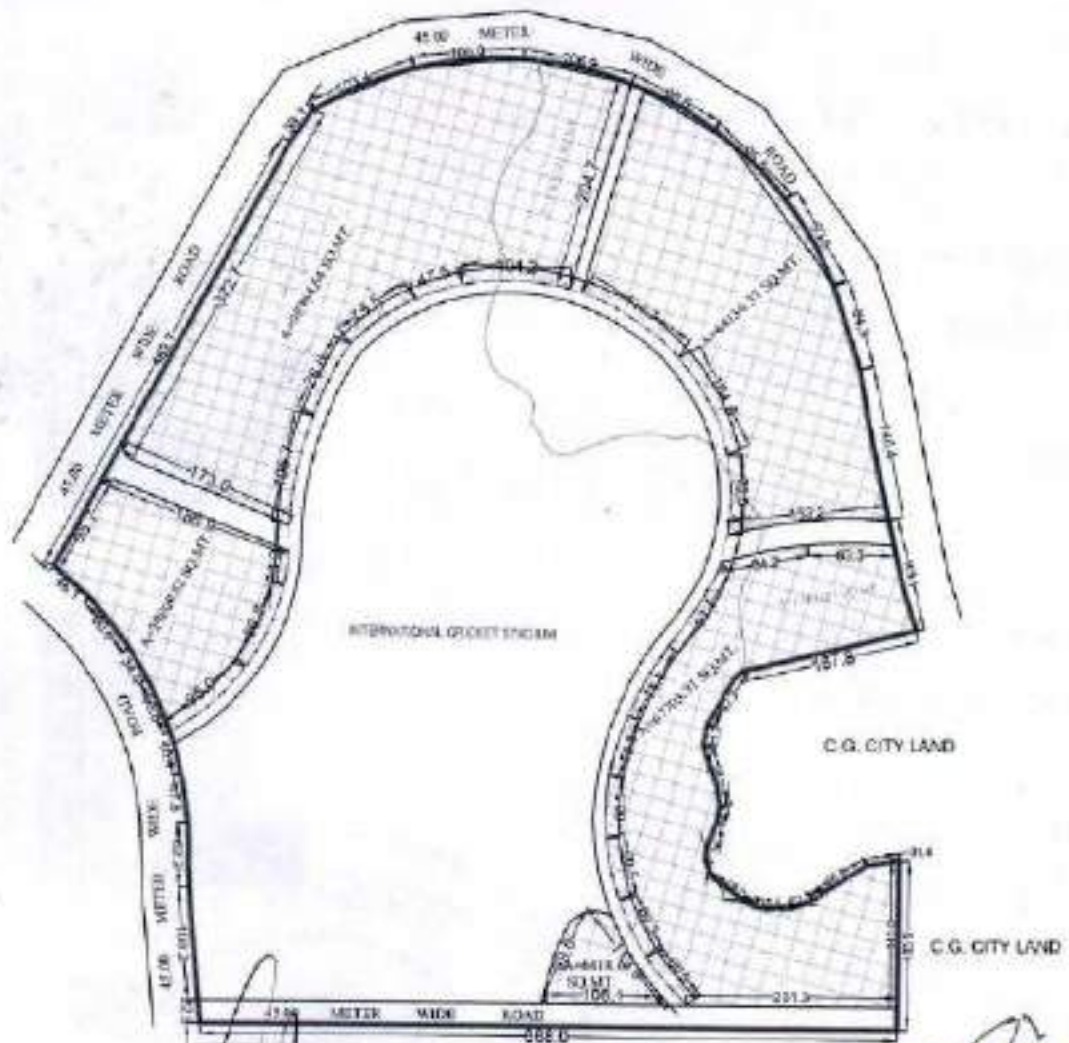
LUCKNOW DEVELOPMENT AUTHORITY

LEASE TO SRI/SMT. :
 PLOT/HOUSE NO. : REAL ESTATE PROJECT
 SIZE : AS PER SHOWN
 AREA TO BE LEASED: 267233.38 SQ.MT. (66 ACRES)



BOUNDARY:
 NORTH : 45.00 METER WIDE ROAD
 SOUTH : 45.00 METER WIDE ROAD & INTERNATIONAL CRICKET STADIUM
 EAST : 45.00 METER WIDE ROAD & C.G. CITY LAND
 WEST : 45.00 METER WIDE ROAD

SECTOR-7, GOMTI NAGAR EXTENTION SCHEME, LUCKNOW.



For Ekansh City Private Limited

Managing Director

FILE NO. :- 110/EEPU-3/2014

DATE :- 08/02/2016

THIS LEASE PLAN HAS BEEN PREPARED ONLY FOR SITE VERIFICATION.

THIS LEASE PLAN IS THE PART OF GOMTI NAGAR EXTENSION OF SECTOR -7 SCHEME.

THIS LEASE PLAN IS PREPARED AS PER SURVEY REPORT GIVEN BY EE-3 ON DATED 21.11.2014.

NORTH :-



VIPUL PRAKASH
A.T.P.

J.N. REDDY
C.T.P.

गवाह

Registration No.: 2940

Year: 2016

Book No.: 1

W1 पीठ एनए श्रीवास्तव एडवोकेट

हाई कोर्ट लखनऊ

नकाला



W2 केलाश कुमार सिंह बीजना सहायक

लखनऊ विकास प्राधिकरण लखनऊ

नीकरी



IN WITNESS WHEREOF **Sri N.N. Singh**, as Joint Secretary, for and on behalf of the Lessor - **Lucknow Development Authority** AND **Sri Uday Sinha**, as Managing Director for and on behalf of the Lessee, both have executed and delivered this land Lease Agreement as on the Day, Month and Year mentioned below.



Lucknow

Dated : 15.02.2016



Witnesses

1.

C. Anil Kumar
SO
CMAA

Bom Moti Sumantra
Advocate
6/177 Wicket Road
Gomti Nagar
Lucknow

[Signature]
93.08.2016
For and on behalf of
LESSOR/LDA

For Ekana Sports City Private Limited

[Signature]

Managing Director

For and on behalf of the Lessee
EKANA SPORTZ CITY Pvt. Ltd.



Prepared by :

[Signature]
[M.P. Singh]

Dealing Clerk,

Drafted by

[Signature]
[Anoop Kumar Asthana]

Advocate

Chief Retainer, L.D.A.

Mob. No. 9839570979


आज दिनांक 23/02/2016 को

वहाँ में 1 जिल्द में 17977

पृष्ठ में 393 से 532 पर क्रमांक 2940

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रार अधिकारी के हस्ताक्षर


दिनेश चन्द्र यादव

उप-निबन्धक (द्वितीय)

लखनऊ

23/2/2016



ARTICLE 3

GRANT OF CONCESSION

3.1 The Concession

- 3.1.1 (a) Subject to and in accordance with the provisions of this Agreement, the Applicable Laws and the Applicable Permits, the Authority hereby grants to the Concessionaire the concession set forth herein including the exclusive right, licence and authority during the subsistence of this Agreement to design, finance, construct, operate and maintain the Project (the "Concession"). The Concession hereby granted shall be for a period of 35 (thirty five) years commencing from the Appointed Date in the form of Right of Way over the site dedicated for Sports Infrastructure Project (Sports Infrastructure Project Area) (hereinafter referred to as the "Concession Period")
- 3.1.1 (b) In consideration of design, finance, construction, operation and maintenance of the Sports Infrastructure Project for the Concession Period and payment of Upfront Bid Value, the Authority shall provide Real Estate Project Area on 99 (ninety nine) years lease for Real Estate Project commencing from the Appointed Date (hereinafter referred to as the "Lease Period"). Concession for Real Estate Project shall be in the form of lease for which a separate land lease agreement ("Land Lease Agreement") shall be executed between the Authority and the Concessionaire, substantially as per the format provided in Schedule T for the fulfilment of Condition Precedent mentioned in Article 4.
- 3.1.1 (c) The Concessionaire hereby accepts the Concession and agrees to implement the Project subject to and in accordance with the term and conditions set forth herein.
- 3.1.2 Subject to and in accordance with the provisions of this Agreement and Applicable Laws, the Concession hereby granted shall, without prejudice to the provisions of Clause 3.1.1, entitle the Concessionaire to undertake Real Estate Project in the part of the Site other than that required for the Sports Infrastructure Project, as specified in Schedule A, subject to the conditions stipulated therein, and to exploit such development for commercial purposes and license or sub-lease as the case may be, any or all parts thereof by means of Project Agreements.
- 3.1.3 The Authority shall facilitate and assist the Concessionaire in obtaining all approvals and Applicable Permits that may be required by the Concessionaire from any Government Instrumentality for the implementation, development, construction, operation and maintenance of the Project. The Authority will provide all reasonable support and assistance to the Concessionaire in procuring Applicable Permits as may be required from time to time, however the principal obligation for obtaining the Applicable Permits shall be that of the Concessionaire.
- 3.1.4 The Concessionaire shall have the right to sub-lease, licence or transfer (give possession on assignment or any other basis) in the Real Estate Project Area up to the maximum limit as prescribed in column C in the table below, subject to achievement

AUTHORITY

CONCESSIONAIRE

SELECTED BIDDER



of the project progress as prescribed in column B in the table below in accordance with this Agreement:

S. No.	Project Progress	Maximum Portion [#] of Real Estate Project Area for transfer or vest title or give possession by the Concessionaire against achievement of Project Progress defined in column B
(A)	(B)	(C)
1.	Provisional COD I	50% (fifty percent) of Real Estate Project Area including permissible built up area thereupon*
2.	Provisional COD II	30% (thirty percent) of Real Estate Project Area including permissible built up area thereupon*
3.	Sports Infrastructure COD	Remaining 20% (twenty percent) of Real Estate Project Area including permissible built up area thereupon*

Concessionaire shall provide the details of segregation of such portions of lands in the lay out drawing in the DPR to be approved by the Authority

* as per Development Authority Building Regulation 2008 and Clause 4 (b) of Schedule B of this Concession Agreement.

