

29/4/16

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTA



E 944017

16 FEB 2016

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 :

उपस्थित अधिकारी, उम्मीदवार (विकासकर्ता)
लक्ष्मण सिंह, जयपुर

For Ekana Sportz City Private Limited

Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

उपरी प्रमाणित
प्रमाणित हो रहा है

सोव किया



Managing Director



उत्तर प्रदेश UTTAR PRADESH

E 944018

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

Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्रति सम्मानित

श्री

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उद्दिष्ट

सोवियत



Managing Director



उत्तर प्रदेश UTTAR PRADESH

E 944019

E 944019

(3)

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
नियंत्रक निदेशक, उत्तर प्रदेश

For Ekana Sportz City Private Limited


Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

उपरी प्रमाणित
प्रमाणित हो रहा है

सोव किया



Managing Director



उत्तर प्रदेश UTTAR PRADESH

E 944020

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(4)

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

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

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हस्ताक्षर

उपस्थित
प्रधाना सचिव

सोवियत



Managing Director



उत्तर प्रदेश UTTAR PRADESH

E 944021

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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, संपत्ति (विकास)
लखनऊ विकास प्राधिकरण

For Ekana Sportz City Private Limited

Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

प्रति

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उपस्थित
प्रधाना सचिव

सोवियत



Managing Director



उत्तर प्रदेश UTTAR PRADESH

E 944022

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10 FEB 2019

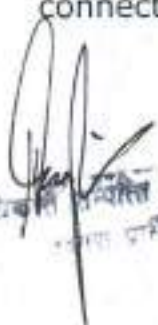
(6)

1. Definitions and Interpretation

1.1 Definitions

In this Land Lease Agreement, the following words and expressions shall unless repugnant to the context or meaning thereof, have the meaning hereinafter respectively assigned to them :

"Applicable Permits" means all clearances, permits, authorizations, consents and approvals required to be obtained or maintained under Applicable Laws in connection with the Site for Real Estate Project and the


भारतीय गैर न्यायिक (INDIA NON JUDICIAL)
पच्चीस हजार रुपये (Twenty Five Thousand Rupees)

For Ekana Sportz Cyy Private Limited



Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

प्रति

उपरी प्रकाशित
प्रकाशित होने के लिए

संकल्पित



Managing Director



उत्तर प्रदेश UTTAR PRADESH

E 944023

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(7)

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 शासक (उत्तर प्रदेश)
लक्ष्मी नगर, लखनऊ

For Ekana Sportz City Private Limited


Managing Director

आप लखनऊ

दिनांक १०/१/१६

प्राप्त हुआ

उपरी प्रकाशित
प्रकाशित होने के लिए प्रार्थना
सोवियत



Managing Director



उत्तर प्रदेश UTTAR PRADESH

E 944024

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(8)

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.

एकना स्पोर्ट्स सिटी प्राइवेट लिमिटेड
(पंजीकृत निगम)

For Ekana Sportz City Private Limited


Managing Director

आप लखनऊ

दिनांक १०/१/१६

प्राप्त हुआ

उपरी प्रकाशित
प्रकाशित होने के लिए प्रार्थना
सोवियत



Managing Director



उत्तर प्रदेश UTTAR PRADESH

E 944025

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(9)

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;

For Ekana Sportz City Private Limited
Managing Director

For Ekana Sportz City Private Limited

Managing Director

आप लखनऊ

दिनांक १०/१/१६

प्राप्त हुआ

उपरी प्रकाशित
प्रकाशित होने के लिए प्रार्थना
सोवियत



Managing Director



उत्तर प्रदेश UTTAR PRADESH

E 944026

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(10)

- (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;


विकारी हाथकाई प्रगति (संस्था)
पञ्जाब - जिला - फतेहगढ़

For Ekana Sportz City Private Limited


Managing Director

आप लखनऊ

दिनांक १०/१/१६

प्राप्त हुआ

उपरी प्रकाशित
प्रकाशित होने के लिए प्रार्थना
सोवियत



Managing Director



उत्तर प्रदेश UTTAR PRADESH

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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;

For Ekana Sportz City Private Limited

Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

प्रति

उपरी प्रकाशित
प्रकाशित होने के लिए

सोव दिया



Managing Director



उत्तर प्रदेश UTTAR PRADESH

E 944028

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(12)

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


[Illegible text in Hindi/English stamp]

For Ekana Sportz City Private Limited


Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

प्रति

उपरी प्रकाशित
प्रकाशित होने के लिए

सोव दिया



Managing Director



उत्तर प्रदेश UTTAR PRADESH

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(13)

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.

