



**Annexure 3: Chartered Accountant's Certificate (Form-REG-3)**

Form-REG-3

**CHARTERED ACCOUNTANT'S CERTIFICATE**

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

Certification work Assigned vide letter No. - SIKKARR/RERA/02

Date: 05.12.2025

Information as on 18.10.2025

Subject: Certificate of Amount Incurred on Project Sikka Riverside Residency, Acquisition and Development of land or/and Construction of Project situated on Plot No. 414, T.G. New Civil Lines Scheme, New Hyderabad, Bearing Municipal No. 509/365 (169), Purana Hyderabad (1968), Lucknow, demarcated by its boundaries (latitude and longitude of the end-points) 26.864486 N; 80.950264 E to the North, to the South, to the East to the West of Village and Tehsil Lucknow, Competent Development Authority- Lucknow Development Authority, Lucknow, admeasuring 3318.49 sq. mts. area being developed by Promoter Sikka Riverside Residency Private Limited, Promoter Id UPRERAPRM420717 having Separate A/C No. 628105040455 Bank Name ICICI Bank, Ashok Marg Branch, Lucknow.

PART-A					
		Rs.in lacs	Rs. In lacs	Rs. In lacs	Rs. In lacs
S.No.	Particulars	Total Estimated Cost	Amount incurred till last quarter	Amount incurred during the quarter	Amount incurred till now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:	0	0	0	0
	(a.1) For Project Estimation Purpose				
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	4179.85	0	0	2993.08



*Madhur Jain*



**Madhur Jain & Co.**  
**CHARTERED ACCOUNTANTS**

52, Eldeco Greens, Gomti Nagar, Lucknow – 226010; Tel: 0522 – 4710575; E-mail: mjainco@gmail.com

ii- In case of acquisition through joint development agreement with landowner, the consideration as specified in the joint development agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	0	0	0	0
iii- In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	0	0	0	0
<b>TOTAL OF LAND COST - For Project Estimation Purpose</b>	4179.85	0	0	2993.08
<b>(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account</b>	0	0	0	0
i - In case of acquisition through Purchase, the actual purchase price will be considered.	0	0	0	0
ii- In case of acquisition through joint development agreement with landowner, the cost of land shall be the actual cost incurred by the landowner	0	0	0	0
iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.	0	0	0	0
<b>TOTAL OF LAND COST - For % completion and withdrawal purpose</b>	0	0	0	0

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	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;	0	0	0	0
	(e) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);	0	0	0	0
	(d) Interest (Other than Penal Interest and Penalties etc.) a) paid to Financial Institution, Scheduled Banks, NBFC on loan/ borrowing provided such loan/ borrowing has been utilized for purchase of land b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilized for purchase of land c) paid to the Competent Authority for acquisition of land	0	0	0	0
	<b>TOTAL OF LAND COST</b>	0	0	0	0
1A	<b>- For Project Estimation Purpose i.e. a.1+ b+c+d</b>	4179.85	0	0	2993.08
1B	<b>- For Withdrawal Purpose i.e. a.2+ b+c+d</b>	0	0	0	0
2	<b>Project Clearance Fees</b>				
	(a) Fees paid to RERA	10.00	0	0	10.00
	(b) Fees paid to Local Authority	236.36	0	0	236.36





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	(e) Consultant/Architect Fees (directly attributable to project)	50.00	0	0	50.00
	(d) Any other (specify)	0	0	0	0
	<b>TOTAL OF FEES PAID</b>	296.36	0	0	236.36
<b>3A</b>	<b>Cost of Construction and Development</b>				
	(a) Cost of services (water, electricity to construction site). Site Overheads;	4623.64	0	0	0
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);	0	0	0	0
	(c) Cost of materials actually purchased	0	0	0	0
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	0	0	0	0
	<b>Total of Construction and Development Cost (sum of (a) to (d) of 3A)</b>	4623.64	0	0	0
<b>3B</b>	<b>Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)</b>	4623.64	0	0	0
<b>3C</b>	<b>Total Construction and Development Cost (Lower of 3A am/3B.)</b>	4623.64	0	0	0

*Madhur Jain*



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3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilized for construction of this project: a) paid to Financial Institution, Scheduled Banks, NBFC and b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)"	183.11	0	0	0
	<b>TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)</b>	4806.75	0	0	0
3E					
4	<b>TOTAL COST OF PROJECT</b>				
4A	For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	9282.96	0	0	3229.44
4B	-For% completion of the project and withdrawal purpose (S No. 1B+ Sr. No. 2+SNo. 3E)	0.00	0	0	0
5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2) x 100		0%		
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col 6 of S. No. 4B/Col. 3 of S. No. 4B)		34.79%		
7	Total amount received from allottees till date since Inception of the Project		0.00		
8	70% Amount to be deposited in Separate Account (70%*S No. 7)		0.00		
9	Loan sanctioned for the project till date (secured and unsecured both)		0.00		