Achieving respective project progress as prescribed in column B in the table above for the Sports Infrastructure Project in accordance with this Agreement is a pre-condition to the right of the Concessionaire to create any sublease or other rights in the Real Estate Project or provide possession of Real Estate Project to third parties through any contractual arrangements up to the maximum portion as prescribed in column C in the table above. *Provided however*, the Concessionaire can accept bookings and obtain advance payments in relation to Real Estate Project, after bringing this limitation to the notice of such third parties.

3.1.5 Subject to and in accordance with the provisions of this Agreement, the Concession hereby granted shall oblige or entitle (as the case may be) the Concessionaire to:

- Right of Way, access, licence and lease, as the case may be to the Site for the purpose of and to the extent conferred by the provisions of this Agreement;
- investigate, study, design, engineer, procure, finance the Project;
- develop and construct the Project;
- manage, operate and maintain the Project and regulate the use thereof by third parties;
- demand, collect and appropriate Fee from Users liable for payment of Fee for using the Sports Infrastructure Project or any part thereof and refuse entry of any User if the Fee due is not paid;
- ensure optimal management, operation, development and maintenance of the

AUTHORITY

CONCESSIONAIRE

SELECTED BIDDER



प्रमाणित किया गया कि नीचे दी गई जानकारी सही है।

उपस्थितिक सार द्वितीय वर्ष 2025 2025228012766

अवधि का अवधि 202500021025258

वैध का अवधि का अवधि करने का दिनांक 2025-04-03 00:00:00

प्रमाणित करने वाले का नाम उपस्थितिक सार वर्ष 2025

वैध का अवधि अवधि निवेदन (सामान्य)

प्रमाणित करने वाले का नाम 0 / 0.00

1 रजिस्ट्रार का शुल्क 100

2 प्रतिनिधित्व शुल्क 60

3 निरीक्षण का मूल्य शुल्क

4 मूल्य के अधिप्राप्ति करने लिए शुल्क

5 कमीशन शुल्क

6 विविध

7 वार्षिक भना

1 से 6 तक का योग 160

शुल्क प्रमाणित करने का दिनांक 2025-04-03 00:00:00

प्रमाणित करने वाले का नाम उपस्थितिक सार वर्ष 2025

प्रमाणित करने वाले का नाम उपस्थितिक सार वर्ष 2025 2025-04-03 00:00:00

रजिस्ट्रार का अधिकारी के हस्ताक्षर



3335/25

I 3335/2025



उत्तर प्रदेश UTTAR PRADESH

GY 064530

1275

CONSORTIUM AGREEMENT

This CONSORTIUM AGREEMENT (hereinafter referred to as the "Agreement") is entered into 28th Day of March 2025.

BETWEEN:

M/s Ekana Sportz City Pvt Ltd, a company incorporated under the Companies Act, 2013, through Sri S.K. Nigam (GM Finance & Accounts), having registered office at 2nd floor, Eldeco Corporate Chamber-II, Vibhuti Khand, Gomti Nagar,

For Ekana Sportz City Pvt. Ltd.

S.K. Nigam
Authorised Signatory

Ekana Infra Projects LP

[Signature]
Authorised Signatory

(2)



Lucknow, hereinafter referred to as the "Lead Member" or "First Party", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors, legal representatives and permitted assigns of the One Part.

AND

M/s Ekana Infra Projects LLP, a limited liability partnership, constituted under the Limited Liability Partnership Act, 2008, through its Designated Partner- Sri Uday Sinha, having its registered address at 2nd floor, Eldeco Corporate Chamber-II, Vibhuti Khand, Gomti Nagar, Lucknow, hereinafter referred to as "Associate Member" or "Second Party", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its successor-in-interest, legal representatives and permitted assigns of the Other Part

(The Lead Member and the Associate Member are hereinafter individually also referred to as a "Party" and collectively referred to as "Parties")

For Ekana Sportz City Pvt. Ltd.

S. K. Nigam

Authorised Signatory

Ekana Infra Projects LLP

[Signature]
Authorised Signatory

(3)

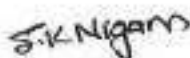
Whereas Lucknow Development Authority (LDA) has, vide two registered Lease Deeds dated 23.02.2016, transferred, in favour of the First Party/ Lead Member, a land parcel, admeasuring 66 acres, situated adjacent and contiguous to the site of Ekana International Cricket Stadium and other sports facilities, at sector 7, Gomti Nagar Extension, Shaheed Path, Lucknow, on a lease of 99 years (the said land parcel, admeasuring 66 acres, is hereinafter referred to as the "Township Land").

Whereas the aforesaid two Lease-Deeds dated 23.02.2016, executed by LDA in favour of the First Party/lead Member, are registered at the office of Sub Registrar-II, Lucknow, at Bahi no. 1, zild no. 17977, page no. 393 to 532, sr no. 2940 and at the office of Sub- Registrar-Mohanlal Ganj, Lucknow at bahi no. 1, zild no. 6507, page no. 71 to 168, at sr no. 3177, respectively.

Whereas the First Party/Lead Member has already paid to LDA, the entire lease rent for the said Township Land for the entire lease period of 99 (ninety nine) years.

Whereas with a view to enable development over the said Township Land, the First Party has got the lay-out map of the Township Land, duly approved (dated 13.07.2020) from the competent authority, i.e. Lucknow Development Authority, vide which lay-out map, the entire Township Land has been demarcated into several smaller plots of land, earmarked for commercial, residential, hospitality or such other purposes as specified in the said approved lay-out map.

For Ekana Sportz City Pvt. Ltd.


Authorised Signatory

Ekana Infra Projects LLP

Authorised Signatory

(4)

Whereas one such plot of land, constituting part of the said Township Land, as indicated in the said layout map, is plot no. "C-9" admeasuring **14,818.28 square metre** which is currently lying in the shape of an open plot of land (said plot no. C-9, is hereinafter referred to as **"Project Land"**).

Whereas Lead Member owns leasehold rights in plot no. C-9 to the extent of an undivided $\frac{3}{4}$ th share of the total area of plot no. C-9, while Associate Member owns it to the extent of an undivided $\frac{1}{4}$ th share of total area of plot no. C-9.

Whereas the Parties intend to develop a multi-story building complex proposed to consist of commercial (retail) built-up units as well as service residence units over the Project Land (the said proposed building complex is hereinafter referred to as said **"Project"**) and the Parties have agreed to join hands in the form of a Consortium to provide the financial, technical, managerial and other services for the Project on the following terms and conditions:-

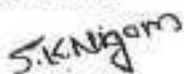
NOW, THEREFORE, THIS AGREEMENT WITNESSES

AS FOLLOWS:-In consideration of the mutual covenants of the Parties the sufficiency whereof is hereby acknowledged and for other good and valuable consideration, the Parties hereto have agreed as follow:

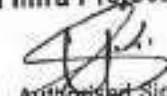
1. LEAD MEMBER:

1.1 The Parties have mutually decided to appoint M/s **Ekana Sportz City Pvt Ltd** and as a Lead Member.

For Ekana Sportz City Pvt. Ltd.


Authorised Signatory

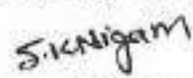
Ekana Infra Projects LLP


Authorised Signatory

2. **AIM AND SCOPE OF CONSORTIUM AGREEMENT :-**

- 2.1. The purpose of this Agreement is to specify the responsibilities of the Parties towards the execution of the Project by securing requisite statutory clearances, governmental approvals, execution and completion of development works/construction works, maintenance of services and management and disposal of properties and to set out further rights and obligations of the Parties supplementing but not conflicting with those present in this Agreement.
- 2.2. The Lead Member shall be authorized by the Associate Member to make representation and declaration on behalf of both the Parties before concerned authorities for carrying out development and completion of the Project.
- 2.3. The Lead Member shall be responsible to obtain from government authorities/department all permissions (if and when required), no-objections and sanction of building plans, revised plans required for development and completion of Project.
- 2.4. The Lead Member shall deal with all government authorities (if and when required) for obtaining requisite permissions, approvals, sanctions etc. required for and at the time of commencement, and also for and at the time of completion of the Project. Lead Member has already got the building plan of the said Project approved from competent authority.
- 2.5. The Associate Member shall carry out the development and construction of the Project over the Project Land. Associate Member shall also be responsible for the marketing of the said Project.

For Ekana Sportz City Pvt. Ltd.


Authorised Signatory

Ekana Infra Projects LLP

Authorised Signatory

- 2.6. The Lead Member and Associate Member shall jointly allot/book the units of the Project to prospective allottees. Upon the completion of the Project, both Parties will jointly sell the built-up units of the Project to the prospective buyers and jointly execute appropriate conveyance deeds and participate in the registration of such conveyance deeds.
- 2.7. The Parties shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this Agreement.
- 2.8. It is clarified that no land is being transferred by this Consortium Agreement.

3. **FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION :-**

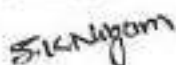
- 3.1. In lieu of the respective contributions and efforts by the Parties hereto towards execution of this Project, each Party shall be entitled to such percentage of Gross Revenue of the Project, as may be mutually agreed between the Parties

4. **GENERAL TERMS AND CONDITIONS :-**

4.1. **MISC**

- a) The Parties shall sign all documents as may be required for in relation to (i) development/construction and completion of the Project, (ii) allotment/booking of the proposed built-up units of Project to any person(s) and receiving sale consideration etc. thereon and (iii) handover the Project to the association of allottee(s) of the Project and/or concerned authorities, as the case maybe. (iv) to open and manage the RERA bank accounts.

