



सर्वमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

निरंकार प्रसाद स्टाम्प विक्रेता

लाईसेन्स नं-542, ACC-UP14093904  
रायगढ़ कोर्ट असर सरकार राजनगर गाजिबाबाद

e-Stamp

₹100

100/2023/07/26/01/001

**Certificate No.** : IN-UP70424276988410V  
**Certificate Issued Date** : 26-Jul-2023 03:19 PM  
**Account Reference** : NEWIMPACC (SV)/ up14093904/ GHAZIABAD SADAR/ UP-GZB  
**Unique Doc. Reference** : SUBIN-UPUP1409390436007311553576V  
**Purchased by** : SG ESTATES PVT LTD  
**Description of Document** : Article 5 Agreement or Memorandum of an agreement  
**Property Description** : Not Applicable  
**Consideration Price (Rs.)** :  
**First Party** : SG ESTATES PVT LTD  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : SG ESTATES PVT LTD  
**Stamp Duty Amount(Rs.)** : 100  
 (One Hundred only)



₹100



Please write or type below this line

This Non Judicial Stamp Paper Forms An

Integral Part of Affidavit Cum Declaration

29 AUG 2023

For S.G. ESTATES PVT. LTD.

**Statutory Alert:**

- The authenticity of this Stamp certificate should be verified at [www.shcilestamp.com](http://www.shcilestamp.com) or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate
- In case of any discrepancy please inform the Competent Authority

**Affidavit-cum-Declaration**

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

1. That the Company M/s SG Estates Pvt Ltd. is developing a project by the name of "SG VISTA" on Khasra no. 953 of Village Noor Nagar, District Ghaziabad, U.P.
2. The above stated land bearing Khasra no. 953 is owned by M/s SG Estates Pvt Ltd.
3. This is hereby declared that no other project is registered in RERA on the land of Project out of land from Khasra no. 953.

For SG 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 29<sup>th</sup> day of August 2023

ATTESTED  
VEDPAL SINGH  
Advocate & Notary  
Ghaziabad (U.P.) India

29 AUG 2023

For SG Estates Pvt Ltd.  
For S.G. ESTATES PVT. LTD.

Deponent Director



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**Government of Uttar Pradesh**

## निरंकार प्रसाद स्टान्ड विक्रेता

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:  
: SG ESTATES PVT LTD  
: Not Applicable  
: SG ESTATES PVT LTD  
:  
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Integral Part of Affidavit Cum Declaration

For S.G. ESTATES PVT. LTD.

*Ann*  
Director

29 AUG 2023



**Statutory Alert:**

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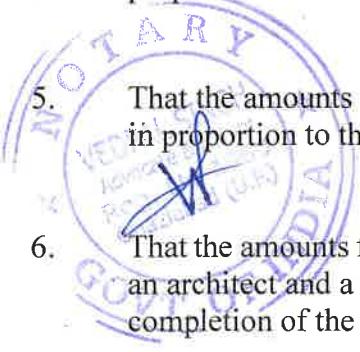
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2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

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 GF-03, Uppal Plaza, M-6, Jasola District Centre, New Delhi-110025 Promoter of the proposed project "SG VISTA" situated at Khasra No. 953, Village Noor Nagar, Raj Nagar Extension, Ghaziabad-201017, 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 "SG VISTA" situated at Khasra No. 953, Village Noor Nagar, Raj Nagar Extension, Ghaziabad-201017, 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 a accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

For S.G. ESTATES PVT. LTD.  
  
  
Gaurav  
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.  
*Ans*  
 Deponent Director

#### 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 29" day of August 2023.



ATTESTED  
*Vedpal Singh*  
 29.8.2023  
 VEDPAL SINGH  
 Advocate & Notary  
 Ghaziabad (U.P.) India

29 AUG 2023

For SG Estates Pvt Ltd.  
 For S.G. ESTATES PVT. LTD.  
*Ans*  
 Deponent Director