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CHARTERED ACCOUNTANTS

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10	Loan disbursed for the project till date (secured and unsecured both)	0.00
11	Interest on deposits (flexi facility) credited to the Separate account	0.00
12	<b>Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No.11)</b>	<b>0.00</b>
13	Cumulative Amount that can be withdrawn from Separate ale, i.e. <b>(Total Estimated Cost + Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B + S No. 6)</b>	<b>3229.44</b>
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)	0.00
15	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realized till date but not deposited in the Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))	0.00
16	Computed Balance in Separate Ale as on date: (S No. 12 - S No. 15)	0.00
17	Actual Balance available in Separate Ale as on date	0.00





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18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	0.00
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No.15))	3229.44
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this Certificate	0.00
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)	0.00

This certificate is being issued on specific request of M/s Sikka Riverside Residency Private Limited (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

**Note:** Based on the information provided by the promoter, I/We certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/borrowings.

For Madhur Jain & Co.  
Chartered Accountants  
F.R.N. 004865C

(Madhur Jain)  
Partner

M.R.N. 073699

UDIN: 25073699BMJHFX3312

Place: Lucknow

Date: 05.12.2025



**SIKKA RIVERSIDE RESIDENCY PRIVATE LIMITED**  
REGD. OFFICE- Sikka House, 6 La Place, Hazratganj, Lucknow, Uttar Pradesh, India, 226001  
CIN: U68200UP2023PTC191640  
EMAIL ID: tony@sikkanet.com

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**Form-RA-8**  
**Affidavit for Declaration on Credit Facilities Availed for the Project**

To,  
The Secretary  
Uttar Pradesh Real Estate Regulatory Authority  
Naveen Bhavan, Rajya Niyojan Sansthan, Kala Kankar House,  
Old Hyderabad, Lucknow, Uttar Pradesh – 226007

**Sub: Affidavit / Declaration on Credit Facilities Availed for the Project “Sikka Riverside Residency”**

I, I, M/S Sikka Riverside Residency Private Limited Promoter of the proposed project / duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state that as on date given in the verification below the following credit facilities (secured ) have been availed/are in the process of finalization for project “Sikka Riverside Residency”, Project situated on Plot No. 414, T.G. New Civil Lines Scheme, New Hyderabad, Bearing Municipal No. 509/365 (169), Purana Hyderabad (1968), Lucknow.

	Details	
a.	Name of Lender	HDFC Bank
b.	Address of Lender's Office / Branch	Ashok Marg Branch, Lucknow
c.	Date of Borrowing/ First Disbursement	Loan A/c: 463312151: Date of Disbursement: 08/02/2024 Loan A/c: 800836446: Date of Disbursement: 09/12/2024 Loan A/c: 802542165: Date of Disbursement: 24/11/2025
d.	Amount Sanctioned	265,000,000.00/-
e.	Amount Disbursed	263,676,094.00/-
f.	Outstanding Amount as on date of affidavit.	250,855,181.00/-
g.	Details of Project Assets given as Mortgage/ Security	“Sikka Riverside Residency”, Project situated on Plot No. 414, T.G. New Civil Lines Scheme, New Hyderabad, Bearing Municipal No. 509/365 (169), Purana Hyderabad (1968), Lucknow

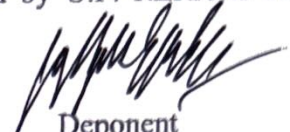
2. I undertake that funds from the declared credit facility will be deposited in the separate account only.

**SIKKA RIVERSIDE RESIDENCY PRIVATE LIMITED**  
REGD. OFFICE- Sikka House, 6 La Place, Hazratganj, Lucknow, Uttar Pradesh, India, 226001  
CIN: U68200UP2023PTC191640  
EMAIL ID: tony@sikkanet.com

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3. I also confirm that the certificate given by the Chartered Accountant (UDIN: 25073699BMJHFX3312) Sri Madhur Jain, membership no 073699 certifying all the borrowings on date, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.

4. I confirm that the certificate issued by the lending bank/ institution namely, HDFC Bank as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit.

  
Deponent

**Verification**

The Contents of this Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Lucknow on this 06th date of December' 2025

  
Deponent



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

*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 8181 / 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