For Ekana Sportz City Pvt. Ltd.



Authorised Signatory

Ekana Infra Projects LLP



Authorised Signatory

- b) The Parties hereby agree and undertake to identify and hold harmless the Lead Member and its directors, officers and employees from and against and pay and make good the monetary value of, any and losses incurred or suffered by the Lead Member directly arising out of, relating to or resulting from.
- i. Breach of any representations and warranties contained in the agreement; or
- ii. A breach of any provision of this Agreement
- c) Any Provision of this agreement, which is invalid or unenforceable, shall be ineffective to the remaining provisions thereof.
- d) In case of any change in the Consortium Agreement shall be submitted to the authority by the Lead Member.
- e) The Parties hereby understand and agree that each party shall be individually liable to meet out there obligations pertaining to the tax/s as maybe attracted on the present understanding.
- 4.2. **GOVERNING LAW :-** This Agreement shall in respect be construed in accordance with Law of India, as amended from time to time and in event of conflict between the provisions of this Agreement and the said laws the later shall prevail.
- 4.3. **FORCE MAJEUR :-** None of the Parties shall be held in default in the performance of the obligation under this Agreement, in such circumstances of force majeure, that is to say, circumstances shall include, but without any limitation to war, civil commotion, riots, Act of God, reason beyond control, Government Action. In

For Ekana Sportz City Pvt. Ltd.


Authorised Signatory

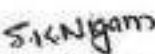
Ekana Infra Projects LLP

Authorised Signatory

the event of force majeure, the Parties of the Agreement undertake to consult each other.

- 4.4. **SETTLEMENT OF DISPUTES:** All Parties agree to settle amicably all disputes arising out of or concerning this Agreement. In the event of the Parties failing to amicably resolve any dispute the same shall be referred to be adjudicated in arbitration to be conducted in accordance with the provisions of Arbitration and Conciliation Act 1996, by sole arbitrator appointed by mutual consent of both Parties, whose decision shall be final and binding on the Parties.
- 4.5. **WAIVER:** The waiver of any party of any breach of any terms of this Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to waiver of the subsequent breach.
- 4.6. **TOTALITY:** This Agreement embodies the entire understanding of the members and there are no promises, terms, conditions or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alteration of any of the provision of this agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representation as amendment of this Agreement. This Agreement also supersedes all previous communications and other agreement shall be valid and enforceable till the completion of the Project.

For Ekana Sportz City Pvt. Ltd.


Authorised Signatory

Ekana Infra Projects LLP


Authorised Signatory

आवेदन सं०: 2025060210250258

अनुबंध विरोध (साधारण)

पृष्ठ सं०: 1

रजिस्ट्रेशन सं०: 3375

वर्ष: 2025

प्रतिफल: 0 स्याम गुल्म, 100 आलरी गुल्म, 0 पंजीकरण गुल्म, 100 प्रतिनिधित्व गुल्म - 00 योग: 100

श्री इकांग इन्फ्रा प्रोजेक्ट्स प्राइवेट लि. द्वारा
उद्यम विवाद द्वारा नवीन प्रमाणित गुल्म,
पुनः श्री एल से श्रीवास्तव
कायस्थ अन्य
निवासी विवाद, सखनऊ



श्री इकांग इन्फ्रा प्रोजेक्ट्स प्राइवेट लि. द्वारा
ने यह लेखक इस कार्यलय मे दिनांक 03/04/2025 एवं 03/25/25 PM बजे
निबंधन हेतु पेश किया।

उद्यम विवाद द्वारा नवीन प्रमाणित गुल्म

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

नयित अशोक प्रभारी
उप निबंधक, नगर द्वितीय
सखनऊ
03/04/2025
राजेश कुमार पांडव
निबंधक विवाद
03/04/2025



- 4.7. **CONFIDENTIALITY:** All members shall be under obligation not to disclose any information of terms of this Agreement to any third party. All documents and information exchanged between the Parties for the purpose of Project shall be treated as strictly confidential by the other concern development Authority & Government of Uttar Pradesh.
- 4.8. **NOTICES :-** Any notice required pursuant to the Consortium Agreement shall be given in writing and shall be delivered by hand under acknowledgment or send by facsimile to the address appearing in the beginning of the Agreement.
- 4.9. **MODIFICATION AMENDMENT :-** The terms and conditions of this Agreement may be modified/amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the Parties.
- 4.10. **DURATION OF CONSORTIUM AGREEMENT :-** This Agreement is irrevocable in nature, however same shall stand concluded upon completion of the project and handing over of the same to the association of allotted/s of the Project and/or concerned authorities, as the case may be. However any partner of the lead member can buy out the share of other consortium member(s) with his/her consent, following which said consortium member will cease to be part of this consortium agreement.
- 4.11. **LIABILITY :-** The parties hereby understand agree that each Party shall be individually liable for any default with regard to the deliverables of its/his/her part under the terms and conditions of this Agreement.

For Ekana Sportz City Pvt. Ltd.

S.K. Nigam
Authorised Signatory

Ekana Infra Projects LLP

[Signature]
Authorised Signatory



आवेदन सं०: 202500821025258

वर्ग सं० :

रजिस्ट्रेशन सं०: 5335

वर्ष 2025

निष्पादन सेक्टर के अंतर्गत सुनने व समझने प्रक्रमण व धातु धनराशि के प्रलेखानुसार उक्त विवेक :

श्री इराना एवरेट सिटी प्रॉपर्टी के द्वारा एस० के० निगम पुनः श्री एन० एस० सी० निगम

निवासी भूखण्ड संख्या-टीसी-58 टीसी-99, द्वितीयक, सैलिको कॉर्पोरेट सेक्टर-11, विभूति छाव, मौकती नगर, सखनऊ

आवसाय अन्य

क्रेता :

S.K.Nigam



श्री इराना एवरेट सिटी प्रॉपर्टी के द्वारा उदय सिन्हा द्वारा नवीन पुनः श्री एन० एस० सी० निगम

निवासी, विमानऊ, सखनऊ

आवसाय अन्य

[Signature]



ने निष्पादन स्वीकार किया। निम्नकी पहचानकर्ता :

श्री प्रदीप कुमार श्रीवास्तव, पुनः श्री एन० एस० सी० निगम

निवासी ई-4 K-9, विनय खण्ड-4, मौकती नगर, सखनऊ-226001

आवसाय अन्य

पहचानकर्ता : 2

P.K.S



श्री अनीष सरदेसा, पुनः श्री आदेश सरदेसा

निवासी 134, निरुद्ध ओप खति मार्डन, लहर गिर्द, दासी, उ०००

आवसाय अन्य

[Signature]



रजिस्ट्रेशन अधिकारी के द्वारा

ने की। प्रत्यक्ष भद्र साक्षियों के निधान अंगूठे नियमानुसार लिए गए हैं।
दिनांक



रजिस्ट्रार, सखनऊ
उक्त निष्पादन के अंतर्गत द्वितीय
सखनऊ

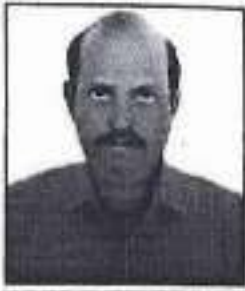
राजेश कुमार शर्मा
निवासी, विमानऊ, सखनऊ
03/05/2025

IN witnesses whereof both the parties have signed this deed
before the attesting witnesses at Lucknow

Lucknow

Dated :- 28.03.2025

Witnesses :-



1. Pradeep Kumar Srivastava
S/o Sri J P Srivastava
R/o E-4/650, Vinay Khand-4,
Gomti Nagar, Lucknow-226010
Mob-9453199580

First Party

For Ekana Sportz City Pvt. Ltd.

Authorised Signatory



2. Ashish Saxena
S/o Adesh Saxena
R/o 104, Near Om Shanti Garden
Lahar Gird, Jhansi, U.P.
Mob :- 9236070643

Second Party

Ekana Infra Projects LLP

Authorised Signatory

Composed by

(Mohd. Danish)

Drafted by

(P.N. Srivastava)

Advocate



आवेदन सं०: 202500821025258

ही संख्या : जिल्द संख्या 28031 के पृष्ठ 293 से 310 तक क्रमांक 3335 पर दिनांक 03/04/2025 को रजिस्ट्रीकृत
रखा गया।

रजिस्ट्रार ऑफिस के हस्ताक्षर

महिला अधिकारी प्रभारी
उप निबंधी मंदर द्वितीय
लखनऊ
03/04/2025

पिंट करे





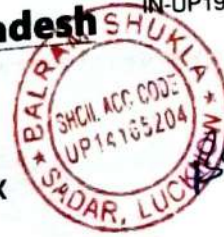
INDIA NON JUDICIAL



IN-UP19353964915154X

Government of Uttar Pradesh

e-Stamp

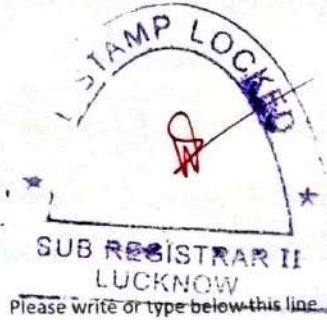
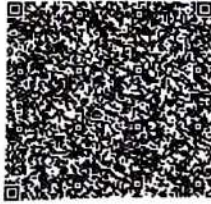


7061/2025

₹100

Certificate No. : IN-UP19353964915154X
Certificate Issued Date : 03-Jul-2025 11:58 AM
Account Reference : NEWIMPACC (SV)/ up14165204/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1416520436390164234930X
Purchased by : EKANA INFRA PROJECTS LLP
Description of Document : Article 34A Instrument Correcting a purely Clerical Error
Property Description : CORRECTION DEED
Consideration Price (Rs.) :
First Party : EKANA SPORTZ CITY PVT LTD
Second Party : EKANA INFRA PROJECTS LLP
Stamp Duty Paid By : EKANA INFRA PROJECTS LLP
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

सत्यमेव जयते



For Ekana Sportz City Pvt. Ltd
S.K. Nigam
Authorized Signatory

Ekana Infra Projects LLP

Designated Partner





CORRECTION DEED

THIS CORRECTION DEED executed by and between **M/s Ekana Sportz City Pvt Ltd**, a company incorporated under the Companies Act, 2013, through **Sri S.K. Nigam (GM Finance & Accounts)**, having registered office at 2nd floor, Eldeco Corporate Chamber-II, Vibhuti Khand, Gomti Nagar, Lucknow, hereinafter referred to as the "Lead Member" or "First Party", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors, legal representatives and permitted assigns of the One Part.

