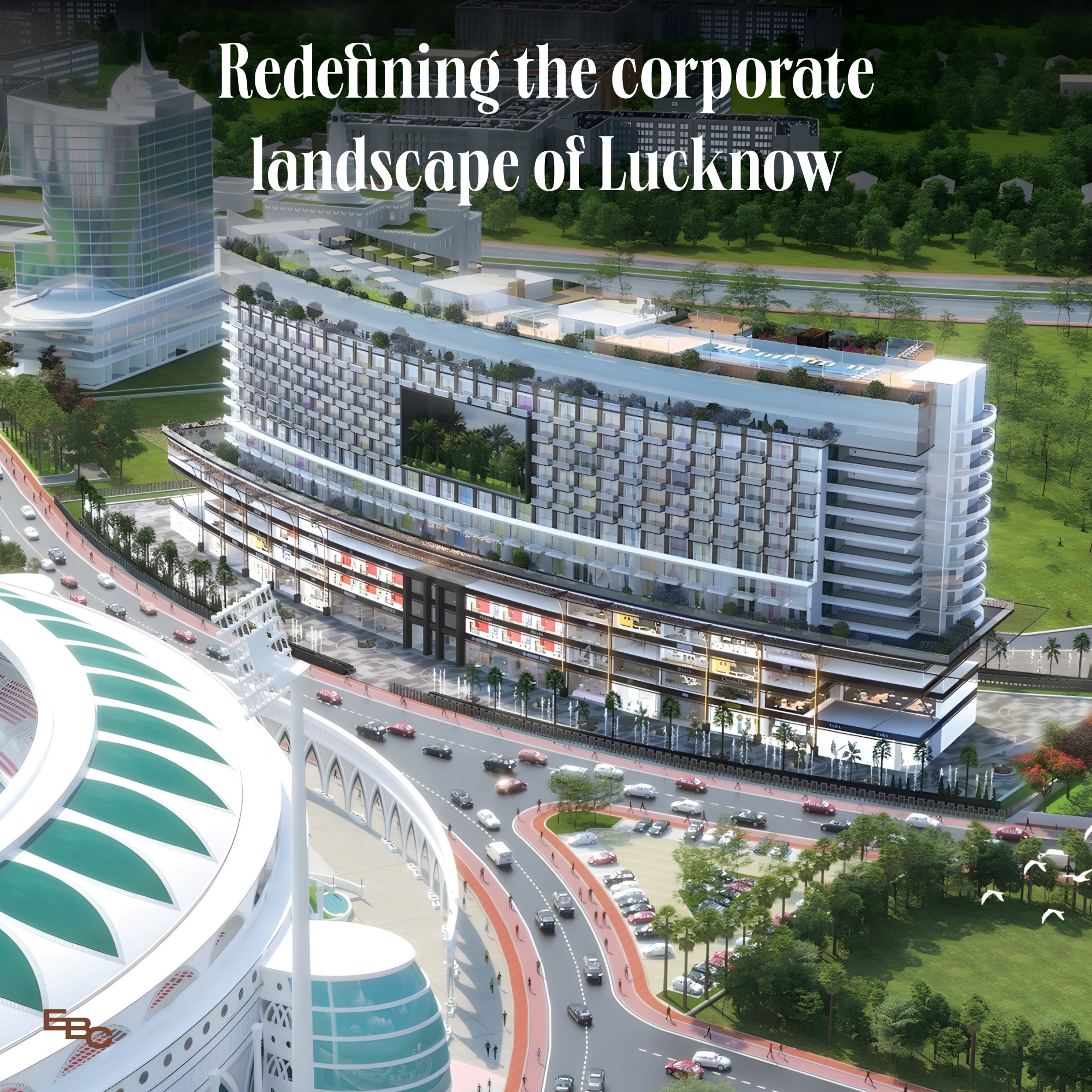


Ekana Business Centre.



FEATURING
Oakwood[®]
5-STAR STUDIO, BY ASCOTT

Redefining the corporate landscape of Lucknow





FOURTEEN
FLOORS

450 STUDIO
UNITS

4 FLOORS
RETAIL AREA

EBC

Project Overview

Ekana Business Centre is a landmark development that redefines the way Lucknow works, stays, and connects. Strategically located in the heart of Ekana Sportz City, this integrated business hub brings together premium office spaces, a 5-star hotel with serviced suites by Oakwood (Ascott), and three levels of curated retail experience — all under one iconic address.

Ekana as a Whole

It brings together a 71-acre international sports complex and a 66-acre lifestyle district, including the iconic stadium, key commercial destinations like Ekana Business Centre, Ekana Mall and Ekana Club, along with the upcoming super-specialty hospital and premium residential projects Antalya and Ontario.

Oakwood[®]

OUR PARTNER

Oakwood, a premier serviced residence brand owned by The Ascott Limited (a Singapore - based global lodging leader), having more 900+ properties across globe including India as well brings a world - class hospitality experience to the heart of Lucknow through its partnership with Ekana Business Centre.

Oakwood

Own the Future of 5 Star Studio

◆ **Operated by Oakwood, backed by Ascott**

A global hospitality brand handles all operations for hassle-free ownership with Minimum 20 years lease guarantee

◆ **Attractive Returns Model**

6% leasing guarantee or 50:50 revenue sharing whichever is higher for first 3 years , then 50:50 revenue share for the rest of the leasing period.

