

INDIA NON JUDICIAL



IN-UP58632924037771X

Government of Uttar Pradesh



e-Stamp

92601/2025



Certificate No. : IN-UP58632924037771X  
 Certificate Issued Date : 24-Mar-2025 02:45 PM  
 Account Reference : NEWIMPACC (SV)/ up14465304/ LUCKNOW SADAR/ UP-LKN  
 Unique Doc. Reference : SUBIN-UPUP1446530414373761086209X  
 Purchased by : SIKKA RIVERSIDE RESIDENCY PVT LTD  
 Description of Document : Article 34A Instrument Correcting a purely Clerical Error  
 Property Description : HOUSE BUILT ON FREE HOLD PLOT NO -414,T.G NEW CIVIL LINES SCHEME NEW HYDERABAD, LUCKNOW  
 Consideration Price (Rs.) :  
 First Party : PRABHARI ADHIKARI SAMPATTI L D A LUCKNOW  
 Second Party : SIKKA RIVERSIDE RESIDENCY PVT LTD  
 Stamp Duty Paid By : SIKKA RIVERSIDE RESIDENCY PVT LTD  
 Stamp Duty Amount(Rs.) : 500  
 (Five Hundred only)

E-STAMP LOCKED

SUB REGISTRAR II LUCKNOW



3424

Please write or type below this line



प्रभारी अधिकारी (सम्पत्ति)  
लखनऊ विकास प्राधिकरण  
लखनऊ



Handwritten signature of Dharmendra Sikka

प्रभारी अधिकारी (सम्पत्ति)  
लखनऊ विकास प्राधिकरण  
लखनऊ



DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at [www.anciestamp.com](http://www.anciestamp.com) or via any discrepancy in the details on this Certificate and as available on the website / Mobile App (android & ios).
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

अधिकृत  
कोष या प्रार्थना पत्र प्रस्तुत  
पञ्चदशिका या प्राचीन का मा  
कोष का प्रकाश  
प्रतिकर की अवधि  
1. रक्ति  
2.

RECORD  
MEXOSI



DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT LTD  
Sikka House, P.O. No. 8, ...  
Haridwar, U.P. - 249 001

SIKKA

भाग 1

प्रस्तुतकर्ता अथवा धारत्री द्वारा रखा जाने वाला

उपनिबन्धक: सदन द्वितीय नम्बर: 2025228013424

आवेदन संख्या: 202500821024379

लेख या धारत्री पत्र प्रस्तुत करने का दिनांक: 2025-04-08 00:00:00

प्रस्तुतकर्ता या धारत्री का नाम: धर्मेश मिश्रा

लेख का प्रकार: शुद्धिपत्र

धनिकत की धनराशि: 0 / 0.00

1. रजिस्ट्रीकरण शुल्क: 100
2. प्रतिनिधिकरण शुल्क: 60
3. नियुक्ति या तलाश शुल्क:
4. मुद्दना के अधिप्रमाणीकरण लिए शुल्क:
5. कमीशन शुल्क:
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग: 160

शुल्क: वसूल करने का दिनांक: 2025-04-08 00:00:00

दिनांक: जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा: 2025-04-08 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नो - 3601/25

Ward : Colvin College  
Sale Consideration : Nil  
Stamp paid : Rs.500/-

### SUMMARY OF DEED

1. Type of Land : Group Housing
2. Ward/Pargana : Colvin College
3. Mohalla/Village : Dr Baij Nath Road, New Hyderabad,  
Hyderabad Road, Trans Gomti Area, New  
Civil Line Scheme, Tehsil & Dist-Lucknow
4. Details of Property : Free Hold Plot No. 414 T. G. New Civil Lines  
Scheme, Lucknow Bearing Municipal No.  
509/365 (169), Purana Hyderabad Lucknow
5. Unit of Measurement in  
(Hect./Sq. meter) : Sq. meter
6. Area of Property : N.A.
7. Details of Road : N.A.  
(As per Segment)
8. Other details : N.A.  
(9 meterr/corner)
9. Type of Property : Group Housing Plot
10. Total area of Property : N.A.  
(in case of multistoried building)
11. Total Covered Area : N.A.
12. Status -Finished/ : N.A.  
Semi-finished/other
13. Valuation of Trees : N.A.
14. Boring/Well/Other : N.A.
15. Built-up area : N.A.
16. Year of Construction : N.A.
17. Sale Consideration : N.A.

