

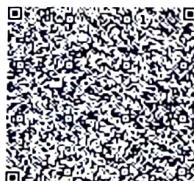


## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

#### e-Stamp

Certificate No. : IN-DL92194672551437V  
Certificate Issued Date : 04-Nov-2023 05:48 PM  
Account Reference : IMPACC (IV)/ dl853503/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DLDL85350349284424779226V  
Purchased by : SG ESTATES PVT LTD  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
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)



Please write or type below this line



#### Notary Alert:

The legitimacy of this Stamp certificate should be verified at [www.stampstamp.com](http://www.stampstamp.com) or using e-Stamp Mobile App or e-Stamp Holder App. The responsibility for checking the legitimacy is on the users of the certificate. In case of any discrepancy please inform the Competent Authority.

## शपथ पत्र

### शपथ पत्र सेक्रेटरी यू०पी० रेरा लखनऊ उ०प्र० के समक्षः—

मैं घोषणा करता हूँ कि मेरा नाम गौरव गुप्ता पुत्र श्री सुभाष गुप्ता है और मैं एस०जी० इस्टेट्स प्रा० लिमिटेड रजिस्टर्ड ऑफिस जी०एफ०-०३, उप्पल प्लाजा जसोला डिस्ट्रीक सेंटर, नई दिल्ली-११००२५ का डायरेक्टर (निदेशक) हूँ।

कि कम्पनी एस०जी० इस्टेट्स प्रा० लिमिटेड का नाम एस०जी० इस्टेट्स लिमिटेड से दिनांक 28/02/2020 को बदल दिया गया है तथा नया सार्टिफिकेट ऑफ एन्कोरपोरेशन बदले हुए नाम के साथ मिनिस्ट्री ऑफ कारपोरेट अफेयर द्वारा इसी दिनांक का जारी कर दिया गया है।

कि मिनिस्ट्री ऑफ कारपोरेट अफेयर में कम्पनी का बदला हुआ नाम एस०जी० इस्टेट्स प्रा० लिमिटेड अंकित हो चूका है।

कम्पनी का CIN No.U70101DL1984PTC017265

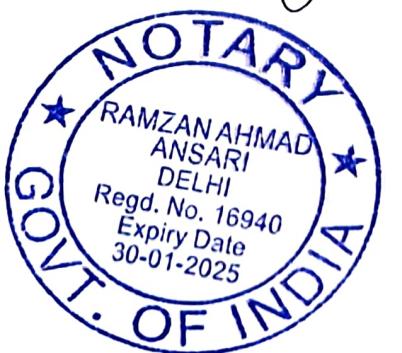
मैं घोषणा करता हूँ कि उपरोक्त तथ्य सत्य है और उपरोक्त तथ्यों में कुछ भी छुपाया नहीं गया है।

गौरव गुप्ता  
(शपथकर्ता)

स्थान: नई दिल्ली

दिनांक: 04/11/2023

ATTESTED  
NOTARY PUBLIC  
DELHI (INDIA)  
- 4 NOV 2023



# S.G. ESTATES PVT LTD



To  
Shri Subodh Kumar Rai  
The Technical Officer  
UPRERA  
Kalankankar House,  
Old Hyderabad  
Lucknow -- 226007

25.10.23

Dear Sir,

**Subject: - Removal of objections for Application ID837377**  
**Reference no.- Letter dated 21.10.23**

We are in receipt of the above said letter dated 21.10.23 in reference to our application for Project Registration of SG Vista vide ID no. ID837377.

The two objections raised were duly replied as per our letter dated 27.09.2023 which was submitted in your office. However the same are replied again as below.

1. The constitution of the company was changed from Limited to Private Limited on February 2020 and the fresh certificate was issued on 28.02.2020 by the Registrar of Companies on change from SG Estates Ltd to SG Estates Pvt Ltd.

Accordingly we had intimated the UPRERA about the change vide our email dated 8/10/20

- a. We had already uploaded the Fresh Certificate of Incorporation and Pan Card on change of name from SG Estates Ltd to SG Estates Pvt Ltd in March 2020 on RERA Portal.

However the name on the Portal could not be edited by us, hence we had requested UPRERA to make the said change in the portal. The copy of the letter is enclosed herewith.