AND

M/s Ekana Infra Projects LLP, a limited liability partnership, constituted under the Limited Liability Partnership Act, 2008, through its Designated Partner- **Sri Uday Sinha**, having its registered address at 2nd floor, Eldeco Corporate Chamber-II, Vibhuti Khand, Gomti Nagar, Lucknow, hereinafter referred to as "Associate Member" or "Second Party", which

For Ekana Sportz City Pvt. Ltd.

S.K. Nigam
Authorized Signatory

Ekana Infra Projects LLP

[Signature]
Designated Partner



Ekana Infra Projects LLP

(3)

expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its successor-in-interest, legal representatives and permitted assigns of the Other Part

WHEREAS the first and Second party had executed a Consortium Agreement in respect of Leasehold rights in **Plot No.C-9 to the extent of an undivided 1/4 share of total area of Plot No.C-9 Associate Member owns it to the extent of an area admeasuring undivided 1/4 share of total area of Plot No.C-9 on 03.04.2025** which is registered in the office of the Sub-Registrar-IInd Lucknow on Bahi No.1 Zild - 28031 on Pages-293/310 SI.No.3335.

AND WHEREAS due to inadvertent on page No.9 para 4.9 (The terms and conditions of this Agreement may be modified/ amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the Parties) is typed by mistake in the aforementioned consortium agreement. which is liable to remove.

AND WHEREAS it is essential and must that aforesaid rectification be made by way of the Deed of Correction Deed.

NOW THIS DEED OF CORRECTION WTINESS AS UNDER

:-

1. That in original Consortium Agreement executed between the Parties and registered on **03.04.2025** due to inadvertent on **page No.9 in para 4.9 (The terms and conditions of this**

For Ekana Sportz City Pvt. Ltd

S.K. Nigam
Authorized Signatory

Ekana Infra Projects LLP

[Signature]
Designated Partner

आवेदन सं०: 202500821052092

शुद्धिपत्र

रजिस्ट्रेशन सं०: 7061

वर्ष: 2025

बही सं०: 1

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य- 0 पंजीकरण शुल्क- 100 प्रतिलिपिकरण शुल्क- 40 योग: 140

श्री इकाना स्पोर्ट सिटी प्रा०लि० द्वारा
एस०के० निगम अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० सत्य प्रकाश निगम
व्यवसाय: अन्य
निवासी: द्वितीयतल, एल्टिको कॉरपोरेट चैम्बर-11, विभूति खण्ड, गोमती नगर, लखनऊ

S. K. Singh



श्री. इकाना स्पोर्ट सिटी प्रा०लि० द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 03/07/2025 एवं 03:51:43 PM बजे
निबंधन हेतु पेश किया।

एस०के० निगम अधिकृत पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नमिता भास्कर-प्रभारी
उप निबंधक :सदर द्वितीय
लखनऊ
03/07/2025

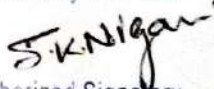
राजेश कुमार यादव
निबंधक लिपिक
03/07/2025



Agreement may be modified/amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the Parties) has inadvertently been wrongly typed, in the aforementioned Consortium Agreement.

2. Therefore aforesaid quoted paragraph 4.9, at page 9 of the said registered Consortium Agreement shall be deemed to be deleted/removed, and the said Consortium Agreement shall accordingly be deemed to be thus modified and corrected. Rest of the contents and remaining terms and conditions of said Consortium Agreement shall continue to be valid, unaffected and subsisting.
3. That this Deed of Correction be made part of original Consortium Agreement Executed on 03.04.2025 duly registered in the office of the Sub-Registrar-IIInd Lucknow on Bahi No.1 Zild - 28031 on Pages-293/310 SI.No.3335 and the same be read with aforementioned Consortium Agreement.
4. That the property and boundaries remain is same. It is herewith declared that this incorporation of the material information does not make any material change in property and boundaries is not effected in any manner.
5. This deed is completed on the basis of the documents which are produced by the both parties. Both Parties have read this deed thoroughly. Advisor and Composer shall not be responsible for any mistakes or mishappens.

For Ekana Sportz City Pvt. Ltd.


Authorized Signatory

Ekana Infra Projects LLP


Designated Partner

आवेदन सं०: 202500821052092

बही सं०: 1

रजिस्ट्रेशन सं०: 7061

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री इकाना स्पोर्ट सिटी प्रा० लि० के द्वारा एस०के० निगम, पुत्र श्री स्व० सत्य प्रकाश निगम
निवासी: द्वितीयतल, एल्लिको कॉरपोरेट चेम्बर-11, विभूति खण्ड, गोमती नगर, लखनऊ
व्यवसाय: अन्य

S. K. Nigam



द्वितीय पक्ष: 1

श्री इकाना इन्फ्रा प्रोजेक्ट्स एलएलपी के द्वारा उदय सिन्हा द्वारा नवीन श्रीवास्तव, पुत्र श्री एल०पी० श्रीवास्तव
निवासी: जियामऊ, लखनऊ
व्यवसाय: अन्य

Uday Singh



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री प्रदीप कुमार श्रीवास्तव, पुत्र श्री जे०पी० श्रीवास्तव
निवासी: ई-4/650, विनय खण्ड-4, गोमती नगर, लखनऊ-226010
व्यवसाय: अन्य
पहचानकर्ता: 2

Pradeep Kumar



श्री आशीष सक्सेना, पुत्र श्री आदेश सक्सेना
निवासी: 104, निकट ओम शान्ती गार्डन, लहर गिर्ड, झांसी, उ०प्र०
व्यवसाय: अन्य

Ashish



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नमिता श्रीवास्तव -प्रभारी
उप निबंधक : सदर द्वितीय
लखनऊ
03/07/2025

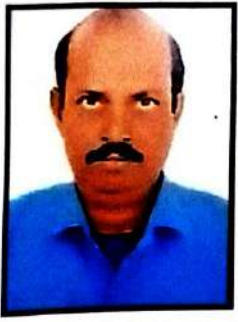
राजेश कुमार सादव
निबंधक लिपिक लखनऊ
03/07/2025

(5)

AND WHEREAS the first party and the Second Party have put their respective signature and Thumb Impression and executed this Correction deed in their sound position of mind without any pressure or compulsion from any body whom-so- ever of this 03nd July 2025 at Lucknow in presence of the following two witnesses.

Witnesses :

1. Pradeep Kumar Srivastava



S/o Sri J P Srivastava

R/o E-4/650, Vinay Khand-4,

Gomti Nagar, Lucknow-226010

Mob-9453199580

For Ekana Sportz City Pvt. Ltd.

S. K. Nigam
Authorized Signatory
First Party

Ekana Infra Projects LLP

[Signature]
Designated Partner

Second Party

2. Ashish Saxena



S/o Adesh Saxena

R/o 104, Near Om Shanti Garden

Lahar Gird, Jhansi, U.P.

Mob :- 9236070643

Composed by

[Signature]

(M.Danish)

Drafted by

P. N. Srivastava

(P.N.Srivastava)

Advocate

High Court, Lucknow.



आवेदन सं०: 202500821052092

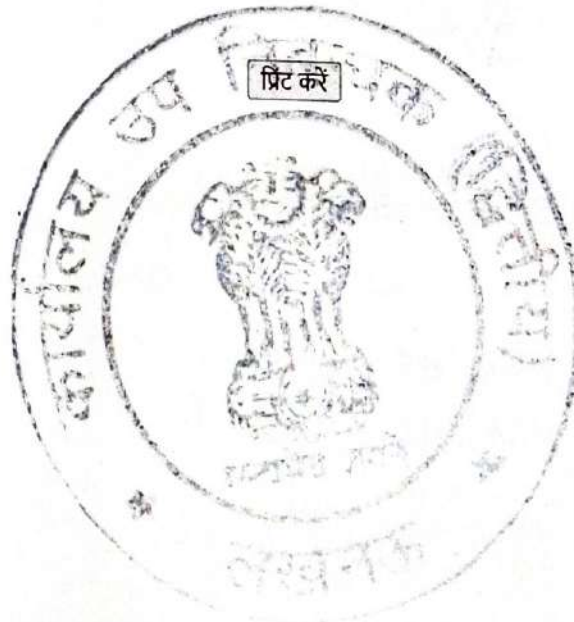
बही संख्या 1 जिल्द संख्या 28205 के पृष्ठ 319 से 328 तक क्रमांक 7061 पर दिनांक 03/07/2025 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नमिता श्रीवास्तव - प्रभारी
उप निबंधक, सदर द्वितीय
लखनऊ
03/07/2025

पृष्ठ 319 से 328 तक क्रमांक 7061 पर दिनांक 03/07/2025 को

रजिस्ट्रीकृत किया गया।



प्रारूप-घ (संलग्नक-3) औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

पूआईडी संख्या: UPFS/2024/119327/LCK/LUCKNOW/5738/DD

दिनांक: 30-05-2024

प्रमाणित किया जाता है कि मिसर्स **EKANA SPORTZ CITY PVT.LTD** (भवन/प्रतिष्ठान का नाम) पता **COMMERCIAL C9 EKANA SPORTZ CITY PVT.LTD, GOMTI NAGAR EXTENSION, LUCKNOW** तहसील - **SAROJINI NAGAR** प्लॉट एरिया **14818.28 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **55265.57** (वर्गमीटर), प्लॉटों की संख्या **1** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
A	14	2	53.90 mt.

