

**GAURAV SETH
ADVOCATE
CHAMBER NO. D-319,
KKD COURT COMPLEX
SHAHDARA, DELHI-110032
MOB NO. 9717355900
ENRL. NO. D-865/2000**

Dated 31-7-2018

CERTIFICATE IN REGARD TO THE ENCUMBRANCES (IF ANY) TO THE TITLE OF THE LAND AND THE GROUP HOUSING PROJECT THEREUPON IN COMPLIANCE TO THE U.P. RERA.

This certificate is being issued for the purposes of disclosing the encumbrances, if any, found over the group housing project named as SIKKA KARNAM GREENS, launched by promoter M/s SIKKA INFRASTRUCTURES PVT. LTD. situated at property bearing no. GH-01/A, Sector-143B, Noida, Dist. Gautam Budh Nagar, U.P.

DETAILS OF THE IMMOVABLE PROPERTY CONCERNING THE GROUP HOUSING PROJECT OF THE PROMOTER M/S SIKKA INFRASTRUCTURES PVT. LTD.

The immoveable property in respect of which this certificate is being issued is part of plot no. GH-01, Sector 143B, Noida, Dist. Gautam Budh Nagar, U.P. This plot belongs to the New Okhla Industrial Development Authority. The New Okhla Industrial Development Authority leased out a subdivided part of the aforesaid plot in favour of M/s SIKKA INFRASTRUCTURES PVT. LTD. The plot leased out to M/s SIKKA INFRASTRUCTURES PVT. LTD. is



plot no.GH-01/A, Sector-143B, Noida, Dist. Gautam Budh Nagar, U.P. and the same is admeasuring 50308.92 square meter.

NAME & ADDRESS OF THE LESSEE AND DETAILS OF THE LEASE: -

New Okhla Industrial Development Authority on receiving the 10% of the total land cost entered/executed lease deed dated 10th day of August, 2011, duly registered with the office of Sub Registrar-I, Noida, Gautam Budh Nagar, U.P. vide registration bearing no. 5815, Book No. 1, Volume No.2610, from pages 351 to 388, leasing out the plot GH-01/A, Sector-143B, Noida, Dist. Gautam Budh Nagar, U.P. to M/s SIKKA INFRASTRUCTURES PVT. LTD.. **The copy of the said lease is annexed herewith** and the registration of the said lease deed has been duly verified from the office of Sub Registrar-I, Noida, Gautam Budh Nagar, U.P., wherein the said lease deed was got registered. The lease is still in continuation and after verification from New Okhla Industrial Development Authority, it has come across that the lease has not been cancelled/revoked till date. The lease in favour of M/s SIKKA INFRASTRUCTURES PVT. LTD. permits them to raise construction under the Group Housing Scheme.

M/s SIKKA INFRASTRUCTURES PVT. LTD. i.e. Lessee is a special purpose company having registered office at C-60, Preet Vihar, Vikas Marg, Delhi-92. The special purpose company has been incorporated on the request of consortium comprising of M/s Quality Readymix Concrete Pvt Ltd., M/s Sikka Promoters Pvt. Ltd., M/s Rani Promoter Pvt. Ltd., M/s Abhimanyu Housing Pvt. Ltd., M/s A.A. Realcon Pvt. Ltd., M/s Sunglow Builders Pvt. Ltd., M/s Aggarwal Associates Pvt. Ltd. The said special purpose company is duly registered with R.O.C Delhi.

In terms of the lease the Promoter/Lessee has paid to the lessor an amount of Rs.32,28,34,496/- (Thirty Two Crores Twenty Eight Lac Thirty Four Thousand Four Hundred Ninety Six Only) till dated and an amount of Rs.1,71,74,46701/- (One Hundred Seventy One



Crore Seventy Four Lac Forty Six Thousand Seven Hundred One Only) is outstanding (which includes the amount of interest till date), which is payable by the Promoter/Lessee (M/s SIKKA INFRASTRUCTURES PVT. LTD). to the (Lessor) New Okhla Industrial Development Authority. In accordance to the terms to the lease the payments have to be made by the Promoter/Lessee to the Lessor till 20-7-2021.

