



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP66844100149150X

e-Stamp

5794/25

Certificate No.

: IN-UP66844100149150X

Certificate Issued Date

: 28-Mar-2025 12:52 PM

Account Reference

: NEWIMPAGG (SV)/ up14165204/ LUCKNOW SADAR/ UP-LKN

Unique Doc. Reference

: SUBIN-UPUP1416520429749953811804X

Purchased by

: EKANA INFRA PROJECTS LLP

Description of Document

: Article 63 Transfer of Lease

Property Description

: PLOT NO. C-9, SITUATED AT EKANA SPORTZ CITY, SECTOR-7, GOMTI NAGAR EXTENSION, LUCKNOW

Consideration Price (Rs.)

:

First Party

: EKANA SPORTZ CITY PVT LTD

Second Party

: EKANA INFRA PROJECTS LLP

Stamp Duty Paid By

: EKANA INFRA PROJECTS LLP

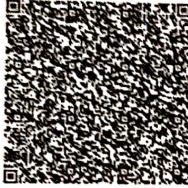
Stamp Duty Amount(Rs.)

: 98,07,700

(Ninety Eight Lakh Seven Thousand Seven Hundred only)

सत्यमेव जयते

98,07,700



18

रखने के कुल पंज. 18
हाथों में निवास कर
निवास कर

Please write or type below this line

IN-UP66844100149150X

For Ekana Sportz City Pvt. Ltd.

Signature
Authorised Signatory

Ekana Infra Projects LLP

Signature
Authorised Signatory

PF 0001779412

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Scanned with OKEN Scanner

प्रस्तुतकर्ता अधवा प्राप्ती द्वारा रखा जाने वाला

उपनिबन्धक सरोजनीनगर लखनऊ क्रम 2025367009919

आवेदन संख्या 202501041015973

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-03-28 00:00:00

प्रस्तुतकर्ता या प्राप्ती का नाम नवीन श्रीवास्तव

लेख का प्रकार पट्टाधिकार का अंतरण

प्रतिफल की धनराशि 140108080 / 0.00

1. रजिस्ट्रीकरण शुल्क 1401090
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुख्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 1401150

शुल्क वसूल करने का दिनांक 2025-03-28 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-03-28 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

5794/25

S.R. Ist



Consideration : Rs. 14,01,08,080/-

Stamp Duty : Rs. 98,07,700/-

Pargana : Lucknow

SUMMARY OF DOCUMENT

1. Type of Land : Commercial/ Residential
2. Ward/Pargana : Lucknow
3. Mohalla : Gomti Nagar Vistar
4. Detail of Property : Leasehold title in an un-divided area admeasuring 3,704.57 square metre from out of the total area of said Plot No. C-9 i.e. 14,818.28 square metre
5. Unit of Measurement : Square Metre
6. Area of Land : Un-divided 1/4th share of 14,818.28 Sq.mtr., i.e undivided 3,704.57 Sq. mtr.
7. Location of Road : N.A.
8. Other Details : N.A.
9. Does it belong to the Sahkari Awas Samiti – No

For Ekana Sportz City Pvt. Ltd

S. K. Nigam
Authorised Signatory

Ekana Infra Projects LLP

[Signature]
Authorised Signatory

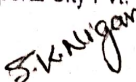
TRANSFER OF LEASE BY WAY OF ASSIGNMENT

THIS DEED OF ASSIGNMENT is executed by M/s Ekana Sportz City (P) Ltd., a company registered under the provisions of the Companies Act, 2013, PAN - AADCE6791J having its registered office at Plot No.TC 58/TC-59 V, 2nd floor, Eldeco Corporate Chamber II, Vibhuti Khand, Gomti Nagar, Lucknow, through its authorized signatory Sri S.K. Nigam (G.M. Finance and Accounts) son of Late S.P. Nigam, Mob : 9415158078, authorised vide board resolution dated - 07.07.2023 hereinafter referred to as "First Party", or "ESC" or the "Assignor" (which expression shall, unless repugnant to the context, mean and include its successors, assignees, transferees etc.) of the ONE PART in favour of Ekana Infra Projects LLP, a limited liability partnership constituted under the Limited Liability Partnership Act, 2008, PAN - AALFE3729M, having its registered office at Plot No.TC-58/TC-59 V, 2nd Floor, Eldeco Corporate Chamber II, Vibhuti Khand, Gomti Nagar, Lucknow through its Designated Partner - Mr. Uday Sinha Mob :- 9415025222 hereinafter referred to as the "Second Party" or "Assignee" (which expression shall, unless repugnant to the context, mean and include its successors, assignees, transferees etc.) of the OTHER PART.