प्रमाणित किया जाता है कि
जलका अतिरिक्त

For Ekana Sportz City Private Limited
Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

प्रति

उपरी लिखित
प्रकाश सरोजिनी लाल

सोवर्णिनी



Managing Director



उत्तर प्रदेश UTTAR PRADESH

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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
जल संसाधन विभाग

For Ekana Sportz City Private Limited

Managing Director

आप लखनऊ

दिनांक १/०१/१६

पूजा

उद्दीपक फा
प्रकाश एंड री नर्सरी

रोकड़िया



Managing Director



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

प्रकार की अधिकारी समिति (यस्यसेल)
उत्तर प्रदेश सरकार

For Ekana Sportz City Private Limited

Managing Director

आप लखनऊ

दिनांक १/०१/१६

पूजा

उद्दीपक फा
प्रकाश एंड री नर्सरी

रोकड़िया



Managing Director



उत्तर प्रदेश UTTAR PRADESH

E 944032

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(16)

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.

अधिकारी पञ्जाब (पञ्जाब)
पञ्जाब

For Ekana Sportz City Private Limited

Managing Director

रोबड़िया





उत्तर प्रदेश UTTAR PRADESH

E 944033

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(17)

- 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

उत्तर प्रदेश गैर न्यायिक
जमाना

For Ekana Sportz City Private Limited


Managing Director

रोबड़िया





उत्तर प्रदेश UTTAR PRADESH

E 944034

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(18)

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

रोबड़िया





उत्तर प्रदेश UTTAR PRADESH

E 944035

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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 संपत्ति (संकेत)
विकास प्रकल्प

For Ekana Sportz City Private Limited

Managing Director

रोबड़िया





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) facilities further investment in or around the Project.

प्रमुख अधिकारी (सहस्रचक्र)
सहस्रचक्र निगम प्रा. लि.

For Ekana Sportz City Private Limited

Managing Director

रोबड़िया





उत्तर प्रदेश UTTAR PRADESH

(21)

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

एकना स्पोर्ट्स सिटी प्राइवेट लिमिटेड (विकासकर्ता)

For Ekana Sportz City Private Limited


Managing Director

रोबड़िया





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;


उत्तर प्रदेश न्यायिक न्यायालय
उत्तर प्रदेश न्यायिक न्यायालय

For Ekana Sportz City Private Limited


Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

प्रति

उपरी प्रमाणित
प्रमाणित प्रमाणित प्रमाणित

सोव दिया



Managing Director



उत्तर प्रदेश UTTAR PRADESH

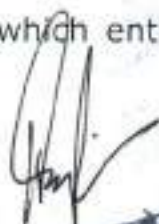
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- c) appointment of a receiver of Lessee's assets or any general assignment for the benefit of Lessee's creditors and such appointment or assignment is not stayed by a competent court within 180 (one hundred and eighty) days;
- d) failure of the Lessee 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


उत्तर प्रदेश राज्य (विजयपुर)
14/11/15

For Ekana Sportz City Private Limited


Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

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उपरी प्रमाणित
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सोव दिया



Managing Director



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;

पञ्जी अमिताभ कपूर (बन्धुवत्)
नगरपालिका प्रशासन

For Ekana Sportz City Private Limited

Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

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उपरी प्रमाणित
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Managing Director



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 अफ्रीका सम्बन्धित विभाग
नगर विकास प्राधिकरण

For Ekana Sportz City Private Limited

Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

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उपरी प्रमाणित
प्रमाणित प्रमाणित प्रमाणित

सोव दिया



Managing Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

E 944042

E 944042

10 FEB 2016

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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).

