

Date: 06.12.2025

**From the desk of,
Adv. Sumesh Srivastava
Chamber At: 007, Chakbast Road,
Near Alia Law Agency, Registrar Office,
Qaiserbagh, Lucknow 226001
Mobile No: 9450657947**

To Whomsoever It May Concern

Perused the Non-Encumbrance Certificate bearing no. 22025228005989 duly issued by the office of Deputy Registrar Sadar-II, District Lucknow pursuant to the application bearing No. 2202522806377 a copy of which is annexed herewith this certificate.

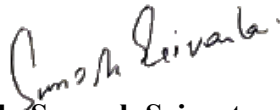
On the basis of a search carried out for the period from 19.11.2013 to 19.11.2025, the aforesaid Non-Encumbrance Certificate bearing no. 22025228005989, duly issued by the office of Deputy Registrar Sadar-II, District Lucknow, apparently indicates that no charge is found on Plot No. 414, TG, New Civil Lines Scheme, Dr. Baijnath Road, New Hyderabad, District Lucknow.

However, on the basis of information provided by the Promoter M/S Sikka Riverside Residency Private Limited, it was revealed that the land falling in Plot No. 414, TG, New Civil Lines Scheme, Dr. Baijnath Road, New Hyderabad, District Lucknow, is mortgaged with HDFC Bank, Ashok Marg Branch, Lucknow and a copy of loan sanction letter is annexed with this certificate.

The ownership of the aforesaid property is still with the owner, who has their respective rights in the aforesaid property.

Date: 06.12.2025

Place: Lucknow


(Adv Sumesh Srivastava)

Advocate Enrollment No. 8725/2001



Date: 02/02/2024

Proposal No.: 89068001

SIKKA RIVERSIDE RESIDENCY PVT LTD
SIKKA INFRATECH PRIVATE LIMITED , DHARMENDRA SIKKA , REKHA SIKKA ,
SARTHAK SIKKA , RAUNAK SIKKA , SIKKA BROADBAND PRIVATE LIMITED

6 SIKKA HOUSE LA PALACE BUNGLOWS LUCKNOW UTTAR PRADESH 226001

Dear Sir / Madam,

Bootes
Signature

We are pleased to inform you that HDFC Bank Limited ("Bank") have considered your request pursuant to your application Ref. No. 89068001 mentioned below and have accordingly sanctioned a Secured Loan Facility of Rs. 17,50,00,000 (Rupees Seventeen Crore Fifty Lacs Only/-) ("Loan") to you as per and subject to the Loan Details, terms and conditions and special conditions as mentioned herein.

Loan Facility Details (Key Fact Sheet):

Details	Particulars
Application No.	89068001
Borrower	SIKKA RIVERSIDE RESIDENCY PVT LTD
Co-Borrower	1. SIKKA INFRATECH PRIVATE LIMITED 2. DHARMENDRA SIKKA 3. REKHA SIKKA 4. SARTHAK SIKKA 5. RAUNAK SIKKA 6. SIKKA BROADBAND PRIVATE LIMITED
Loan Amount/ Enhanced Loan Amount	Rs. 17,50,00,000 (Rupees Seventeen Crore Fifty Lacs Only/-)
Additional Loan Amount Top Up/Enhancement (if any)	NIL
Type of Interest Rate	Floating Interest Rate linked to Policy Repo Rate ("Reference Rate")
Policy Repo Rate	6.50% as on date
Applicable Interest Rate (as on date) (% per annum)	Policy Repo Rate (Reference Rate*)- 6.50% + Spread of 2.20% = 8.70% p.a. *In case of external benchmark, the Reference Rate shall be reset by the Bank once in three months or at such intervals as may be permissible under the RBI guidelines/regulations from time to time.
Date of Reset of Interest	Effective dates of each change in/reset the Reference Rate/Spread of the Bank.
Loan Tenure	144 Months

For SIKKA RIVERSIDE RESIDENCY PVT LTD
Director

R. Raunak
Signature

Rekha Sikka
Signature

For SIKKA BROADBAND PRIVATE LIMITED
Director

For SIKKA INFRATECH PVT. LTD.
DIRECTOR

Rekha Sikka
Signature

Classification -



Date: 05-12-2024

Proposal No: 800836446

SIKKA RIVERSIDE RESIDENCY PRIVATE LIMITED,
SIKKA BROADBAND PRIVATE LIMITED, SIKKA INFRATECH PRIVATE LIMITED , DHARMENDRA
SIKKA , REKHA SIKKA , SARTHAK SIKKA , RAUNAK SIKKA

SIKKA HOUSE, 6 LA PLACE BUNGALOWS HAZRATGANJ, LUCKNOW-226001

Dear Sir / Madam,

We are pleased to inform you that HDFC Bank Limited ("Bank") have considered your request pursuant to your application Ref. No.800836446 mentioned below and have accordingly sanctioned a Secured Loan Facility of **Rs. 5,00,00,000/- (Rupees Five Crores Only/-)** ("Loan") to you as per and subject to the Loan Details, terms and conditions and special conditions as mentioned herein.