Both Assignor and Assignee are hereinafter, collectively, referred to as the "Parties"

Whereas, the Assignor has entered into a "Concession Agreement" with the Lucknow Development Authority (hereinafter referred to as "LDA") with respect to a contiguous parcel of land admeasuring a total of 137 acres, owned by LDA and situated at sector 7, Gomti Nagar Extension, Shaheed Path, Lucknow (said parcel of land admeasuring 137 acres is hereinafter referred to as "the Total Land").

For Ekana Sportz City Pvt. Ltd.



Authorised Signatory

Ekana Infra Projects LLP



Authorised Signatory

Whereas, pursuant to the said Concession Agreement with the LDA, Assignor has been authorized to develop, construct, operate and maintain a sports infrastructure project, consisting of such buildings, complexes and structures as stated in the said Concession Agreement, on a portion (admeasuring 71 acres) of the Total Land, entirely at Assignor's own cost and supervision (said sports infrastructure project is hereinafter referred to as the "Sports Complex").

Whereas in lieu of the obligation undertaken by Assignor to develop, construct, operate and maintain, at its own cost, the aforesaid proposed Sports Complex, Lucknow Development Authority (LDA) has, vide two registered Lease Deeds dated 23.02.2016, transferred, in favour of the Assignor, the remaining portion (admeasuring 66 acres) of the Total Land, situated adjacent and contiguous to the site of the upcoming Sports Complex, at sector 7, Gomti Nagar Extension, Shaheed Path, Lucknow, on a lease of 99 years (the said portion of the Total Land, 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 Assignor, 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 Assignor 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 by virtue of and subject to the provisions of the said Concession Agreement, First Party/Assignor is entitled to:

For Ekana Sportz City Pvt. Ltd.

S. K. Mishra

Authorised Signatory

Ekana Infra Projects LLP

[Signature]

Authorised Signatory

- 1) Carry out development, building and construction, on the said Township Land, of several condominiums, buildings or complexes meant for residential, commercial, hospitality, educational or other purposes, as per approved lay-out map; and
- 2) Transfer, for valuable consideration, its leasehold right in all or parts of the said Township Land, to third persons.

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

Whereas one such land parcel, constituting part of the said Township Land, as indicated in the said layout map, is Plot No. C-9 admeasuring 14,818.28 sq.mtr. i.e. 1,59,444.6928 sq. feet. Whereas Assignor, as per the said Concession Agreement, has already acquired alienation rights over the entire Township Land, including land of Plot No. C-9.

Whereas the Assignee has approached the Assignor and the said Assignee has expressed its desire and interest in purchasing Assignor's leasehold title in Plot No. C-9, to the extent of an undivided 1/4th (one-fourth) share in said Plot No. C-9, i.e. leasehold title in an undivided area admeasuring 3,704.57 square metre from out of the total area of said Plot No. C-9, and has offered a price of Rs.14,01,08,080 for the same.

Whereas in pursuance to the said offer of the Assignee, the Assignor, in lieu of the consideration as mutually agreed and as

For Ekana Sportz City Pvt. Ltd.

S. K. Nigam
Authorised Signatory

Ekana Infra Projects LLP

[Signature]
Authorised Signatory

mentioned hereunder, has agreed to transfer to the Assignee, Assignor's leasehold title in Plot No. C-9, to the extent of an undivided 1/4th (one-fourth) share in said Plot No. C-9, i.e. leasehold title in an undivided area admeasuring 3,704.57 square metre from out of the total area of said Plot No. C-9, as also mentioned in details in the "Description of Property" provided at the foot of this deed, which shall be treated as integral part of this deed.

AND WHEREAS the Assignor has assured the Assignee that Assignor's leasehold title in the said Plot No. C-9 is still valid and subsisting and further that the Assignor is well entitled to validly transfer the same or any part thereof.

NOW THIS ASSIGNMENT WITNESSES AS UNDER :-

1. That in consideration of Rs. 14,01,08,080/- paid by the Assignee to the Assignor, the receipt whereof the Assignor hereby acknowledges, the Assignor does hereby grant, convey, release, transfer and assign to the Assignee, Assignor's leasehold title in Plot No. C-9, to the extent of an undivided 1/4th (one-fourth) share in said Plot No. C-9, i.e. leasehold title in an undivided area admeasuring 3,704.57 square metre from out of the total area of said Plot No. C-9, as also mentioned in details in the "Description of Property" provided at the foot of this deed.
2. That leasehold title hereby assigned and conveyed under this Deed is free from all sorts, transfers, encumbrances, charges, mortgages, liens, attachments, arrears of dues to the Government or Local bodies etc. of any sort or nature whatsoever and the Assignor had unencumbered, good, subsisting and transferable rights in the aforesaid plot.
3. That the Assignor hereby solemnly assures the Assignee that the leasehold title hereby conveyed to the Assignee belonged to the

For Ekana Sportz City Pvt. Ltd.