है। भवन का अधिभोग मिसर्स **EKANA SPORTZ CITY PVT.LTD** द्वारा किया जाएगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबन्धी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जाएगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जाएगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जाएगा, जिसके लिए मिसर्स **EKANA SPORTZ CITY PVT.LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

Note : अग्निशमन तथा आपात सेवा एवं नियमावली में प्रस्तावित मानकों का अनुपालन किया जाना अनिवार्य होगा तथा अग्निशमन अधिकारी की संस्तुति आख्या के आधार पर फायर सेफ्टी सर्टिफिकेट निर्गत किया जाता है।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, दृष्टान्तों के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भविः भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गमन अधिकारी)

(उप निदेशक)



Digitally Signed By
(MANGESH KUMAR)

[CEB7EFT6B1629A27BD0DE9314F241D04CA85CD81]

06-06-2024

निर्गत किये जाने का दिनांक : 06-06-2024
स्थान : LUCKNOW

Hindi

← Back

उद्धरण खतौनी (अप्रमाणित प्रति)

23/June/2025 10:16:38 AM

जनपद : लखनऊ

तहसील : सरोजनी नगर

ग्राम : अरदौना मऊ

ग्राम कोड : 143552

फसली वर्ष : 1425-1430 (01 जुलाई, 2017 से 30 जून, 2023)

खाता संख्या : 00113

श्रेणी : 6-2/अकृषिक भूमि - स्थल, सड़कें, रेलवे, भवन और ऐसी दूसरी भूमियां जो अकृषित उपयोगों के काम में लायी जाती हो।

खातेदार का विवरण	खातेदारी प्रारम्भ होने का विवरण	भूमि का विवरण	खातेदार का अंश
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खसरा/ गाटा संख्या	(2) नाम/पिता-पति-संरक्षक-प्रबंधक का नाम / जाति कोड / आधार नं0 (अन्तिम चार अंक) अथवा पैन नं0 (6-9 स्थान के अंक) / पता / जन्मतिथि (अवयस्क हेतु)	(3) न्यायालय का नाम / कम्प्यूटरीकृत वाद संख्या अथवा आदेश संख्या / आदेश का दिनांक / जोत का आधार	(4) वर्ष	(5) गाटा (यूनीक कोड)	(6) गार्टे का कुल क्षेत्रफल(हे०)	(7) हिस्से में	(8) क्षेत्रफल में(हे०)	(9) खातेदार द्वारा देय भू-राजस्व
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397

1) अन्तराष्ट्रीय स्तर
क्रिकेट / स्टेडियम क्रीडा
सकुल के / निर्माण के
प्रयोजन हेतु

397

(1435520397000062)

47.1720

1) 1/2

1)

0.00

23.5860

2) 1/2

2)

23.5860

2) खेल कूद विभाग /
उ.प्र. शासन / ---

47.1720

कुल गाटे : कुल क्षेत्रफल : चार सात दशमलव एक सात
एक दो शून्य (हैकटेयर)

कुल भू-राजस्व : शून्य दशमलव
शून्य शून्य रुपये

कुल अंश का क्षेत्रफल : चार सात दशमलव एक
सात दो शून्य (हैकटेयर)

नामान्तरण / परिवर्तन का
विवरण

खारिज किया गया

दर्ज किया गया

(10)	(11)	(12)	(13)	(14)	(15)	(16)
न्यायालय का नाम / कम्प्यूटरीकृत वाद संख्या अथवा आदेश संख्या / आदेश का दिनांक / नामान्तरण का आधार / डिजिटल हस्ताक्षर नाम (पदनाम) / डिजिटल हस्ताक्षर दिनांक	नाम/पिता-पति-संरक्षक- प्रबंधक का नाम / जाति कोड / आधार नं० (अन्तिम चार अंक) अथवा पैन नं० (6-9 स्थान के अंक) / पता / जन्मतिथि (अवयस्क हेतु)	गाटे का खसरा नम्बर / यूनीक कोड	क्षेत्रफल(हे०)	नाम/पिता- पति-संरक्षक- प्रबंधक का नाम / जाति कोड / आधार नं० (अन्तिम चार अंक) अथवा पैन नं० (6-9 स्थान के	गाटे का खसरा नम्बर / यूनीक कोड	क्षेत्रफल(हे०)



भूलेख - खतौनी
राजस्व परिषद, उत्तर प्रदेश

६९)

(17) भूमि के सम्बन्ध में विचाराधीन राजस्व वाद की कम्प्यूटरीकृत संख्या

(18) बंधक/बंधक-मुक्त होने की स्थिति

(18.1) बंधक होने की स्थिति (संस्था अथवा बैंक का नाम/कोड/बंधक का दिनांक/धनराशि/आवेदन संख्या/खातेदार(पिता-पति-संरक्षक))

(18.2) बंधक-मुक्त होने की स्थिति (संस्था अथवा बैंक का नाम/कोड/बंधक-मुक्त का दिनांक/धनराशि/आवेदन संख्या/खातेदार(पिता-पति-संरक्षक)) :

अभ्युक्ति :

पूर्व आदेशों का विवरण :

1) आदेश न्यायालय उपजिलाधिकारी/ज्वाइंट मैजिस्ट्रेट सदर लखनऊ वाद सं. 4/10/11-12 खेलकूद विभाग बनाम शिप्रा स्टेट लि. आदि धारा 161 जेड.ए.एल.आर.एक्ट गाटा सं. 398सं/0.423 है. में से 0.294 है. व रकबा 0.126 है. 399/0.696 है, 397सं/47.172 है. में से 0.999 है, 0.266 है, 0.323 है, 0.183 है.

2) 0.164 है, 0.573 है, 0.083 है, 0.282 है, 0.430 है, 0.708 है, 0.126 है, 0.207 है, 0.171 है. व 0.284 है. कुल रकबा 5.915 है. भूमि जो कि स्टेडियम के नाम दर्ज भूमि है का विनिमय इसी ग्राम के खाता सं. 82 पर अंकित गाटा सं. 267/1.062 है. में से 0.999 है, 268/0.696 है, 270/0.266 है, 271/0.323 है.

3) 273/0.183 है, 275/0.164 है, 278/0.573 है, 279/0.083 है. जो कि शिप्रा स्टेट लि. के नाम दर्ज भूमि है. 279सं/0.282 है. जो कि शिप्रा स्टेट लि. व गुड्डू के नाम दर्ज भूमि है, 272/0.430 है. जो कि संजय कनौजिया के नाम दर्ज भूमि है व खाता सं. 5 पर अंकित गाटा सं. 277/0.708 है. जो कि अशोक

4) कुमार के नाम दर्ज भूमि है, व खाता सं. 25 पर अंकित गाटा सं. 280/0.420 है. में से 0.294 है. जो कि जगदीश आदि के नाम दर्ज भूमि है व खाता सं. 58 पर अंकित गाटा सं. 281/1/0.126 है, जो कि लक्ष्मी नारायण आदि के नाम दर्ज भूमि है व खाता सं. 99 पर अंकित गाटा सं. 281/2/0.126 है. जो कि बंजर दर्ज

5) भूमि है व खाता सं. 97 पर अंकित गाटा सं. 276/0.207 है, 274/0.171 है, 279सं/0.284 है. जो कि शहरी सीलिंग के नाम दर्ज भूमि है. से किया जाता है। ह.र.का. 12.10.11

6) आदेश तहसीलदार (न्यायिक) सदर लखनऊ वाद सं. 428/16.11.11 गाटा सं. 398/0.4230 है. में से रकबा 0.1050 है. मा.गु. 60ख से विक्रेता जगदीश प्रसाद पुत्र सुदह का नाम निरस्त करके केता श्रीमती नन्दिनी वर्मा पत्नी पंकज वर्मा नि. 2/102 वास्तुखण्ड गोमती नगर लखनऊ का नाम बतौर संभू द्वारा बैनामा अंकित

7) किया जाय। ह.र.का. 10.1.12

8) आदेश बहवाला खाता सं. 6 पर दर्ज है। ह.र.का.