Loan Facility Details (Key Fact Sheet):

Details	Particulars
Application No.	800836446
Borrower	SIKKA RIVERSIDE RESIDENCY PRIVATE LIMITED ✓
Co-Borrower	SIKKA BROADBAND PRIVATE LIMITED ✓ SIKKA INFRATECH PRIVATE LIMITED ✓ DHARMENDRA SIKKA ✓ REKHA SIKKA ✓ SARTHAK SIKKA ✓ RAUNAK SIKKA ✓
Loan Amount/ Enhanced Loan Amount	Rs. 5,00,00,000/- (Rupees Five Crores Only/-)
Additional Loan Amount Top Up/Enhancement (if any)	NIL
Type of Interest Rate	Floating Interest Rate linked to Policy Repo Rate ("Reference Rate")
Policy Repo Rate	6.50% as on date
Applicable Interest Rate (as on date) (% per annum)	Policy Repo Rate (Reference Rate*)- 6.50% + Spread of 2.70% = 9.20% p.a. *In case of external benchmark, the Reference Rate shall be reset by the Bank once in three months or at such intervals as may be permissible under the RBI guidelines

LAP Sanction Letter

For SIKKA INFRATECH PVT. LTD,

[Signature]

[Signature]

[Signature]
ASS333

Registered Address : HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013, India.

Email ID: loansupport@hdfcbank.com; Tel No: 1800 207 8161 / 1860 267 6161, CIN : L65920MH1994PLC080618

For SIKKA RIVERSIDE RESIDENCY PVT. LTD.

For SIKKA BROADBAND PVT. LTD.

Page 1 of 11

[Signature]

Director

[Signature]

Director

[Signature]

[Signature]

[Signature]

SANCTION LETTER



HDFC Bank House,
Senapati Bapat Marg,
Lower Parel,
Mumbai - 400 013

DATE : 18/11/2025
 CUSTOMER NAME : SIKKA RIVERSIDE RESIDENCY PRIVATE LIMITED
 PROPOSAL NO : 802542165
 ADDRESS : SIKKA RIVERSIDE RESIDENCY PVT LTD
 PLOT NO 6 LA PLACE
 SHAHNAJAF ROAD HAZRATGANJ
 LUCKNOW
 LUCKNOW
 226001
 India

Dear Sir / Madam,

We are pleased to inform you that HDFC Bank Limited (Bank) have considered your request pursuant to your application mentioned below and have accordingly sanctioned a Secured Loan Facility of Rs. 4,00,00,000.00 (Rupees Four Crore Only) (Loan) to you as per and subject to the Loan Details, terms and conditions and special conditions as mentioned herein.

Loan Facility Detail -Key Fact Sheet

Facility Details

Details	Particulars
Application Ref No	069432110
Borrower	SIKKA RIVERSIDE RESIDENCY PRIVATE LIMITED
Co-Borrower	SARTHAK SIKKA REKHA SIKKA RAUNAK SIKKA DHARMENDRA SIKKA SIKKA BROADBAND PRIVATE LIMITED SIKKA INFRA TECH PRIVATE LIMITED
Loan Amount/ Enhanced Loan Amount	Rs. 4,00,00,000/- (Rupees Four Crore Only)
Additional Loan Amount (if any)-Enhancement	Not Applicable
Additional Loan Amount (if any)-Topup	Not Applicable
Type of Interest Rate	Floating Interest Rate linked to Policy Repo Rate ("Reference Rate")
Policy Repo Rate	5.50% as on date
Applicable Interest Rate (as on date) (% per annum)	Policy Repo Rate (Reference Rate*) 5.50 (%) + Spread of 2.7(%) = 8.2% p.a. *In case of external benchmark the Reference Rate shall be reset by the Bank once in three months or at such intervals as may be permissible under the RBI guidelines / regulations from time to time.
Date of Reset of Interest	Effective dates of each change in/reset the Reference Rate/Spread of the bank.
Loan Tenure	144 Months
Repayment	Equated Monthly Installments (EMIs) of Rs 4,37,380/- towards payment of principal and interest No. of EMIs: 144
EMI Start Date	First EMI shall commence from the 2nd month of disbursement. Pre-EMI Payment Date: Date of Disbursement
EMI Due Date	7th/____ of each month. PRE-EMI shall be charged for the 1st partial month interest and shall be adjusted from disbursement amount.