S. K. Nigam
Authorised Signatory

Ekana Infra Projects LLP

[Signature]
Authorised Signatory

- Assignor and Assignor was well entitled to validly transfer the same in favor of Assignee and hereby admits and confirms that relying on the assurance so held out by the Assignor, the Assignee has agreed to take the same. ^{S. V. K. Niagam} Subject to all the terms and conditions of ~~Leas Deed~~ Dated 23-2-2016 in favour of Assignor ~~JK~~.
4. That the Assignor hereby states that it has paid all the taxes and charges payable by it on the above said plot of land upto the date of execution of this deed, and the Parties hereto agree and acknowledge that from the date of execution of this deed, it shall be the liability of the Assignee and the Assignor to pay all such taxes in proportion to and to the extent of their respective shares in leasehold title of the aforesaid plot of land.
 5. That the possession of the undivided 1/4th (one-fourth) share of Plot No.C-9 has been delivered by the Assignor to the Assignee at the time of execution of this deed.
 6. That pursuant to the transfer affected by this Deed, the Assignee is entitled to get its name mutated in the relevant government or statutory records including in the records of Lucknow Development Authority and any other appropriate government authority.
 7. That the Assignor at the cost of the Assignee agrees to further execute and do every such assurance or things, if necessary, for further perfecting the rights hereby transferred.
 8. That for the purpose of stamp duty, leasehold title in an undivided area admeasuring **3,704.57 square metre** from out of the total area of said Plot No. C-9, has been assigned hereunder, by way of this assignment. Since the present transfer is a transfer of lease by way of assignment covered under Article 63 Schedule 1-B, of Stamp Act as such the Stamp duty is paid on the consideration i.e. on Rs. **14,01,08,080/-**, on which stamp duty of Rs. 98,07,700/- is being paid by assignee as per G.O. No. S. Vi.K.Ni-5-2756/11-2008-500(165)/2007 dated 30.06.2008.

For Ekana Sportz City Pvt. Ltd.

S. V. K. Niagam
Authorised Signatory

Ekana Infra Projects LLP

[Signature]
Authorised Signatory



आवेदन सं०: 202501041015973

पट्टाधिकार का अंतरण

वही सं०: 1

रजिस्ट्रेशन सं०: 5794

वर्ष: 2025

प्रतिफल- 140108080 स्टाम्प शुल्क- 9807700 बाजारी मूल्य - 0 पंजीकरण शुल्क - 1401090 प्रतिलिपिकरण शुल्क - 60 योग : 1401150

श्री ईकाना इन्फ्रा प्रोजेक्ट एलएलपी द्वारा
नवीन श्रीवास्तव प्रमाणीकृत मुख्तार,
पुत्र श्री एल०पी० श्रीवास्तव
व्यवसाय : नौकरी
निवासी: जियामऊ, लखनऊ



श्री. ईकाना इन्फ्रा प्रोजेक्ट एलएलपी द्वारा

नवीन श्रीवास्तव
प्रमाणीकृत मुख्तार

ने यह लेखपत्र इस कार्यालय में दिनांक 28/03/2025
एवं 05:32:15 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रीति विक्रम

उप निबंधक : सरोजनीनगर

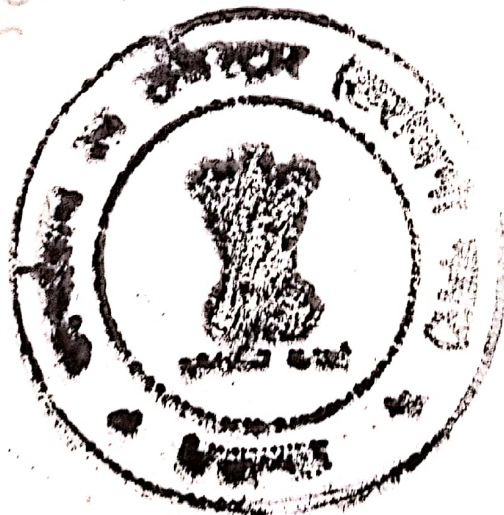
लखनऊ

28/03/2025

ज्ञानेन्द्र कुमार श्रीवास्तव

निबंधक लिपिक

28/03/2025



01/04/2025 10:00:00 AM

Details of Consideration Received

Total Consideration Rs.14,01,08,080/- received before the execution of this deed PAYMENT BY EKANA INFRA PROJECTS LLP TO EKANA SPORTZ CITY PRIVATE LIMITED