9) आदेश ना.त. चिनहट वाद सं. 5448/31.10.12 गाटा सं. 398सं/0.294 है. के बकदर भाग मा.गु. 60ख ख से विक्रेता एम.जी.ए. कालोनाइजर्स कम्पनी प्रा.लि. द्वारा अधिकृत हस्ताक्षरी विकास वर्मा पुत्र टी.पी. वर्मा का नाम निरस्त करके 0.1050 है. पर केता सुनील कुमार सिंह पुत्र कल्ला सिंह नि. 62 बी.बी.एस. मार्ग गुरुनानक

10) घाटकोपर मुम्बई व 0.0420 है. पर सुरेन्द्र प्रताप सिंह पुत्र स्व. श्री देव सिंह नि. ग्राम करौतहा पो. ऊंच गांव जिला जौनपुर का नाम बतौर संभू द्वारा बैनामा अंकित किया जाय। ह.र.का. 31.10.12

11) आदेश न्यायालय उपजिलाधिकारी, सदर लखनऊ वाद सं. 4/10/11-12 खेलकूद विभाग बनाम शिप्रा स्टेट लि0 आदि निर्णय दिनांक 24.01.13 पूर्व पारित आदेश दिनांक 04.10.2011 में गाटा सं. 279 के स्थान पर 269मि. तथा अशोककुमार के स्थान पर अशोककुमार आदि अंकित हो। ह.र.का./30.1.13

12) आदेश तहसीलदार सदर लखनऊ वाद सं. 1640/22.12.12 गाटा सं. 397सं./0.7080 है. के 1/3 भाग अर्थात रकबा 0.2360 है. मा.गु. 60ख से विक्रेता एम.जी.ए.कालोनाइजर्स द्वारा डायरेक्टर गायत्री प्रसाद प्रजापति पुत्र सुकई का नाम निरस्त करके क्रेता मेसर्स साईं बिल्ड होम प्रा.लि. द्वारा अधिकृत हस्ताक्षरी विकास जैन पुत्र आशुतोष

13) जैन नि. 53 विवेक नगर सिधौली जिला सीतापुर का नाम बतौर संभू द्वारा बैनामा अंकित किया जाय। ह.र.का. 4.2.13

14) आदेश तहसीलदार (न्यायिक) सदर लखनऊ वाद सं. 1044/21.2.13 गाटा सं. 398सं./0.423 है. मेसे रकबा 0.294 है. रकबा 0.126 है. 399/0.596 है. 397सं./47.172 है. मे से रकबा 0.999 है. 0.266 है. 0.323 है. 0.183 है. 0.164 है. 0.573 है. 0.083 है. 0.282 है. 0.430. 0.708 है. 0.126 है. 0.207 है. 0.171. 0.284 है कुल रकबा

15) 5.915 है. मे से रकबा 3.664 है. मा.गु. 60 ख से विक्रेता मेसर्स शिप्रा इस्टेट लि.रजि. कार्यालय द्वारा अधिकृत हस्ताक्षरी गुरिन्दर सिंह कानाम निरस्त करके क्रेता मेसर्स ए.बी.सी. इन्फ्रा प्रमोर्टस. प्रा.लि. कार्यालय पता 3/98 विकास खण्ड गोमती नगर लखनऊ द्वारा अधिकृत हस्ताक्षरी प्रनय गुप्ता

16) पुत्र वी.के. गुप्ता निवासी बी. 402 शालीमार रॉयल 7 माल एवेन्यू लखनऊ का नाम बतौर संभू द्वारा बैनामा अंकित किया जायह.र.का।20.4.13

17) आदेश तहसीलदार सदर लखनऊ वाद सं. 1901/10.5.13 गाटा सं. 398 रकबा 0.423 है. मे से रकबा 0.1050 है. मा.गु. 60ख से विक्रेता श्रीमती नन्दिनी वर्मा पत्नी पंकज वर्मा का नाम निरस्त करके क्रेता मेसर्स श्रीराम इन्फ्राग्रीन्स प्रा.लि. पंजीकृत कार्यालय पता 301, मंगलम प्लाजा बी 112 सेक्टर बी एल.डी.ए.कालोनी कानपुर

18) रोड योजना लखनऊ द्वारा अधोहस्ताक्षरी श्रीकान्त मिश्रा पुत्र ए.एन.मिश्रा का नाम बतौर संभू द्वारा बैनामा अंकित किया जाये। ह.र.का. 10.6.13

19) आदेश तहसीलदार सदर लखनऊ वाद स.1922/10.5.13 गाटा स. 398स रकबा 0.294 है.मे से रकबा 0.0420है. मा.गु.60 ख से विक्रेता सुरेन्द्र प्रताप सिंह पुत्र स्व. श्रीदेव सिंह का नान निरस्त करके केता मेसर्स श्रीराम इन्फ्राग्रुीन्स प्रा.लि.पजीकृत कार्पोरल्य पता 301 मंगलम प्लाजा बी.112 सेक्टर बी,एल.डी.ए.कालोनी कानपुर

20) रोड योजना लखनऊ द्वारा अधोहस्ताक्षरी श्रीकान्त मिश्रा पुत्र ए.एन.मिश्रा का नाम बतौर स.भू.द्वारा बैनामा अंकित किया जाये । ह.र.का. 10.6.13

21) आदेश तहसीलदार (न्यायिक) सदर लखनऊ वाद सं.3447/ 398/0.423 है. मे से रकबा 0.105 है. मा.गु.60 ख से विक्रेता सुनील कुमार ंसिह पुत्र कला ंसिह का नाम निरस्त करके क्रेता मेसर्स श्रीराम इन्फ्राग्रुन्स प्रा.लि. पंजीकृत कार्यालय पता 301 मंगलम एलाजा बी. 112 से. बी. एल.डी.ए.कालोनी रोड योजना लखनऊ द्वारा

22) अद्योहस्ताक्षरी श्रीकान्त मिश्रा पुत्र ए.एन.मिश्रा का नाम बतौर सं.भू.द्वारा बैनामा अंकित किया जाय।ह.र.का. 11.3.14

23) आदेश ना.त. बिजनौर वाद सं. 3508/8.5.14 गाटा सं. 397सं./0.708 है. का बकदर भाग एकबा 0.236 है. मा.गु 60ख से विक्रेता साईं बिल्ड होम प्रा.लि. द्वारा हस्ताक्षरी अजीत जैन पुत्र श्रीराम जैन का नाम निरस्त करके क्रेता पार्थ इन्फ्रा बिल्ड प्रा.लि. स्थित कार्यालय 3के. गोपाला टावर 25 राजेन्द्र पैलेस नई दिल्ली

24) द्वारा डापरेक्टर अतुल कुमार सक्सेना (सी.ओ.ओ.) पुत्र बी.के. सक्सेना का नाम बतौर सं.भू द्वारा बैनामा अधिकित किया जाय। इ.र.का. 95.14

25) आदेश तहसीलदार सराजनीनगर, लखनऊ वाद सं. 3719/19.09.17 गाटा सं. 398 रकबा 0.4230 है. में से रकबा 0.420 है. मा. गु. 60ख से प्रथम विक्रेता एम. जी. कालोनाइजर्स कम्पनी प्रा. लि, पंजीकृत 568/ख/106, गीतापल्ली आलमबाग, लखनऊ द्वारा अधिकृत हस्ताक्षरी विकास वर्मा पुत्र टी. पी. वर्मा व सुरेश व गोपेश पुत्र गण स्व. गजराज नि. ग्राम कुल्ली खेडा मजरा अहमामऊ पो. अर्जुनगंज, जिला लखनऊ व जगेश्वर पुत्र स्व. गजराज नि. ग्राम कुल्ली खेडा मजरा अहमामऊ पो. अर्जुनगंज तह. व जिला लखनऊ व लक्ष्मी नारायण पुत्र बुद्धू नि. ग्राम कुल्ली खेडा मजरा अहमामऊ परगना तह. व जिला लखनऊ उ.प्र. व राम दयाल पुत्र सुद्धू नि. ग्राम कुल्ली खेडा मजरा अहमामऊ परगना तह. व जिला लखनऊ उ.प्र. व राम दयाल पुत्र सुद्धू नि. ग्राम कुल्ली खेडा मजरा अहमामऊ परगना तह. व जिला लखनऊ उ.प्र. व राम दयाल पुत्र सुद्धू नि. ग्राम कुल्ली खेडा मजरा अहमामऊ परगना तह. व जिला लखनऊ उ.प्र. व श्रीमती नन्दिनी वर्मा पत्नी पंकज वर्मा नि. 2/102 वास्तु खण्ड गोमती नगर लखनऊ उ.प्र. व सुनील कुमार सिंह पुत्र कल्ला सिंह नि. 92 बी. एल. बी. एस. मार्ग, गुरुनानक घाट कोपर, मुम्बई व सुनील सिंह पुत्र हरिहर सिंह नि. ग्राम सरसवां पो. अर्जुनगंज लखनऊ व विष्णु प्रताप सिंह पुत्र हनोमान सिंह नि. म. नं. नया डिहवाशेर बहादुर सिंह- 1 तह. कैसरगंज, जिला बहराईच उ.प्र. व द्वितीय विक्रेता मेसर्स साई बिल्ड होम प्रा. लि. पंजीकृत कार्यालय पता- जी. एक.- 10 सीटी सेक्टर 2, चाइना बाजार रोड, लखनऊ द्वारा अधोहस्ताक्षरी मुकेश दुबे पुत्र आर. एस. दुबे नि.- चक सं.- 983, आदर्श नगर रावतपुर जनपद कानपुर उ.प्र. का नाम निरस्त करके क्रेता मेसर्स के आर एस इन्फ्रा डेवलपर्स प्रा. लि. पता- सी- 297, निराला नगर, लखनऊ द्वारा निदेशक नरेन्द्र कुमार सिंह पुत्र स्व. कमल राज सिंह का नाम बतौर सं. भू. द्वारा बैनामा अधिकृत किया जाये। ह. र. का. 04/10.17