Abhishek
ASS 333

Registered Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013, India

For SIKKA RIVERSIDE RESIDENCY PVT. LTD.

Email ID: Loansupport@hdfcbank.com

For SIKKA INFRA TECH PVT. LTD.

For SIKKA BROADBAND PVT. LTD.
 PIN (Corporate Identity Number): L65920MH1997PLC0000178

Shabir
Ranmak
Director

[Signature]
Director

Rekha Sikka
DIRECTOR

कार्यालय उप निबंधक सदर द्वितीय लखनऊ जनपद लखनऊ

आवेदन संख्या :2202522806377

प्रमाण संख्या :22025228005989

भार मुक्त प्रमाण-पत्र (रजि० मैनुअल के नियम 328)

श्री- धर्मेन्द्र सिक्का पुत्र- स्व० सी०बी० सिक्का तहसील लखनऊ जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - न्यू हैदराबाद , वार्ड/परगना- कल्चिन कालेज , आवासीय- मेसर्स सिक्का रिवरसाइड रेजीडेंसी प्रा० लि० द्वारा प्रतिनिधि धर्मेन्द्र सिक्का पुत्र स्व० सी०बी० सिक्का, भवन निर्मित फ्री होल्ड प्लॉट न० 414 टी०जी० मु० न० 509/365 169 रकबा 35707 वर्ग फिट यानी 3318.49 वर्ग मीटर निर्मित रकबा 1194 वर्ग मीटर स्थित डा० वैज नाथ रोड न्यू हैदराबाद ट्रांस गोमती लखनऊ , प्लॉट न० 414 टी०जी०

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 19/11/2013 से दिनांक 19/11/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :19-11-2025

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **राजेश कुमार यादव**।

मिलान करने वाले निबन्धन लिपिक : **आलोक सिंह**।

Prabhash Singh
Digitally signed by
Prabhash Singh
Date: 2025.11.19
16:53:43 +05'30'

उप निबंधक सदर द्वितीय
लखनऊ

प्रिंट करें

Darul Safa SO (226001) Counter No. 1
SP-D EU7202748781N IVR 6985720274878
08-12-2025 14:02:49.30(Actual)gms.
To: SUB REGISTRAR II, SADAR LKO
Industria Ar, UTTAR PRADE - 226019
From: SIKKA RIVERSIDE RESIDENCY-226001
Cash-23.00(Base: 19.00)



6th December, 2025

(CGST:2SGST:2)
Track# www.indiapost.gov.in Dial-1800266686



Sikka Riverside Residency Pvt. Ltd.
Sikka House, 6, La Place Bungalows
Hazratganj, Lucknow-226001. (U.P.)
Call : +91 9076770009
Email : care@sikkainfratech.com

To,
The Sub-Registrar II,
Sadar, District - Lucknow,
Uttar Pradesh.

Subject: Application for updating loan/mortgage details in the land records.

Respected Sir/Madam,

I, Dharmendra Sikka is the Authorized Signatory and Director of Sikka Riverside Residency Pvt Ltd. The company Sikka Riverside Residency Pvt Ltd is the owner of Plot No. 414, TG, New Civil Lines Scheme, Dr. Baijnath Road, New Hyderabad, District Lucknow. I had perused for the Non-Encumbrance Certificate bearing no. 22025228005989 duly issued by the office of Sub-Registrar Sadar-II, District Lucknow pursuant to the application bearing No. 2202522806377.

On the basis of a search carried out for the period from 19.11.2013 to 19.11.2025. the aforesaid Non-Encumbrance Certificate bearing no. 22025228005989, duly issued by the office of Sub-Registrar-II Sadar, District Lucknow. apparently indicates that no charge is found on Plot No. 414, TG, New Civil Lines Scheme, Dr. Baijnath Road, New Hyderabad, District Lucknow.

However, I want to inform you that the land falling in Plot No. 414, TG, New Civil Lines Scheme, Dr. Baijnath Road, New Hyderabad, District Lucknow, is mortgaged with HDFC Bank, Ashok Marg Branch, Lucknow for loan to Sikka Riverside Residency Pvt. Ltd.

1. **Loan Account Number:** Loan A/c: 463312151, Loan A/c: 802542165 and Loan A/c: 800836446
2. **Loan Amount:** Rs.265,000,000.00/- (Rs. 26.50 Crore)
3. **Date of Loan Disbursal:** 08/02/2024, 09/12/2024 and 24/11/2025

Therefore, I kindly request that you update and upload the loan details against the aforementioned property in your records. Your prompt attention to this matter would be greatly appreciated

Thanking you,

Yours sincerely,

For M/S Sikka Riverside Residency Pvt. Ltd.

Dharmendra Sikka

(Director)

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

www.sikkainfratech.com