- b. The Letter of request was sent to UPRERA on 05.06.2020 requesting for the updation of name in the Promoter Detail (UPRERAPRM1978). The copy is attached herewith for your reference.
- c. The CIN no. (U70101DL1984PTC017265) has been updated after the change of company name from SG Estates Limited to SG Estates Pvt. Ltd.
- d. The TAN no. and certificate is also uploaded consequent on change of constitution from Limited to Private Limited



2. The layout superimposed on the sajra plan is already uploaded.

We hope you find the above information correct and request you to issue the project registration certificate at the earliest.

We will be Obliged.

For S.G. Estates Pvt. Ltd.  
Regards

Gaurav Gupta  
(Director)                      Director

Enclosed:

1. Copy of Email intimating the change in constitution from Ltd. to Private Limited
2. Copy of Letter dated 05.06.2020
3. Copy of Pan Card, GST Certificate, company Master Data
4. Copy of layout super imposed on sizra plan.

Tuesday, October 24, 2023 at 18:06:35 India Standard Time

**Subject:** Promoter Registration no. UPRERAPRM1978-Conversion of Company

**Date:** Monday, 8 June 2020 at 1:14:47 PM India Standard Time

**From:** SG Estates

**To:** RERA Uttar Pradesh

**Priority:** High

**Attachments:** Promoter-UPRERAPRM1978-Conversion of Company.PDF

Dear Sir,

We would like to intimate that our Company SG Estates Limited (**Promoter Registration no. UPRERAPRM1978**) is now converted to SG Estates Private Limited.

Please find attached the intimation letter along with the necessary documents for your information.

Kindly update the same in your records for future reference.

Thanks & Regards

Gaurav Gupta

(Director)

9899572555



**Certificate of Incorporation Consequent upon conversion to Private Limited Company**



Registrar of companies, Delhi  
4th Floor, IFCI Tower 61, New Delhi, Delhi, India, 110019

Corporate Identity Number: U70101DL1984PTC017265

Fresh Certificate of Incorporation Consequent upon Conversion from Public Company to Private Company

**IN THE MATTER OF S.G. ESTATES LIMITED**

I hereby certify that S.G. ESTATES LIMITED which was originally incorporated on Third day of January One thousand nine hundred eighty-four under the Companies Act, 1956 as SG ESTATES AND PROPERTIES PRIVATE LIMITED and upon an intimation made for conversion into Private Limited Company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the RoC - Delhi vide SRN R34159939 dated 28.02.2020 the name of the said company is this day changed to S.G. ESTATES PRIVATE LIMITED.

Given under my hand at New Delhi this Twenty eighth day of February Two thousand twenty.

DS DS MINISTRY  
OF CORPORATE  
AFFAIRS 1

KAMAL HARJANI

Registrar of Companies

RoC - Delhi

Mailing Address as per record available in Registrar of Companies office:

S.G. ESTATES PRIVATE LIMITED  
2, FF, Rachna Cinema Building,, Rajendra Palace, New Delhi, Central  
Delhi, Delhi, India, 110008



*Ans*

*Ans*

Dated 5<sup>th</sup> June 2020



The Secretary  
UP Real Estate Regulatory Authority  
Naveen Bhavan, Rajya Niyojan Sansthan,  
Kala Kankar House, Old Hyderabad,  
Lucknow - 226007

Dear Sir,

Intimation regarding change in Promoter's profile Consequent upon conversion of SG Estates Limited into SG Estates Pvt. Ltd.  
Promoter Registration no. UPRERAPRM1978

We, the Promoter Registration No. UPRERAPRM1978 M/s SG Estates Ltd. Have developed various projects which are registered with UP RERA.

In this connection we advise that company M/s SG Estates Ltd. (Promoter Registration no. UPRERAPRM1978) has recently been got converted from limited company to Pvt. Ltd. Company for which necessary approval from Ministry of corporate Affairs has been obtained who have issued fresh certificate of incorporation dated 28.2.20 which is attached for perusal and record. We had also applied for change of PAN no. from SG Estates Ltd. To SG Estates Pvt. Ltd. which is taking time due to Global Pandemic COVID -19.