पञ्चायत समिति
सचिव

For Ekana Sportz City Private Limited

Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

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सोव दिया



Managing Director



उत्तर प्रदेश UTTAR PRADESH

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10 FEB 2016

(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 अगिकारी सम्पत्ति (विज्जकोस)
नखाने विभागात कारभार

For Ekana Sportz City Private Limited

Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

प्रति

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सोव दिया



Managing Director

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

For Ekana Sportz City Private Limited
Managing Director

For Ekana Sportz City Private Limited

Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

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उपरी प्रमाणित
प्रमाणित प्रमाणित प्रमाणित

सोव दिया



For Extra Sheet (2) Please Refer

Managing Director



उत्तर प्रदेश UTTAR PRADESH

(29)

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.

पञ्चरी एगिडमी संपत्ति (विलकसेल)
सदस्य 14/04/2016

For Ekana Sportz City Private Limited


Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

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Managing Director



उत्तर प्रदेश UTTAR PRADESH

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- 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;

एकना स्पोर्ट्स सिटी प्राइवेट लिमिटेड
एकना स्पोर्ट्स सिटी प्राइवेट लिमिटेड

For Ekana Sportz City Private Limited


Managing Director

आप लखनऊ

दिनांक १/०१/१६

प्राप्त हुआ

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Managing Director



उत्तर प्रदेश UTTAR PRADESH

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- 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


अधिकारी (अधिकारी)
नगरपालिका, काठमाडौं

For Ekana Sportz City Private Limited


Managing Director

आप लखनऊ

दिनांक १/०१/१६

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Managing Director



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 न्यायिक न्यायालय
उत्तर प्रदेश न्यायिक न्यायालय

For Ekana Sports City Private Limited



Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

प्राप्त: 21.11.15 जनरल स्टाम्प

कोष: फंड का विवरण
वकील ह्यादय 115 का. म.





भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 949210

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 (अधिकारी)
अधिकारी (अधिकारी)

For Ekana Sports City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

प्राप्त: 21.11.15 जनरल स्टाम्प

काम: फंडा का विवर
बकीना ह्यादक 11 घंटा का. म.

प्रति: 21.11.15







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 Sportz City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

प्राप्त: 21.11.15 जनरल स्टाम्प

काम: फंडा का विवरण
बकीना ह्याट्ट 11 घंटा का. म.

प्रति:







उत्तर प्रदेश UTTAR PRADESH

C 549212

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(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 :

पञ्चरी निगम (संयुक्त)
नगर विकास प्राधिकरण

For Ekana Sportz City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

प्राप्त: 21.11.15 जनरल स्टाम्प

काम: फंडा का विवर
बकीना ह्यादक 11 घंटा 11

प्रति: 11 घंटा 11





भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

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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

भारतीय गैर न्यायिक (उत्तर प्रदेश)
संस्कृत विभाग, जयपुर

For Ekana Sports City Private Limited

Managing Director

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दिनांक: 21.11.15

सूचना जनरल स्टाम्प

सं. ५३५ ४१६

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पुस्तक संख्या 1175 ज. अ.

[Signature]





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)
उत्तर प्रदेश सरकार

For Ekana Sports City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

प्राप्त: 21.11.15

कोषागार: फंडा का विवरण
वर्ग: इकोना स्पोल्ड 11 घंटा. म.





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,

स. को. अ. / कायमगर लखनऊ

For Ekana Sportz City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

प्राप्त: 21.11.15

कोषागार: फंडा का विवरण
वर्ग: इकोना स्पोल्ड 11 घंटा. म.





भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
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Rs.
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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.

- i) 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;

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For Ekana Sportz City Private Limited

Managing Director

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आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

प्राप्त: 21.11.15 जनरल स्टाम्प

काम: फंडा का विवर
बकीना ह्यादक 11 घंटा का. म.

प्रति:





भारतीय गैर न्यायिक INDIA NON JUDICIAL

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पच्चीस हजार रुपये



Rs.
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TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

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- 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

भारत गैर न्यायिक

For Ekana Sportz City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

प्राप्त: 21.11.15 जनरल स्टाम्प

कोष: फंडा का विवरण
वर्ग: इकोना स्पोरु 11 घंटा. म.