26) आदेश तहसीलदार सरोजनीनगर लखनऊ वाद स.टी-201810460521908 ता.फै.25.3.19 गाटा स.397/47.1720 में से रकबा 0.2840 हे. मा.गु.60ख से विक्रेता रामचन्द्र व रमेश चन्द्र पुत्राण डोरीताल नि.महिपालखेड़ा 47 सरसवां पर लखनऊ तह. सरोजनीनगर लखनऊ का नाम खारिज करके केता चरन इन्फासिटी एल.एल.पी. कार्यालय 215/75ई. सुभाष मार्ग लखनऊ द्वारा पार्टनर पीयूष अग्रवाल पुत्र महेश कुमार अग्रवाल का नाम बतौर स.भू. द्वारा बैनामा दि.1.10.18 दर्ज हो।हर.का./6.4.19

27) आदेश ना.तह.बिजनौर वाद स.टी-202110460523563 ता.फै.21.10.22 गाटा संख्या 397मे रकबा 47.1720 हे० के बकदर भाग मे से रकबा 0.2840 हे०, मा०गु० 60ख से विक्रेता चरन इन्फासिटी एल०एल०पी० कार्यालय 215/75ई, सुभाष मार्ग लखनऊ द्वारा पार्टनर, श्री पीयूष अग्रवाल पुत्र श्री महेश कुमार अग्रवाल निवासी- 255 के 67बी / 358 शास्त्री नगर, शीलवती पब्लिक स्कूल शास्त्री नगर लखनऊ का नाम निरस्त करके केता श्रीमती नीता सिंह पत्नी श्री ओ०एन०सिंह निवासी-ग्राम व पोस्ट रानीपुर (बेलाड़ी) जिला बस्ती का नाम बतौर संक्रमणीय भूमिधर द्वारा बैनामा दिनांक 25.11.2021 अंकित हो।

कृपया उक्त खसरे की प्रसिद्धि (भूखंड (गाटा) के वाद ग्रस्त/विक्रय/भू-नक्शा/नामांतरण बही) हेतु खसरा संख्या पर क्लिक करें।

Disclaimer: उक्त ऑनलाइन मात्र अवलोकनार्थ है, उक्त विवरण अद्यतन है, तहसील कम्प्यूटर केन्द्र एवम सी.एस.सी./लोकवाणी केन्द्र से उद्धरण की प्रमाणित प्रति प्राप्त की जा सकती है।

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उद्धरण खतौनी (अप्रमाणित प्रति)

23/June/2025 10:11:28 AM

जनपद : लखनऊ

तहसील : सरोजनी नगर

ग्राम : अरदौना मऊ

ग्राम कोड : 143552

फसली वर्ष : 1425-1430 (01 जुलाई, 2017 से 30 जून, 2023)

खाता संख्या : 00113

श्रेणी : 6-2/अकृषिक भूमि - स्थल, सड़कें, रेलवे, भवन और ऐसी दूसरी भूमियां जो अकृषित उपयोगों के काम में लाए हो।

खातेदार का विवरण		खातेदारी प्रारम्भ होने का विवरण		भूमि का विवरण		खातेदार का	
खसरा/ गाटा संख्या	(2) नाम/ पिता-पति-संरक्षक-प्रबंधक का नाम/ जाति कोड / आधार नं० (अन्तिम चार अंक) अथवा पैन नं० (6-9 स्थान के अंक) / पता / जन्मतिथि (अवयस्क हेतु)	(3) न्यायालय का नाम / कम्प्यूटरीकृत वाद संख्या अथवा आदेश संख्या / आदेश का दिनांक / जोत का आधार	(4) वर्ष	(5) गाटा (यूनीक कोड)	(6) गाटे का कुल क्षेत्रफल(हे०)	(7) हिस्से में	(8) क्षेत्रफल में(हे०)
397	1) अन्तराष्ट्रीय स्तर क्रिकेट / स्टेडियम क्रीडा सकुल के / निर्माण के प्रयोजन हेतु		397	47.1720 (1435520397000062)	1) 1/2	1) 23.5860	
					2) 1/2	2) 23.5860	

2) खेल
कूद
विभाग /
उ.प्र.
शासन / -
--

47.1720

कुल
गाटे :
एक

कुल क्षेत्रफल : चार सात
दशमलव एक सात दो शून्य
(हेक्टेयर)

कुल भू-राजस्व : शून्य
दशमलव शून्य शून्य रुपये

कुल अंश का क्षेत्रफल : चार सात
दशमलव एक सात दो शून्य
(हेक्टेयर)



भूलेख - खतौनी
राजस्व परिषद, उत्तर प्रदेश

अप्रमाणित



ekana
SPORTZ CITY

Consortium of NCC & GCC



CoA No. - CA/207/83390

EKANA SPORTZ CITY PRIVATE LIMITED

Eldeco Corporate Chamber - II, 2nd Floor, Vibhuti Khand, Gomti Nagar, Lucknow - 226010, UP
Phone: 0522-4232555, 2981234, 2981222 Email: ekana@ekana.com



Land Allotted by LDA for Real State Project -33.864 hectare

Land Utilized as Mentioned Below:-

Sr. No.	Project Name	Land Area (in Hect.)	Land Area (in Sq.mtr.)
1	C-11 (Ekana Mall)	1.2479	12479.06
2	R-4 (Ekana Antalya)	1.0733	10733.40
3	R-3 (Ekana Ontario)	0.9158	9157.65
4	C-9 (Ekana Business Center)	1.4818	14818.28
Total Area		4.7188	47188.39

Note: - Total Allotted Area - 33.864 Hectares
Total Utilized Area - 4.7188 Hectares
Total Remaining Area - 29.1452 Hectares



EKANA SPORTZ CITY PRIVATE LIMITED

Eldeco Corporate Chamber - II, 2nd Floor, Vibhuti Khand, Gomti Nagar, Lucknow - 226010, UP
Phone: 0522-4232555, 2981234, 2981222 Email: ekana@ekana.com

17/6/14

सर्वोच्च प्राथमिकता/समयबद्ध

संख्या-1031/8-3-14-100विविध/11

प्रेषक,

सदा कान्त,
प्रमुख सचिव,
उत्तर प्रदेश शासन।

सेवा में,

उपाध्यक्ष,
लखनऊ विकास प्राधिकरण,
लखनऊ।

135157
6.6.14

आवास एवं शहरी नियोजन अनुभाग-3 लखनऊ: दिनांक: 04 जून, 2014
विषय: लखनऊ नगर में अन्तर्राष्ट्रीय स्तर के क्रिकेट स्टेडियम, बहुउद्देशीय क्रीड़ा संकुल एवं क्रिकेट अकादमी का निर्माण पी0पी0पी0 मोड पर कराये जाने हेतु लखनऊ विकास प्राधिकरण को परियोजना के क्रियान्वयन हेतु निःशुल्क भूमि हस्तान्तरित किये जाने के सम्बन्ध में।

महोदय,

उपर्युक्त विषयक प्राधिकरण के पत्रांक: 184/ए0ए0-3/2014 दिनांक 24.05.2014 का कृपया संदर्भ ग्रहण करें, जिसके माध्यम से क्रमशः लखनऊ नगर में अन्तर्राष्ट्रीय स्तर के क्रिकेट स्टेडियम, बहुउद्देशीय क्रीड़ा संकुल एवं क्रिकेट अकादमी का निर्माण पी0पी0पी0 मोड पर कराये जाने हेतु निर्धारित प्रक्रिया के अनुसार भूमि का कब्जा लखनऊ विकास प्राधिकरण को हस्तान्तरित किये जाने का अनुरोध किया गया

2- इस संबंध में उल्लेखनीय है कि इस सम्बन्ध में शासन स्तर पर सम्यक विचारोपरान्त शासनादेश संख्या-3660/8-3-13-100विविध /11 दिनांक 11.12.2013 में उल्लिखित शर्तों के अधीन भूमि हस्तान्तरण का निर्णय लेते हुए शासनादेश संख्या-422(1)/8-3-13-100विविध /11 दिनांक 24.02.2014 द्वारा भूमि के हस्तान्तरण के औपचारिक आदेश निर्गत करते हुए प्रकरण में समयबद्ध रूप से कार्यवाही सुनिश्चित किये जाने के निर्देश पूर्व में प्रेषित किये गये थे।

3- मुझे यह कहने का निदेश हुआ है कि प्राधिकरण द्वारा स्थल पर परियोजना के क्रियान्वयन हेतु हस्तान्तरित भूमि पर भौतिक कब्जा प्रदान करने के सम्बन्ध में किये गये अनुरोध के दृष्टिगत ग्राम अरदौनामऊ स्थित 51.947 हे0 (128.36 एकड़) खेल विभाग के पक्ष में पुनर्ग्रहीत तथा खेलकूद विभाग द्वारा आवास एवं शहरी नियोजन विभाग को निःशुल्क हस्तान्तरित भूमि एवं ग्राम मस्तेमऊ स्थित ग्राम समाज की खसरा संख्या-279क की पुनर्ग्रहीत बंजर भूमि क्षेत्रफल 20 एकड़ भूमि का ग्राम, खसरा संख्या एवं क्षेत्रफल जिनका विवरण निम्नवत है, निःशुल्क हस्तान्तरित किये जाने की स्वीकृति

एकद्वारा प्रदान की जाती है:-

क्र0स0	खसरा संख्या	क्षेत्रफल (हे0 म)	विवरण		
			खताना	कसला	वर्ष
1	186 स	0.073	1418-1423	के अनुसार	
2	207 स	0.090	"	"	"
3	208 स	0.051	"	"	"
4	209 स	0.785	"	"	"
5	210 स	0.327	"	"	"
6	224 स	0.300	"	"	"

M.G.O.(2)