Also consequent upon conversion of company from Limited to Private Limited one of the Director's Mrs. Saroj Gupta DIN no. 00087775 has since resigned from Directorship of the company. Her resignation letter from Directorship dated 29<sup>th</sup> Feb 2020 is attached.

As such only 2 Directors of the company SG Estates Pvt. Ltd. are there viz..

1. Mr. Subhash Gupta, DIN no. 00087771
2. Mr. Gaurav Gupta, DIN no. 00087763

In the above backdrop we request that necessary changes be made on RERA portal as under -

Change in the name of the company from SG Estates Limited to SG Estates (P) Limited  
Name of Mrs. Saroj Gupta to be removed from the list of Directors.

Thanking you,  
Yours Faithfully,  
**For SG Estates (P) Limited**

(Gaurav Gupta)

Director

Encl:

1. Certificate of Incorporation
2. Resignation letter of Mrs. Saroj Gupta

**S.G. ESTATES PVT LTD**

(Formerly Known as SG Estates Limited)

R.O - 1st Floor, Rachna Building, 2, Rajendra Place, Pusa Road, New Delhi-110008  
C.O : G F-03, Alpha Tower-1, Sector-9 / INS-10, Vasundhara Ghaziabad 201012



*Dwarka*



(Amended)

**Government of India**

**Form GST REG-06**

[See Rule 10(1)]

**Registration Certificate**

**Registration Number :09AAACS2843L2Z3**

1.	Legal Name	S.G. ESTATES PRIVATE LIMITED											
2.	Trade Name, if any	S. G. ESTATES PVT LTD											
3.	Constitution of Business	Private Limited Company											
4.	Address of Principal Place of Business	INS-10, SECTOR-9, VASUNDHRA, Ghaziabad, Uttar Pradesh, 201010											
5.	Date of Liability	01/07/2017											
6.	Date of Validity	From	01/07/2017	To	Not Applicable								
7.	Type of Registration	Regular 											
8.	Particulars of Approving Authority	Centre Goods and Services Tax Act, 2017											
Signature													
<table border="1"><tr><td>Name</td><td>Rajesh Kumar</td></tr><tr><td>Designation</td><td>Superintendent</td></tr><tr><td>Jurisdictional Office</td><td>UP1624</td></tr><tr><td>9. Date of issue of Certificate</td><td>26/06/2020</td></tr></table>						Name	Rajesh Kumar	Designation	Superintendent	Jurisdictional Office	UP1624	9. Date of issue of Certificate	26/06/2020
Name	Rajesh Kumar												
Designation	Superintendent												
Jurisdictional Office	UP1624												
9. Date of issue of Certificate	26/06/2020												
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.													

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 26/06/2020 by the jurisdictional authority.



सत्यमेव जयते

**Annexure A**

**Details of Additional Place of Business(s)**

GSTIN 09AAACS2843L2Z3  
Legal Name S.G. ESTATES PRIVATE LIMITED  
Trade Name, if any S. G. ESTATES PVT LTD

Total Number of Additional Places of Business(s) in the State 3

Sr. No.	Address
1	CP-1/B, BLOCK A, GOVINDPURAM, Ghaziabad, Uttar Pradesh, 201002
2	SG OASIS PLOT NO 2B/INS 3, SECTOR 2, VASUNDHRA, Ghaziabad, Uttar Pradesh, 201002
3	SG Grand Khasra No. 145/199, Morti, Ghaziabad, Uttar Pradesh, 201002

*Dinesh*

**Annexure B**

GSTIN 09AAACS2843L2Z3  
Legal Name S.G. ESTATES PRIVATE LIMITED  
Trade Name, if any S. G. ESTATES PVT LTD

**Details of Managing / Whole-time Directors and Key Managerial Persons**

1	Name	GAURAV GUPTA
	Designation/Status	DIRECTOR
	Resident of State	Delhi
2	Name	SUBHASH GUPTA
	Designation/Status	DIRECTOR
	Resident of State	Delhi

A handwritten signature in blue ink, appearing to read "Gaurav".