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.

प्रमुख निदेशिका, सम्पत्ति (नगरपालिका)
नगरपालिका विकास प्राधिकरण

For Ekana Sports City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

प्राप्त: 21.11.15 जनरल स्टाम्प

काम: फंडा का विवर
बकीना ह्यादक 11 घंटा का. म.

प्रति:







उत्तर प्रदेश UTTAR PRADESH

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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.


संस्थापक निदेशक (संस्थापक)
संस्थापक निदेशक (संस्थापक)

For Ekana Sports City Private Limited



Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

प्राप्त: 21.11.15 जनरल स्टाम्प

कोष: फंडा का विवरण
वकील ह्यादय 11 घंटा 11





भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 949219

16 NOV 2015

(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, अन्वेषित (सुदूरपश्चिम)
सुदूरपश्चिम प्रदेश, काठमाडौं

For Ekana Sports City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

प्राप्त: 21.11.15 जनरल स्टाम्प

कोष: फंडा का विवरण
वकील ह्यादय 115 का. म.





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 विभाग, लखनऊ

For Ekana Sportz City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

प्राप्त: 21.11.15

कोषागार: फंडा का विवरण
वर्ग: इकोना स्पोल्ड 11 घंटा. म.







उत्तर प्रदेश UTTAR PRADESH

C 848221

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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 Smart City Private Limited

Managing Director

आदर्श कोषागार, लखनऊ

दिनांक: 21.11.15

प्राप्त: 21.11.15 जनरल स्टाम्प

काम: फंडा का विवर
बकीना ह्याल्फ 11 घंटा का. म.

प्रति:







उत्तर प्रदेश UTTAR PRADESH

(46)

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

00001

आदर्श विद्यालय, लखनऊ

दिनांक १९/०७/१९

पृष्ठ १०

पत्र

कक्षा

उद्दिष्ट्य लखनऊ
उद्दिष्ट्य लखनऊ
उद्दिष्ट्य लखनऊ





उत्तर प्रदेश UTTAR PRADESH

BL 040065

BL 040065

16 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


उत्तर प्रदेश न्यायिक न्यायालय
लखनऊ


Managing Director

क्रम संख्या 2246

स्टाम्प निदा की तिथि 23.11.15

स्टाम्प क्रय करने का प्रमाण

स्टाम्प क्रेता का नाम व पता

Prabhu Adhikari (S) L.O.A

स्टाम्प की धनराशि

Ekana Sportz city Pvt. Ltd.

श्रीमती शिवराणी गुप्ता (स्टाम्प विक्रेता)

लाइसेंस नंबर 180

लाइसेंस की अवधि 31-3-2019

कलेक्ट्रेट कोर्ट, लखनऊ





उत्तर प्रदेश UTTAR PRADESH

EL 040064

BL 040064

18 FEB 2018

(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 स्पोक सिटी प्राइवेट लि.
विकास विभाग प्रमुख

For Ekana Spoke City Private Limited

Managing Director

क्रम संख्या 2245

स्टाम्प विनिमय की तिथि 23.11.15

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रेता का नाम व पता

Prabhari Adhikari (S) L.O.A

स्टाम्प की धनराशि

Blanka Sporty city Int. 2.44.

श्रीमती शिवरानी गुप्ता (स्टाम्प विक्रेता)

लाइसेंस नंबर 180

लाइसेंस की अवधि 31-3-2019

कलवदूट कोर्ट, लखनऊ





उत्तर प्रदेश UTTAR PRADESH

EL 040063 BL 040063

16 NOV 2022

(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 (संयुक्त रूप से)
लखनऊ, उत्तर प्रदेश

For Ekana Sportz City Private Limited


Managing Director

कैम संख्या 2744

स्टाम्प विक्रय की तिथि 23.11.15

स्टाम्प क्रय करने का प्रयोजन १

स्टाम्प क्रेता का नाम व पूरा पता Prabhar Adhikari (S) L.D.A

स्टाम्प की धनराशि 500/- Ekan Sports City Pvt Ltd.