### **BOUNDARIES :**


- North : Plot No.415 (Eldeco Empereur Apartment) ;  
South : Plot No. 413 (Government Office)  
East : 48 Feet Road  
West : Plot No.422 (Beverly Park Apartment)


### **Number of First Party (1)**

#### **Details of Seller**

**LUCKNOW DEVELOPMENT AUTHORITY**, through Prabhari Adhikari  
(Sampatti), office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar,  
Lucknow

### **Number of Second Party (1)**

  
**DHARMENDRA SIKKA**  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001

  
प्र.सिंह  
लखनऊ विकास प्राधिकरण  
लखनऊ



**Details of Purchaser**

**M/S SIKKA RIVERSIDE RESIDENCY PRIVATE LIMITED, CIN U68200UP2023PTC191640** having its registered office at Sikka House, 6 La Place Bungalows, Hazratganj, Lucknow through its Authorized Signatory / Representative **Dharmendra Sikka S/o late C.B. Sikka R/o Sikka House, 6 La Place Bungalows, Hazratganj, Lucknow.**

**PAN : ABLCS9992A**

**MOB : .....9839023900.....**

**SUPPLEMENTARY SALE DEED**

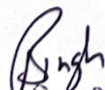
**THIS DEED** entered between **LUCKNOW DEVELOPMENT AUTHORITY Lucknow through Prabhari Adhikari (Sampatti), office situated at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow** (hereinafter referred as the "**SELLER/FIRST PARTY/L.D.A.**", which expression unless repugnant to the context shall always mean and include the seller itself, its executors, administrators, legal representatives and assigns) on the **ONE PART.**


**AND**

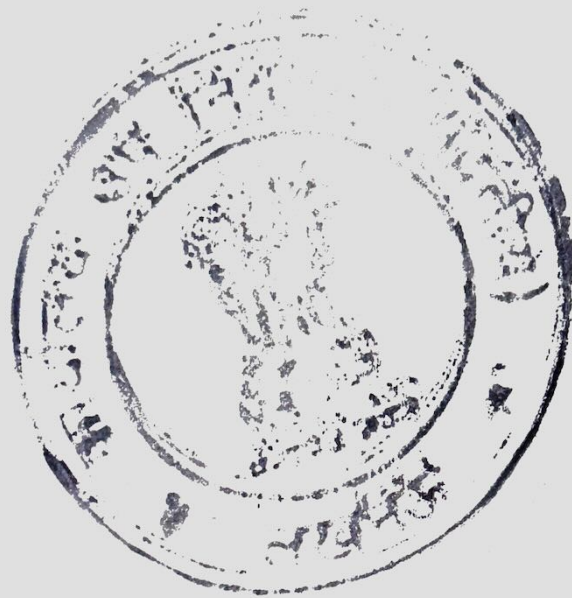
**M/S SIKKA RIVERSIDE RESIDENCY PRIVATE LIMITED, CIN U68200UP2023PTC191640** having its registered office at Sikka House, 6 La Place Bungalows, Hazratganj, Lucknow through its Authorized Signatory / Representative **Dharmendra Sikka S/o late C.B. Sikka R/o Sikka House, 6 La Place Bungalows, Hazratganj, Lucknow.** (hereinafter referred as the "**PURCHASER/SECOND PARTY**", which expression unless repugnant to the context shall always mean and include the purchaser himself, his heirs, successors, legal representative and assigns) on the **OTHER PART.**

**WHEREAS,** Initially Lucknow Improvement Trust, Lucknow sold the Free Hold Plot through Auction and thereafter executed registered Free Hold Sale Deed dated 10.11.1937 regarding **Free Hold Plot No. 414 T.G. New Civil Lines Scheme, Hyderabad Road, Lucknow** having area **35707 sq. ft. i.e. 3318.49 sq. mtrs** in favour of Shri Bankey Behari Lal Kapoor s/o Shri Kunj Behari duly registered in the office of Sub-Registrar, Lucknow as Document No. 3126 in Additional File Book No. 1, Zild No - 1024 on pages 313/316, Book No- I, Zild No. 1030 on Page 393, Dated 12.11.1937.