AMOUNT PAID BY EKANA REALTORS LLP TO ESCPL

DATE	PARTICULARS	Amount
28-Aug-24	HDFC BANK A/C 50200100643746 VIDE CH NO. 000001	1,980,000.00
28-Aug-24	TDS ON PURCHASE OF LAND	20,000.00
01-Dec-24	HDFC BANK A/C 50200100643746	83,780,000.00
01-Dec-24	TDS ON PURCHASE OF LAND	846,262.00
06-Feb-25	HDFC BANK A/C 50200100643746 VIDE CH NO. 000013	32,900,000.00
06-Feb-25	HDFC BANK A/C 50200100643746 VIDE CH NO. 000014	3,247,000.00
07-Feb-25	TDS ON PURCHASE OF LAND	534,818.00
07-Feb-25	HDFC BANK A/C 50200100643746 VIDE CH NO. 000015	16,800,000.00
TOTAL		140,108,080.00

Description of the plot under transfer**DESCRIPTION OF PROPERTY**

Leasehold title in Plot No. C-9, to the extent of an undivided 1/4th (one-fourth) share in said Plot No. C-9, i.e. leasehold title over an undivided area admeasuring 3,704.57 square metre from out of total area of said Plot No. C-9, situated at – Ekana Sportz City, Sector-7, Gomti Nagar Extension, District – Lucknow, wherein the boundaries of said Plot No. C-9 are as follows :-

For Ekana Sportz City Pvt. Ltd.

S.K. Nigam
Authorised Signatory

Ekana Infra Projects LLP

[Signature]
Authorised Signatory

आवेदन सं०: 202501041015973

बही सं०: 1

रजिस्ट्रेशन सं०: 5704

वर्ष: 2025

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

अंतरण कर्ता: 1

श्री मे० ईकाना स्पोर्ट्स शिटी प्रा०लि० के द्वारा एस०के० निगम, पुत्र श्री स्व० एस०पी० निगम

निवासी: प्लॉट संख्या टी०सी०-58/टी०सी०-50वी, द्वितीय तल एल्लिको कॉरपोरेट चेंबर विभूति खण्ड, गोमती नगर, लखनऊ

व्यवसाय: नौकरी

अंतरीति: 1

S.K. Nigam



श्री ईकाना इन्फ्रम प्रोजेक्ट एलएलपी के द्वारा नवीन श्रीवास्तव, पुत्र श्री एल०पी० श्रीवास्तव

निवासी: जियामऊ, लखनऊ

व्यवसाय: नौकरी

Nigam



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री प्रदीप कुमार श्रीवास्तव, पुत्र श्री जे० पी० श्रीवास्तव

निवासी: ई-4 650, विनय खण्ड-4, गोमती नगर, लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री आशीष सक्सेना, पुत्र श्री आदेश सक्सेना

निवासी: 104, निकट ओम शान्ती गार्डन, लहर ग्रीड, झांसी, उ०प्र०

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Pradipt Kumar Shrivastava
प्रीति विक्रम

उप निबंधक: सरोजनीनगर
लखनऊ

28/03/2025

ज्ञानेन्द्र कुमार श्रीवास्तव
निबंधक लिपिक लखनऊ
28/03/2025

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी: प्रतिफल के प्राप्ति की विवेकता द्वारा लेखपत्र में अंकित विवरण
अनुसार पुष्टि की गई।

BOUNDARIES

East	=	Commercial Plot No.C-8
West	=	Commercial Plot No.C-11
North	=	24 meter wide road
South	=	Land of Ekana Sportz City Pvt Ltd.

This deed has been prepared on the basis of the documents which are produced by the Assignor and Assignee. Assignor and Assignee have read this deed thoroughly. Advisor and Composer shall not be responsible for any mistakes or misshapen.

IN WITNESS WHEREOF both the parties has signed this deed before the Attesting witnesses at Lucknow.

Lucknow

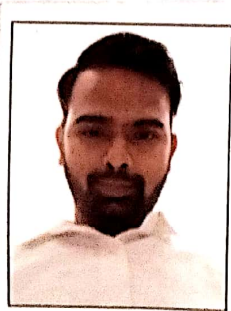
Dated :- 28/3/2025

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



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



ASSIGNOR

For Ekana Sportz City Pvt. Ltd.

S.K. Nigam
Authorised Signatory

ASSIGNEE

Ekana Infra Projects LLP

[Signature]
Authorised Signatory

Composed by

[Signature]
(Mohd. Danish)

Drafted by

[Signature]
(P.N.Srivastava)

Advocate

आवेदन सं०: 202501041015973

बही संख्या 1 जिल्द संख्या 14051 के पृष्ठ 205 से 222 तक
क्रमांक 5794 पर दिनांक 28/03/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रीति विक्रम.

उप निबंधक : सरोजनीनगर

लखनऊ

28/03/2025