श्रीमती शिवराम शर्मा (स्टाम्प विक्रेता)

लाइसेंस नम्बर 189
लाइसेंस की अवधि 31.3.2019
कलेक्टर 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 न्यायिक निगम लि.
लखनऊ

For Ekana Sportz Pvt. Private Limited

Managing Director

क्रिम संख्या

15204

स्टाफ दिवस का तिथि

28-11-14

स्टाफ का कार्य का प्रमाण

1

स्टाफ केवा का नाम व पद

Prabhami Adhikari(S) L.O.A

स्टाफ की हस्ताक्षर

Sw

EKana Sportz city Pvt. Ltd.

श्रीमान प्रबोधि अधिकारी (सहायक निदेशिका)

लाइसेंसिंग विभाग, अक्टोबर 2019
कलकत्ता-700016, पश्चिम बंगाल





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 (सुपरीम)
न्यायिक न्यायिक न्यायिक

For Ekana Sports City Private Limited

Managing Director

फैम संख्या 15281

23-11-21

स्टाम्प दिवारा की तिथि

स्टाम्प कट कराने का प्रमाण

स्टाम्प लेना का गान व धुन का

Prabhari Adhikari (S) L.D.A

स्टाम्प की धनराशि

शिव कलान दिवारा (स्टाम्प दिवारा)

लाइसेन्स का अंका 34-3-2019

कलान दिवारा का अंका 34-3-2019

कलान दिवारा का अंका 34-3-2019

EKana Sporty City Pvt. Ltd.





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

उत्तर प्रदेश अधिनियम १९७२
अनुच्छेद २४३

For Ekana Sportz City Private Limited

Managing Director

फैम संख्या 15280 23-11-17

स्टाम्प विभाग की सेवा

स्टाम्प का कलन का प्रमाण 1

स्टाम्प प्रेता का नाम व पता

Prabhari Adhi Kari (S) L.O.A

EKana Sportg City Pvt. Ltd.

स्टाम्प की वसुली 2

शिव प्रसाद विप्रेक्षी (स्वामि चक्रवर्ती)

लाइसेंस नं. 100

लाइसेंस की अवधि 11-11-2019

कलकत्ता-700001

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उत्तर प्रदेश UTTAR PRADESH

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 न्यायालय
लखनऊ, उत्तर प्रदेश

For Ekana Sportz City Private Limited



Managing Director

क्रम संख्या 7348
रजाम विपद की तिथि 23-11-15

रजाम क्रम जारी की तिथि

रजाम क्रम जारी की तिथि 23-11-15

रजाम क्रम जारी की तिथि 23-11-15

रजाम क्रम जारी की तिथि 23-11-15

रजाम क्रम जारी की तिथि 23-11-15

रजाम क्रम जारी की तिथि 23-11-15

रजाम क्रम जारी की तिथि 23-11-15

Prabhoi Adhikari (S) L.D.A
Ekama Sparty City Pvt. Ltd.





उत्तर प्रदेश UTTAR PRADESH

BL 185416

BL 185416

3 6 NOV 2025

(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

Handwritten signature and stamp of a representative.

For Ekana Sportz City Private Limited

Handwritten signature of the Managing Director.

Managing Director

क्रम संख्या 7359
स्थापना दिनांक की तिथि 23-11-15

स्थापना करने वाले का प्रयोग
स्थापना करने वाले का नाम व पता
.....

Prabharri Adhikari (s) 2. D. A
Ekana Sports City Pvt. Ltd.

स्थापना की जा रही
व्यक्तिगत गुणवत्ता (स्टैंडर्ड विक्रेता)

लाइसेंस नम्बर 195/03
लाइसेंस की अवधि 31-03-2019
कलकट्टे कोर्ट, 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

For Ekana Sportz City Private Limited

Managing Director

आयुक्त कोषागार, लखनऊ



क्र. १५२५५४

उत्तरी प्रदेश
राज्य शासक





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 Sportz City Private Limited