**AND WHEREAS,** after the demise of aforesaid Shri Bankey Behari Lal Kapoor s/o Shri Kunj Behari his son Shri Awadh Bihari Kapoor became the owner of the afore mentioned plot by of Will and Testament dated 04.10.1959. Upon the sad demise of Awadh Bihari Kapoor s/o Late Bankey Behari Lal Kapoor, by virtue of his last Will and testament dated 15.02.2008, Shri Ashok Kapoor, Smt Madhu Mehrotra, Smt Meera Kapoor, Shri Tarun Kapoor & Shri Varun Kapoor all of them became the owners of the aforementioned property.

  
प्रभारी अधिकारी (सम्पत्ति)  
लखनऊ विकास प्राधिकरण  
लखनऊ

  
**DHARMENDRA SIKKA**  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001




**AND WHEREAS**, the above mentioned owners Shri Ashok Kapoor, Smt Madhu Mehrotra, Smt Meera Capoor, Shri Tarun Kapoor & Shri Varun Kapoor sold the above mentioned property to **M/s Sikka Riverside Residency Private Limited**, having its registered office at Sikka House, 6 La Place Bungalows, Hazratganj, Lucknow through its Authorized Signatory / Representative **Dharmendra Sikka S/o late C.B. Sikka R/o Sikka House, 6 La Place Bungalows, Hazratganj, Lucknow** through registered sale deed duly registered in the office of Sub Registrar – Sadar-2<sup>nd</sup> Lucknow vide Bahi No.1, Zild No.27659 on pages 1 to 38 serial No.8437 dated 12.08.2024. As the **M/s Sikka Riverside Residency Private Limited** became the legal owner of the property so his name was mutated in the official records of the Lucknow Development Authority Vide Mutation Certificate dated 05.10.2024.


**AND WHEREAS**, since initially the land use of the property at time of the Freehold Deed dated 12.11.1937 was residential. So on the application of the Second party the proposal was put before the Board meeting dated 04.12.2024 as item No.183/10 there it was decided that for plot bearing area of more than 2000 Sq.mts. Group Housing land use may be permissible only after inviting objections/suggestions from general public. So in the light of the Board meeting objections/suggestions from general public were invited by publication dated 19.01.2025 in daily news paper but no objection of any kind was received from any source, regarding the subject matter.

**AND WHEREAS**, so in light of the decision taken in Board meeting dated 04.12.2024 the Second Party/ Purchaser was directed to deposit sum of Rs.4,31,40,370/- as conversion charges for converting the land use of the property from residential to Group Housing. The Second/ Purchaser has deposited the entire amount and requested the execution of the supplementary deed thereby declaring **Free Hold Plot No. 414 T.G. New Civil Lines Scheme, Hyderabad Road, Lucknow** having area **35707 sq. ft. i.e. 3318.49 sq. mtrs** as Group housing plot. Plot No. A-28. Hence the necessity of the present deed.

**HENCE THIS SUPPLEMENTARY SALE DEED WITNESSETH AS UNDER**

1. That the purchaser is the owner of **Free Hold Plot No. 414 T.G. New Civil Lines Scheme, Hyderabad Road, Lucknow** having area **35707 sq. ft. i.e. 3318.49 sq. mtrs**, whose name is duly recorded in the records maintained by Lucknow Development Authority.
2. That after payment of Rs.4,31,40,370/- as conversion charges the land use of the **Free Hold Plot No. 414 T.G. New Civil Lines Scheme, Hyderabad Road, Lucknow** having area **35707 sq. ft. i.e. 3318.49 sq. mtrs** has now been converted from residential to Group Housing, which fact is being acknowledged through this deed.
3. That all the terms and conditions as provided in the sale deed dated 12.11.1937 pertaining to Free Hold Plot No. 414 T.G. New Civil Lines Scheme, Hyderabad Road, Lucknow shall be equally applicable and binding upon the purchaser.