# Ministry Of Corporate Affairs

Date : 19-10-2023 1:09:9pm

## Company Information

<b>CIN</b>	U70101DL1984PTC017265
<b>Company Name</b>	S.G. ESTATES PRIVATE LIMITED
<b>ROC Name</b>	ROC Delhi
<b>Registration Number</b>	017265
<b>Date of Incorporation</b>	03/01/1984
<b>Email Id</b>	info@sgestates.in
<b>Registered Address</b>	GF-03, UPPAL s PLAZA, M-6Situated at Jasola, Jamia Nagar, South Delhi, New Delhi, Delhi, India, 110025
<b>Address at which the books of account are to be maintained</b>	-
<b>Listed in Stock Exchange(s) (Y/N)</b>	No
<b>Category of Company</b>	Company limited by shares
<b>Subcategory of the Company</b>	Non-government company
<b>Class of Company</b>	Private
<b>ACTIVE compliance</b>	ACTIVE Compliant
<b>Authorised Capital (Rs)</b>	11,00,00,000
<b>Paid up Capital (Rs)</b>	10,84,62,200
<b>Date of last AGM</b>	30/09/2022
<b>Date of Balance Sheet</b>	31/03/2022
<b>Company Status</b>	Active

## Jurisdiction

ROC (name and office) ROC Delhi

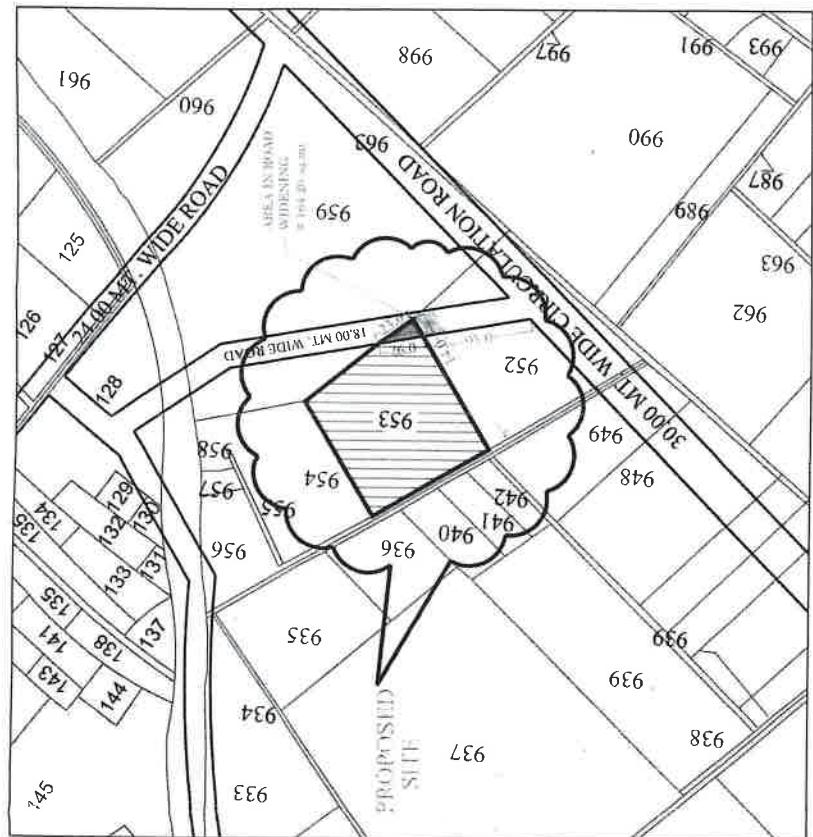
RD (name and Region) RD, Northern Region