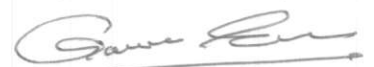
**DETAILS PERTAINING TO THE
MORTGAGE/LIEN/PLEDGE/LOAN/CREDIT FACILITY
AVAILED FOR THE DEVELOPMENT OF THE RESIDENTIAL
PROJECT BY THE LESSEE.**

M/s SIKKA INFRASTRUCTURES PVT. LTD has taken a Credit Facility from Indusind Bank vide sanction dated 30-9-2016 bearing reference no. IBL/C&I/2016-17/2045 under the guarantee of Mr. Gurinder Singh Sikka, Harvinder Singh Sikka, Gurmeet Singh Sikka, M/s G S Promoters Pvt. Ltd. & M/s Kindle Infraheights Pvt Ltd.

The Principle Borrower in respect of this Credit Facility is M/s SIKKA INFRASTRUCTURES PVT. LTD and the credit facility is a term loan with the facility amount of Rs. 65 Crores. The facility is renewable subject to the review and discretion of the bank. The said credit facility is continuing and the total amount of loan which has been availed by the borrower i.e. M/s SIKKA INFRASTRUCTURES PVT. LTD is Rs.52,00,00,000/- (Fifty Two Crore Only).

M/s SIKKA INFRASTRUCTURES PVT. LTD has repaid a sum of Rs.4,74,11,939/- (Four Crore Seventy Four Lac Eleven Thousand Nine Hundred Thirty Nine Only) till 30-6-2018 and the amount outstanding is Rs.47,25,88,061/- (Forty Seven Crore Forty Twenty Five Lac Eighty Eight Thousand Sixty One Only).

The collateral security which are lying with the Indusind Bank for the purposes of sanction of Credit Facility is not being repeated herein as the same has been depicted/manifested in the sanction letter dated 30-9-2016. Directly the leased plot no.GH-01/A, Sector-143B,



Noida, Dist. Gautam Budh Nagar, U.P. is not under the charge of Indusind Bank. The Group Housing Project being constructed/raised on the land is under the charge of the Indusind Bank which is manifested by the collateral clause of the sanction letter issued by Indusind Bank dated 30-9-2016.

The title in favour of the Promoter/Lessee i.e. M/s SIKKA INFRASTRUCTURES PVT. LTD in respect of the plot no.GH-01/A, Sector-143B, Noida, Dist. Gautam Budh Nagar, U.P. is encumbrance free as the lease has neither been revoked nor cancelled and the lease in favour of the Promoter/Lessee is in continuation till date. The terms of the lease manifest the manner and type of construction which the promoter/lessee is entitled to raise and the lease also manifest the schedule of payments to be made by the lessee/promoter. **The continuation of the lease manifest that there is no encumbrance to the lease hold title of the Promoter/Lessee.**

As far as the Credit Facility availed by the Promoter/Lessee is concerned the Credit Facility gives a charge to the Indusind Bank over the Group Housing Project being raised by the Promoter/Lessee and the said charge as of date is to the tune of Rs.47,25,88,061/- (Forty Seven Crore Forty Twenty Five Lac Eighty Eight Thousand Sixty One Only) which is being repaid by the Lessee/borrower i.e. M/s SIKKA INFRASTRUCTURES PVT. LTD and the Credit Facility account is operational/continuing.

Annexures: -

(I) True copy of lease deed dated 10-8-2011.

(II) Certificate of incorporation of M/s SIKKA INFRASTRUCTURES PVT. LTD

(III) Letter dated 30-9-2016 of credit limit sanction issued by Indusind Bank granting term loan to M/s SIKKA INFRASTRUCTURES PVT. LTD



(IV) Statement of Account pertaining to the aforesaid term loan till date.



**GAURAV SETH
ADVOCATE**

Note: - This certificate has been drafted/scribed by the undersigned as per the documents provided and declarations made by the promoter. All possible necessary precautions were taken while drafting/scribing the present certificate.



DRAFTED BY:-

**Gaurav Seth
ADVOCATE**

Enrl No. D-865/2000

**Chamber No. D-319, K.K.D. Courts Complex
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