  
प्रभारक अधिकारी ( )  
लखनऊ विकास प्राधिकरण  
लखनऊ

  
DHARMENDRA SIKKA  
Director  
SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
Sikka House, 6 La Place Bungalows  
Hazratganj, Lucknow-226001



आवेदन सं०: 202500821024379

शुद्धिपत्र

वर्ष: 2025

रजिस्ट्रेशन सं०: 3601

वही सं०: 1

प्रतिकूल. 0 स्टाम्प शुल्क. 500 बाजारी मूल्य. 0 पंजीकरण शुल्क. 100 प्रतिलिपिकरण शुल्क - 60 योग: 160

श्री सिक्का रिवरसाइड रेजीडेन्सी प्रॉलि० द्वारा  
धर्मेन्द्र सिक्का अधिकृत पदाधिकारी, प्रतिनिधि,  
पुत्र श्री स्व०सी०बी० सिक्का  
व्यवसाय: अन्य  
निवासी: सिक्का हाउस 6 ल प्लेस बंगला हजरतगंज लखनऊ

*(Handwritten signature)*



श्री सिक्का रिवरसाइड रेजीडेन्सी प्रॉलि० द्वारा  
ने यह लेखपत्र इस कार्यालय में दिनांक 08/04/2025 एवं 02:08:33 PM बजे  
निबंधन हेतु पेश किया।

धर्मेन्द्र सिक्का अधिकृत पदाधिकारी/ प्रतिनिधि



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभाष सिंह  
उप निबंधक : सदर द्वितीय  
लखनऊ  
08/04/2025


नमिता प्रियंका  
निबंधक लिपिक  
08/04/2025

4. That the purchaser shall raise the constructions upon the said plot of land according to law as the rules may be applicable.
5. That the purchaser shall pay all the taxes, charges and any other thing leviable after sale deed which may be lawfully levied and imposed by any local authority, State or Central Government or any other competent authority from time to time.
6. That the purchaser covenants with the first party to abide by all the rules, regulation passed by L.D.A./State Government from time to time and the same shall be binding and applicable upon the purchaser.
7. That no legal proceedings of any kind may be commenced beyond the territorial limits of Lucknow Jurisdiction.
8. That in case of any dispute arising out of these presents pertaining to the property in question, then the matter shall be referred for arbitration who shall appointed as per law and the matter shall be referred to him. The decision given by the arbitrator shall be final and binding upon both the parties.
9. That the purchaser shall have no right to make transfer of land by making subdivision of the plot by metes and bounds allotted to him.
10. That the lawful possession of the land in question has already been delivered to the purchaser through sale deed dated 12.11.1937 by the seller, hence the purchaser shall be legally entitled to use, occupy and possess the said land as bonafide holder thereof.
11. That the expenses for execution and registration of this deed shall be borne by the purchaser.
12. That in present deed no consideration amount is being paid by the Purchaser. Hence the nominal stamp duty worth Rs. 500/- has been paid herewith by the purchaser through e-Stamp Certificate No. IN – UP ..58632924037771X.. Dated ..24.10.3/2025.

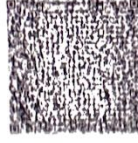
### SCHEDULE OF PROPERTY

**Free Hold Plot No .414 T.G. New Civil Line Scheme, Hyderabad Road, Lucknow, Bearing Municipal No.509/365(169), Purana Hyderabad, having area 3318.49 sq. mtrs (Three Thousand Three Hundred Eighteen point Four Nine), situated at Dr Baij Nath Road, NewHyderabad, Trans Gomti Area, New Civil Line Scheme, Tehsil & Dist-Lucknow, bounded as below-**

North : Plot No.415 (Eldeco Empereur Apartment) ;