Managing Director

INDIA

आपका जवाब, जखनक

19/07/16

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उत्तर
उत्तर

INDIA





उत्तर प्रदेश UTTAR PRADESH

AS 558648

(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 Cny Private Limited

Managing Director

आदर्श कोलार, लखनऊ

दिनांक: 12/02/16

पुत्र श्री एल० पी० श्रीवास्तव

पट्टा विलेख (0 वर्ष, 11 माह)

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

प्रतिफल मालिकता अग्रत वार्षिक किंवा फीस रजिस्ट्री नकल व प्रति शुल्क खोग शब्द संग्रहण
श्री नवीन श्रीवास्तव प्रतिनिधि इकाना स्टोर्ट सिटी प्रा०लि० द्वारा प्रबं० निदे०
पुत्र श्री एल० पी० श्रीवास्तव

व्यवसाय नौकरी निवासी 126 ग जियामऊ हजरतगंज लखनऊ

नया लेखपत्र इस कार्यालय में दिनांक 23/2/2016 समय 5:06PM

वर्त निबन्धन हेतु गैर किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)

लखनऊ

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उका

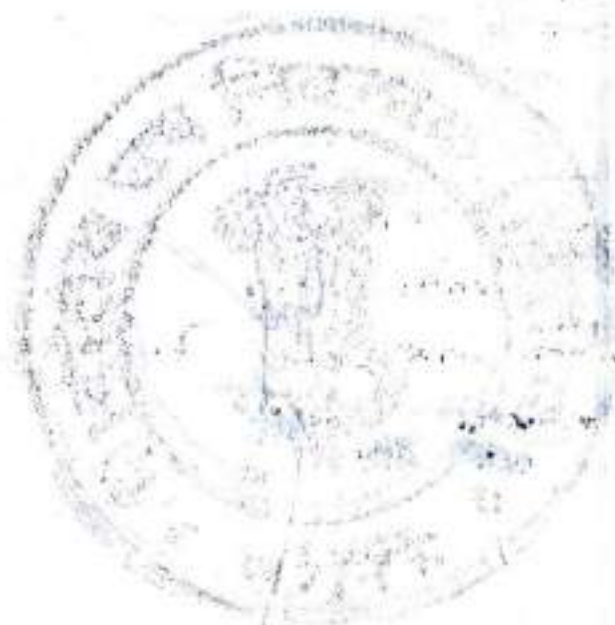
पट्टा दाता

पट्टा गृहीता

23/2/2016

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री एन० एन० सिंह प्रा०लि० ने अपने पद के अधिकार से किया है इसलिये उनकी उपस्थिति और हस्ताक्षरों की आवश्यकता नहीं है, और लेखपत्र रजिस्ट्रीकरण के लिए स्वीकार किया गया।

श्री नवीन श्रीवास्तव
प्रतिनिधि इकाना स्टोर्ट सिटी प्रा०लि० द्वारा प्रबं० निदे०
उदय मिश्रा
पुत्र श्री एल० पी० श्रीवास्तव
पेश नौकरी
निवासी 126 ग जियामऊ हजरतगंज लखनऊ





उत्तर प्रदेश UTTAR PRADESH

AS 558647

LKO

02 FEB 2018

(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),

प्रमुख अधिकारी, सम्पत्ति (सुकायेल)
विकास विभाग, लखनऊ

For Ekana Sportz Cdy Private Limited

Managing Director

आदेश कोर्ट, लखनऊ

संख्या 12100/12

1000

उक्त

प्रति

ने निष्पादन स्वीकार किया।

जिनकी पहचान

पी0 एन0 श्रीवास्तव एडवो0

हाई कोर्ट लखनऊ

पेशा वकालत

निर्वाण

व

केलाश कुमार सिंह योजना सहायक
लखनऊ विकास प्राधिकरण लखनऊ

पेशा नौकरी

निर्वाण

ने की

एवम्, यह शर्तों के निजान अंगुटे निबन्धनानुसार लिखे गये हैं।



रजिस्ट्रार अधिकारी के हस्ताक्षर

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 :-

प्रभारी अधिकारी सम्पत्ति (सूचना)
आधिकारिक निष्पत्ति प्रमाणित

[Handwritten signature]