◆ **Owner Privileges**

Annual free stays, spa/dining discounts and a celebration benefit with up to 100 complimentary rooms. (once in a lifetime)

◆ **Iconic stadium-facing location**

High demand from IPL, international cricket, football and concert events.

◆ **Strong Hospitality Demand**

5-Star serviced studios fill a major gap in premium stay options in this zone.

◆ **Premium Studio Sizes**

Efficient unit layouts starting at approx. 732 and 755 sq. ft., supporting strong occupancy potential.





CONNECTIVITY Heart of Lucknow

Whether you're commuting from within Lucknow or hosting global clients, our prime location ensures seamless accessibility—making business operations smooth and efficient.

0km

**Ekana
International Stadium**

6km

**Outer Ring
Road**

10km

**Faizabad
Road**

12km

**Charbagh
Railway Station**

18km

**International
Airport**

0km

**Shaheed Path
Four Lane Outer Road**

10km

**Purvanchal
Expressway**

0.5km

**Sultanpur
Road**

PAYMENT OF STUDIO



Ekana
Business
Centre.



Featuring *Oakwood* Studio, by Ascott

UNIT TYPE	TOTAL SELLING PRICE
(LUXURY STUDIO WITH BALCONY)	BSP RS. 14,000/- per sq. ft

PAYMENT PLAN (LUXURY STUDIO) PLAN A (CLP)

Sr. No.	Particulars	Installment
1	AT THE TIME OF BOOKING	10% of TOTAL SALE PRICE + GST
2	ON OR BEFORE 45TH DAY OF BOOKING	7.5% of TOTAL SALE PRICE + GST
3	ON OR BEFORE 90TH DAY OF BOOKING	7.5% of TOTAL SALE PRICE + GST
4	ON COMMENCEMENT OF EXCAVATION	5 % of TOTAL SALE PRICE + GST
5	ON COMMENCEMENT OF CASTING OF RAFT FOUNDATION	5 % of TOTAL SALE PRICE + GST
6	ON COMMENCEMENT OF CASTING OF TWO BASEMENT ROOF SLABS	5 % of TOTAL SALE PRICE + GST
7	ON COMMENCEMENT OF CASTING OF GROUND FLOOR SLAB	5 % of TOTAL SALE PRICE + GST
8	ON COMMENCEMENT OF CASTING OF SECOND FLOOR SLAB	5 % of TOTAL SALE PRICE + GST
9	ON COMMENCEMENT OF CASTING OF FOURTH FLOOR SLAB	7.5% of TOTAL SALE PRICE + GST
10	ON COMMENCEMENT OF CASTING OF SIXTH FLOOR SLAB	7.5% of TOTAL SALE PRICE + GST
11	ON COMMENCEMENT OF CASTING OF EIGHT FLOOR SLAB	7.5% of TOTAL SALE PRICE + GST
12	ON COMMENCEMENT OF CASTING OF TENTH FLOOR SLAB	7.5% of TOTAL SALE PRICE + GST
13	ON COMMENCEMENT OF CASTING OF TWELFTH FLOOR SLAB	7.5% of TOTAL SALE PRICE + GST
14	ON COMMENCEMENT OF CASTING OF FOURTEENTH FLOOR SLAB	7.5% of TOTAL SALE PRICE + GST
15	ON COMMENCEMENT OF FLOORING	2.5 % of TOTAL SALE PRICE+ GST
16	ON OFFER OF POSSESSION	2.5 % of TOTAL SALE PRICE + STAMP DUTY, REGISTRATION & OTHER CHARGES (IF ANY) + GST

PAYMENT OF STUIDO



Ekana
Business
Centre.



Sr. No.	Particulars	Installment
1	AT THE TIME OF BOOKING	10% of TOTAL SALE PRICE + GST
2	ON OR BEFORE 45 th DAY OF BOOKING	40% of TOTAL SALE PRICE + GST
3	ON COMMENCEMENT OF SIXTH FLOOR SLAB	15% of TOTAL SALE PRICE + GST
4	ON COMMENCEMENT OF TENTH FLOOR SLAB	15% of TOTAL SALE PRICE + GST
5	ON COMMENCEMENT OF FOURTEENTH FLOOR SLAB	15% of TOTAL SALE PRICE + GST
6	ON OFFER OF POSSESSION	5% of TOTAL SALE PRICE + GST

TERMS & CONDITIONS

1. A rebate of 5% to be provided on payment of 50% within stipulated time of 45 days.

2. 12% GST will be charged as applicable on Total Sale Price.

3. As the Total Sale Price of the unit exceeds ₹50 Lakhs, the customer is required to deduct and deposit TDS at 1% against each and every payment made to the company, in compliance with Section 194-IA of the Income Tax Act.

RERA REGISTRATION Number: **UPRERAPRJ546851/07/2025**

Promoter RERA Number: **UPRERAPRM132321**

www.up-rera.in

Launch date: **27th July 2025**



BANK A/C NAME: Ekana Sportz City Private Limited, Collection Account for Ekana Business Centre
A/C NUMBER: 7177002900003019, IFSC CODE: PUNB0717700

BANK & BRANCH NAME: Punjab National Bank, Ashok Marg, Lucknow, 226001

RERA REGISTRATION Number: **UPRERAPRJ546851/07/2025**

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To book your exclusive visit, call
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