  
 प्रभारी अधिकारी (सम्पत्ति)  
 लखनऊ विकास प्राधिकरण  
 लखनऊ

  
 DHARMENDRA SIKKA  
 Director  
 SIKKA RIVERSIDE RESIDENCY PVT. LTD.  
 Sikka House, 6 La Place Bungalows  
 Hazratganj, Lucknow-226001



South  
East  
West

आवेदन सं०: 202500821024379

बही सं०: 1

रजिस्ट्रेशन सं०: 3601

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
प्रथम पक्ष: 1

इस बात से संतुष्ट हो जाने पर कि इस लेखपत्र का निष्पादन  
श्री लखनऊ विकास प्राधिकरण लखनऊ द्वारा प्र०अ०स० प्रभाकर सिंह, पुत्र श्री —

ने अपने पद के अधिकार से किया है इसलिए उनकी उपस्थिति और हस्ताक्षरों की आवश्यकता नहीं है और लेखपत्र  
रजिस्ट्रीकरण के लिए स्वीकार किया गया।



द्वितीय पक्ष: 1

श्री सिक्का रिवरसाइड रेजीडेन्सी प्र०लि० के द्वारा धर्मेन्द्र सिक्का, पुत्र श्री स्व०सी०बी० सिक्का

निवासी: सिक्का हाउस 6ल प्लेस बंगला हजरतगंज लखनऊ

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री लल्ला यादव योजना सहायक . पुत्र श्री स्व० राम बालक यादव

निवासी: एलडीए

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री हरप्रीत सोबती , पुत्र श्री स्व० एस०एस० सोबती

निवासी: 356/361 सुभाष मोहाल सदर बाजार लखनऊ

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

प्रभाकर सिंह

उप निबंधक : सदर द्वितीय  
लखनऊ  
08/04/2025



नामिता श्रीमस्तव .  
निबंधक : प्रथमिक लखनऊ  
08/04/2025

South : Plot No. 413 (Government Office)  
East : 48 Feet Road  
West : Plot No.422 (Beverly Park Apartment)

**IN WITNESS WHEREOF, Sri Prabhakar Singh** as Prabhari Adhikari (Sampatti), Lucknow Development Authority, Lucknow for and on behalf of the Seller/First party and Sri Dharmendra Sikka, as authorized signatory of the Purchaser company, both have appended their hands to these presents in presence of the witnesses at Pradhikaran Bhawan, Vipin Khand, Gomti Nagar, Lucknow on the day, month and year mentioned below.  
Lucknow

Dated : 08.04.2021

Witnesses :-

1. Signature:   
Name: Mahendra Pratap Singh  
Section Officer  
L.D.A.
2. Signature:   
Name: Harpreet Singh  
Father's Name: Late S.S. Singh  
Address: 356/361, Subhash mahal,  
Sadar Bagor, Lucknow - 2

Prepared By :-

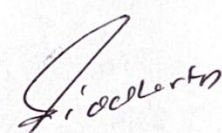
Dealing Assistant  
LDA, Lucknow

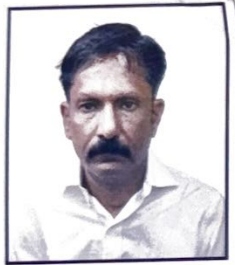
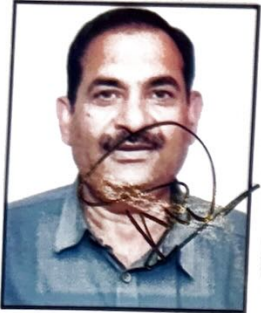


For & on behalf of  
Seller/First Party/L.D.A.  
लखनऊ (सम्पत्ति)  
लखनऊ प्राधिकरण

For & on behalf of  
Purchaser/ Second Party

Drafted By :-

  
(Siddharth Vikram Asthana)  
Advocate  
Counsel for L.D.A.  
Mobile No. : 9889844757





आवेदन सं०: 202500821024379

ही संख्या 1 जिल्द संख्या 28044 के पृष्ठ 157 से 168 तक क्रमांक 3601 पर दिनांक 08/04/2025 को  
जिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभाष सिंह  
उप निबंधक : सदर द्वितीय  
लखनऊ  
08/04/2025