आयसी कोषाधिकारी, लखनऊ

12/2/16

उत्तरी लखनऊ
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

पतिफल बालियत अंशगत वार्षिक किराया फोन रजिस्ट्री नकल व प्रति मुद्रक योग अर्थ लागू
एन0 एन0 सिंह प्र0अ0स0
लखनऊ विकास प्राधिकरण लखनऊ

व्यवसाय नौकरी

निर्धारित स्थायी

सम्पत्ति का

ने यह नोटिस इस अधिनियम में

दिनांक

23/2/2016

समय

5:06PM

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

यह निवेदन हेतु पेश किया।

निष्पादन लेखपत्र काद मुनने व समझने मात्रम व प्राप्त धनराशि के प्रत्येकानुसार उक्त

पट्टा दाता

पट्टा गृहीता

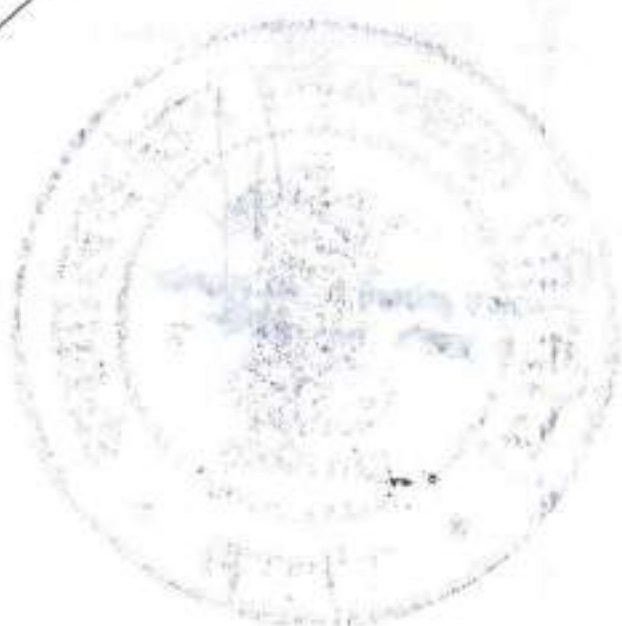
दिनेश चन्द्र यादव
उप-निबन्धक (द्वितीय)

लखनऊ

23/2/2016

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन श्री एन0 एन0 सिंह प्र0अ0स0 ने अपने पद के अधिकार से किया है इसलिये उनकी उपस्थिति और हस्ताक्षरों की आवश्यकता नहीं है और लेखपत्र रजिस्ट्रीकरण के लिए स्वीकार किया गया।

श्री नवीन श्रीवास्तव -
प्रतिनिधि इकाना स्टोर्ट सिटी प्रा0लि0 द्वारा प्रब0 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;

प्रमुख अधिकारी (प्रमुख अधिकारी)
प्रमुख अधिकारी (प्रमुख अधिकारी)

For Ekana Sportz City Private Limited

Managing Director

आदर्श चेतना संस्थान

दिनांक 12/04/16

स्थान

पदा

संकाय

पट्टा गृहीता

Registration No. :

2940

Year :

2,016

Book No. :

