

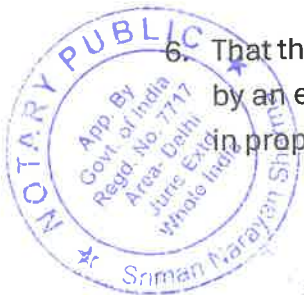
E-Stamp: IN-DL 41207477271185Y

Affidavit cum Declaration

Uttar Pradesh Real Estates Regulatory Authority,
Rajya Niyojan Sansthan, Naveen Bhavan,
Kalankar House Road, Old Hyderabad,
Lucknow, Uttar Pradesh-226007

I, Gaurav Gupta, Director of M/S SG Estates Pvt Ltd. having registered office at 308-309, Third Floor, Salcon Aurum, Jasola District Centre, New Delhi-110025 Promoter of the proposed project "SG ORCHARD" situated at Khasra No. 351 & 350-M, Village Bhovapur, Pargana-Jalalabad, Tehsil & Ghaziabad, U.P. do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to the land on which the development of the proposed project project "SG ORCHARD" situated at Khasra No. 351 & 350-M, Village Bhovapur, Pargana-Jalalabad, Tehsil & Ghaziabad, U.P. is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 59 months.
4. That seventy percent of the amounts realized by me /promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and an accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



For S.G. ESTATES PVT. LTD.

[Signature]

Director

7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee's at the time of allotment of any apartment, plot or building, as the case may be on any grounds.

For SG Estates Pvt Ltd.

For S.G. ESTATES PVT. LTD.


Director
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Ghaziabad on the 27th day of January 2026.

For S.G. ESTATES PVT. LTD.


Director



ATTESTED
Notary Public
(INDIA)

27 JAN 2026


E-stamp: IN~DL28758656948887Y

Affidavit-cum-declaration

Affidavit-cum-declaration of Mr. Gaurav Gupta, Director of M/s S. G. Estates Pvt. Ltd., promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the Company M/s S. G. Estates Pvt. Ltd. is developing a project by the name of "SG Orchard" on Khasra No. 351 & 350-M, Village- Bhovapur, Pargana- Jalalbad, Tehsil & District- Ghaziabad, U.P.
2. That the above stated land bearing Khasra No. 351 & 350-M is owned by M/s S. G. Estates Pvt. Ltd.
3. That it is hereby declared that no other project is registered in RERA on the land of Project out of land from Khasra No. 351 & 350-M.
4. That no sale has been made in the above said Project, neither any amount has been received against the allotment of any Apartment(s), in the said Project.
5. That the Company hereby declares that it shall allot the property and received the payments from the Applicants/ Allottee(s) of the Project only after the grant of registration on the said project by Uttar Pradesh Real Estate Regulatory Authority (UP RERA) under the Real Estate (Regulation and Development Act), 2016

For S. G. Estates Pvt. Ltd.
For S.G. Estates Pvt. Ltd.


Deponent Director

Verification

I, Gaurav Gupta, deponent above, do hereby verify the contents of my above affidavit cum declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 7th day of January 2026



For S. G. Estates Pvt. Ltd.
For S.G. Estates Pvt. Ltd.


Deponent Director

ATTESTED
Notary Public
(INDIA)

07 JAN 2026

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S S.G. ESTATES PRIVATE LIMITED (THE COMPANY) AT THEIR MEETING HELD ON TUESDAY THE 5TH JANUARY, 2026 AT 11.00 AM AT THE REGISTERED OFFICE OF THE COMPANY AT 308-309 3RD FLOOR,PLOT NO4, SALCON AURUM JASOLA,DISTRICT CENTRE, NEW DELHI INDIA 11002

The Chairman informed the Board that, the Company has acquired 16345 (net land area 15626) square meters of land located at Khasra No 351 & 350M Vill: Bhovapur Paragana Jalalabad, Tehsil & Dist: Ghaziabad, UP.

It was further informed that on the said plot of land the Company proposes to develop and construct a Residential Group Housing Project namely "SG ORCHARD" comprising of 5 towers.

In compliance to the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016, the Company is required to apply for registration of the said Project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and for the same it needs to authorize Directors/ Officials of the Company to prepare, submit and execute Application(s), Undertaking(s), Agreement(s), Deed(s), Documents(s) with the said Authority.

The Board discussed the matter, and it was

"RESOLVED THAT the consent of Board of Directors of the Company be and is hereby accorded to the Company to file an Application for Registration of SG ORCHARD Project Land admeasuring 15626 square meters with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016."

"RESOLVED FURTHER THAT Mr. Gaurav Gupta, Director, of the company, be and is hereby authorized to sign, submit, apply, correct, amend application, document, form, affidavit, agreement, undertaking, Affidavit RA-1, FORM-B (Affidavit cum Declaration), and all other requisite documents with respect to registration of the above said project with Uttar Pradesh Real Estate Regulation Authority."

RESOLVED FURTHER THAT Mr. Gaurav Gupta, Director of the Company, be and is hereby also authorized to represent the Company, engage consultants and advisors and do all such acts, deeds and things as may be required for registration of the above project with Uttar Pradesh Real Estate Regulation Authority."

For and on Behalf of the Board,
SG Estates Private Limited

For S.G. Estates Pvt. Ltd.



DIRECTOR

Director