सचिव

06/06/14

30-3

7/6/2014

श्री

14

7	250 स	0.034	"
8	255 स	0.225	"
9	256	0.234	"
10	257 स	0.162	"
11	258 स	0.178	"
12	266 स	3.340	"
13	267	0.063	"
14	280 स	0.126	"
15	282	0.835	"
16	283	0.335	"
17	284	0.164	"
18	285	0.253	"
19	286	0.249	"
20	287 स	0.043	"
21	288 स	0.147	"
22	289	0.095	"
23	332 स	0.025	"
24	333 स	0.033	"
25	335 स	0.013	"
26	336 स	0.096	"
27	337	0.099	"
28	338	0.020	"
29	339 स	0.089	"
30	342 स	0.025	"
31	267 / 1	0.999	"
32	268	0.696	"
33	269	0.141	"
34	270	0.266	"
35	271	0.323	"
36	273	0.183	"
37	275	0.164	"
38	278	0.573	"
39	279	0.083	"
40	272	0.430	"
41	277	0.708	"
42	269	0.141	"
43	280	0.294	"
44	281 / 1	0.126	"
45	281 / 2	0.126	"
46	276	0.207	"
47	274	0.171	"
48	269 स	0.284	"
49	397 स	33.864	"

50	398	0.003	"
51	400	3.656	"
	कुल योग	51.947 हे० अथवा 128.361 एकड़	

3- उपरोक्त के अतिरिक्त ग्राम मस्तेमऊ स्थित ग्राम समाज की खसरा संख्या-279क की पुनर्गृहीत बंजर भूमि क्षेत्रफल 20 एकड़ (8.094 हे०) भूमि हस्तान्तरण किये जाने का निर्णय लिया गया है।

4- अन्तर्राष्ट्रीय स्तर के क्रिकेट स्टेडियम, बहुउद्देशीय क्रीड़ा संकुल एवं क्रिकेट अकादमी के निर्माण हेतु ग्राम अरदौनामऊ स्थित 51.947 हे० (128.36 एकड़) भूमि के कब्जा हस्तान्तरण की कार्यवाही खेलकूद विभाग द्वारा निर्धारित शर्त जिसमें प्रश्नगत भूमि आवास एवं शहरी नियोजन विभाग को निःशुल्क हस्तान्तरित की गई है कुल भूमि क्षेत्रफल 128.36 एकड़ में से स्टेडियम की भूमि (क्षेत्रफल 70 एकड़), 35 वर्ष की अवधि के उपरान्त क्रिकेट स्टेडियम एवं क्रीड़ा संकुल समस्त अवस्थापना सुविधाओं के साथ शून्य कीमत (जीरो वैल्यू) पर खेलकूद विभाग को हस्तान्तरित की जायेगी, के अधीन की जा रही है।

5- अतः कृपया परियोजना क्रियान्वयन के सम्बन्ध में त्वरित एवं समयबद्ध अग्रेतर कार्यवाही सुनिश्चित करने के साथ ही परियोजना की प्रगति सम्बन्धी पाक्षिक रिपोर्ट सतत रूप से शासन को उपलब्ध कराने का कष्ट करें।

भवदीय,
31/6/14
(सदा कान्त)
प्रमुख सचिव

संख्या एवं दिनांक तदैव।

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

1. प्रमुख सचिव, खेलकूद विभाग उ०प्र० शासन को उनके पत्रांक: 2184/बयालिस- 2013-70(विविध)/2008 दिनांक 28.10.2013 के क्रम में।
2. आयुक्त, लखनऊ मण्डल, लखनऊ को उनके कार्यालय आदेश संख्या-3738/8-50 (2012-13) दिनांक 29.08.2013 के क्रम में।
3. जिलाधिकारी, लखनऊ।
4. गार्ड फाईल।

आज्ञा से,
(पी०एन० यादव)
अनुसचिव

MEMORANDUM FOR RIGHT OF WAY

This is a Memorandum for Right of Way between LUCKNOW DEVELOPMENT AUTHORITY (the "Authority"), lawful owner of the land at village Ardaunamau, Distt. Lucknow and village Mastemau, Distt. Lucknow which has been transferred by Housing and Urban Planning Department vide GO no. 1031/8-3-14-100vividh/11 dated 04.06.2014 and listed in Exhibit 1 and EKANA SPORTZ CITY PRIVATE LIMITED (the "Concessionaire") SPV constituted by the selected bidder M/S NCC-GCC Consortium appointed as Concessionaire for Development of International Level Cricket Stadium and Multi-purpose Sports Complex in Lucknow on Design, Finance, Construct, Operate, Maintain and Transfer Basis under Public Private Partnership Model (the "Project") through a Concession Agreement signed between the Parties on 08.07.2014 and subject to terms and conditions contained therein.

WHEREAS:

- (A) The Authority is the lawful owner of the land located at Amar Saheed Path forming the site (the "Site") for the Project and more particularly described in Exhibit 1;
- (B) The Concessionaire is the appointed party for the development of the Project on the Site in accordance with and subject to terms and conditions contained in the Concession Agreement.
- (C) As per the terms of the Concession Agreement, the Authority wish to grant the Right of Way over the Site for a period co-terminus with the Concession Period as defined in the Concession Agreement;
- (D) For the purpose of this Agreement, "Right of Way" means the constructive possession of the Site, together with all way leaves, easements, unrestricted access and other rights of way, howsoever described, necessary for implementation of the Project in accordance with the Concession Agreement.

NOW THEREFORE in consideration of the mutual covenants and conditions hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The Authority hereby grants to the Concessionaire a Right of Way over the Site, for a period co-terminus with the Concession Period as defined in the Concession Agreement, necessary for implementation of the Project in accordance with the Concession Agreement.
2. The Concessionaire shall be entitled to Right of Way over the Site for the purpose of and to the extent conferred by the provisions of the Concession Agreement.
3. The Right of Way granted by this Memorandum to the Concessionaire shall always be subject to terms and conditions contained in the Concession Agreement.
4. The Right of Way granted hereunder shall terminate automatically and forthwith, without the need for any action to be taken by the Authority upon expiry or upon the

महोदय अहमद
अधिकारी-अर्जन
सचिव, सखनऊ।

For Ekana Sportz City Private Limited

Director

Letter No.: 311/AA(PU-3)/2014-15, Dt. 29.10.2014

EXHIBIT 1

क. सं.	ग्राम/तहसील	खसरा नं.	क्षेत्रफल (हे०)	विवरण
1	अरदौनामऊ, सदर लखनऊ	282	0.5178	(पार्ट भाग)
2	अरदौनामऊ, सदर लखनऊ	281/1	0.1104	(पार्ट भाग)
3	अरदौनामऊ, सदर लखनऊ	279	0.083	(पूर्ण)
4	अरदौनामऊ, सदर लखनऊ	280	0.294	(पूर्ण)
5	अरदौनामऊ, सदर लखनऊ	267/1	0.999	(पूर्ण)
6	अरदौनामऊ, सदर लखनऊ	277	0.708	(पूर्ण)
7	अरदौनामऊ, सदर लखनऊ	278	0.573	(पूर्ण)
8	अरदौनामऊ, सदर लखनऊ	275	0.164	(पूर्ण)
9	अरदौनामऊ, सदर लखनऊ	276	0.207	(पूर्ण)
10	अरदौनामऊ, सदर लखनऊ	274	0.171	(पूर्ण)
11	अरदौनामऊ, सदर लखनऊ	273	0.183	(पूर्ण)
12	अरदौनामऊ, सदर लखनऊ	268	0.4667	(पार्ट भाग)
13	अरदौनामऊ, सदर लखनऊ	272	0.1433	(पार्ट भाग)
14	अरदौनामऊ, सदर लखनऊ	271	0.1409	(पार्ट भाग)
15	अरदौनामऊ, सदर लखनऊ	397	19.6202	(पार्ट भाग)
16	अरदौनामऊ, सदर लखनऊ	266 (स)	0.0420	(पार्ट भाग)
17	गरतेमऊ, मोहन लाल गंज	279 (क)	4.3088	(पार्ट भाग)
		कुल भूमि	28.7321 हे०	(71 एकड़)

Note:- subject to Final Approval by Housing & Urban Deptt.

For Ekan Sports City Private Limited

Director

एम० अहमद
अधिकारी-अर्जन
लखनऊ प्राधिकरण
लखनऊ

Termination of the Concession Agreement, as the case may be, for any reason whatsoever subject to the provisions of the Concession Agreement.

5. This Agreement shall inure to the benefit of and be binding upon the respective successors and substitutes of each of the Parties hereto.
6. This is the entire memorandum between the Parties. Any changes must be made in writing and signed by both parties. Any and all disputes arising out of this memorandum must be resolved as per the provisions of the Concession Agreement.

IN WITNESS WHEREOF this Memorandum has been executed by the Parties hereto as of the date written below.

SIGNED, SEALED AND DELIVERED
For and on behalf of AUTHORITY by:

SIGNED, SEALED AND DELIVERED
For and on behalf of CONCESSIONAIRE by:

(Rohit Khanna)
Executive Engineer
Project Unit-3

(M. Ahmad)
Assistant Engineer
Land Acquisition Division
प्रमोरी अधिकारी
लॉविप्रॉ, लखनऊ।

In the presence of:

1. K. P. Singh. *[Signature]*
JE (P43)

2. R. K. Pandey AE *[Signature]*

3. Arun Singh AE *[Signature]* *[Signature]* Abhishek

Date: 29.10.2014

Place: Lucknow

For Ekana Sportz City Private Limited

(Uday Sinha)

Director

Director

EKANA SPORTZ CITY Pvt. Ltd.