1

0201 श्रीमती श्रीवास्य प्रतिनिधि इकाना स्टोर्ट सिटी प्रालि० द्वारा प

एल० पी० श्रीवास्य

126 म विद्यामंडल हजरतगंज लखनऊ

श्रीकरी



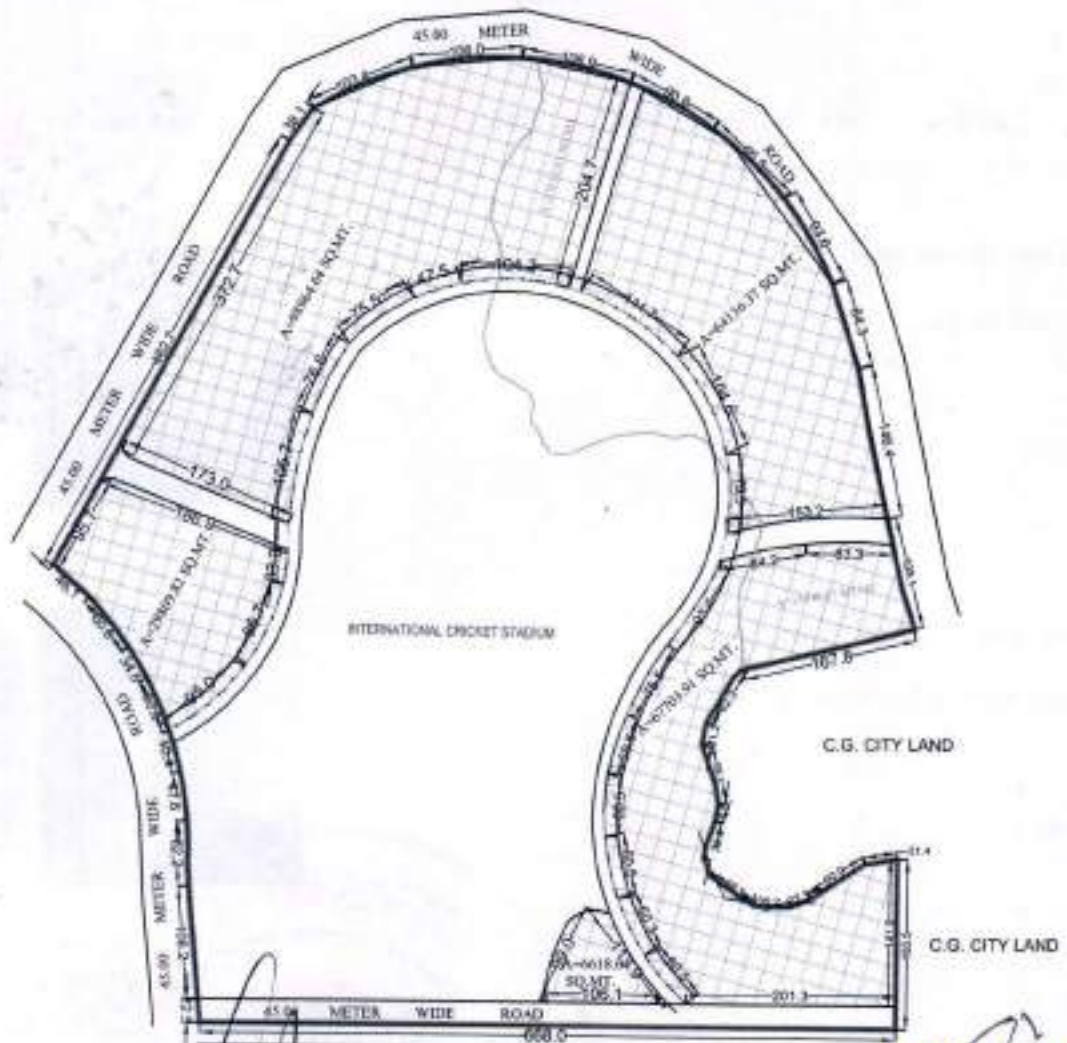
LUCKNOW DEVELOPMENT AUTHORITY

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 EXTENSION SCHEME, LUCKNOW.



For Ekana Sports 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 पी० एन० श्रीवास्तव एडवो०

हाई कोर्ट लखनऊ

वकील



W2 कैलाश कुमार सिंह योजना 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.

[Signature]
C. Anil Kanyapa
SO
CMM

*Bem Mathi Subramaniam
Advocate
6/177 Unit 1 and
Gomede Nagar
Lucknow*

[Fingerprint]
[Signature]
23.02.16
For and on behalf of
LESSOR/LDA

For Ekana Sportz 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

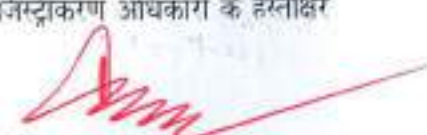
आज दिनांक 23/02/2016 को

वही सं 1 जिल्द सं 17977

पृष्ठ सं 393 से 532 पर क्रमांक 2940

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


दिनेश चन्द्र यादव

उप-निबन्धक (द्वितीय)

लखनऊ

23/2/2016