# Ministry Of Corporate Affairs

Date : 19-10-2023 1:09:9pm

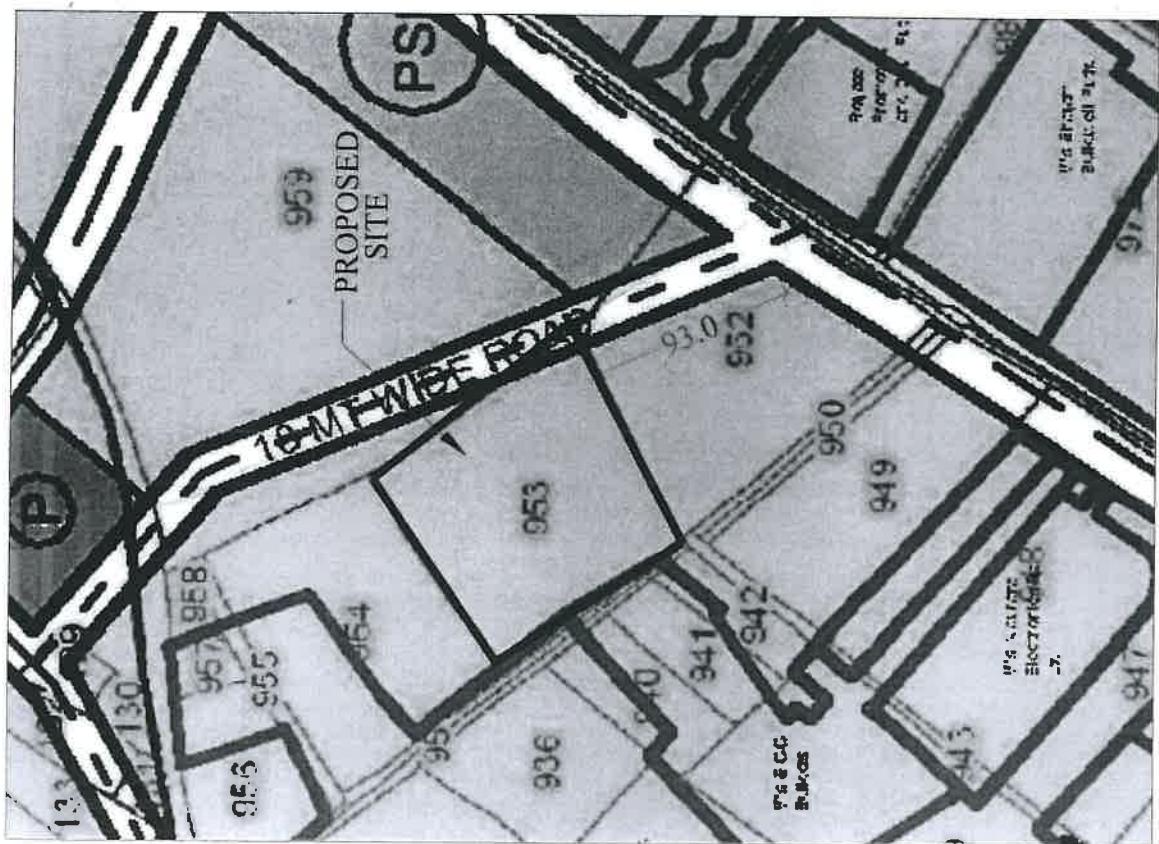
## Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	00087763	GAURAV GUPTA	Whole-time director	13/04/2005	-	Yes
2	00087771	SUBHASH GUPTA	Managing Director	05/04/1991	-	Yes
3	AIPPG5690P	SUGANDHA GUPTA	CFO	14/06/2019	-	Yes



## SITE SUPERIMPOSED ON KHASRA PLAN

<p>DRAWINGS FOR PROPOSED PLOT AT KHASSA NO. 953 VILLAGE NOOR NAGAR GHAZIABAD ( U.P. )</p> <p><b>For S.G. ESTATES PVT. LTD.</b></p> <p></p> <p>JUNE 1985</p>	<p>SITE SUPERIMPOSED ON KHASRA &amp; ZONAL PLAN</p> <p></p>	<p>ANU AGARWAL ARCHITECTS OFFICE A 244, Tulsivihar, Ghaziabad - 201002 Ph. 0120 415715, 485513, 5564182 <small>www.agarwals.com info@agarwals.com</small></p>	<p>42C, Sector 21, Ghaziabad - 201002 Ph. 0120 415715, 485513, 5564182 <small>www.agarwals.com info@agarwals.com</small></p>	<p>SD - 01</p>
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## SITE SUPERIMPOSED ON ZONAL PLAN

PRODUCER BY AN AUTODESK EDUCATIONAL PRODUCT

To  
Shri Subodh Kumar Rai  
The Technical Officer  
UPRERA  
**Kalankankar House,**  
**Old Hyderabad**  
**Lucknow – 226007**

25.10.23

Dear Sir,  
Subject: - Amendment to reply dated 27.09.2023  
**Reference no.- Application ID837377 for Project SG Vista**

In reference to our application for Project approval for Project SG Vista, we had submitted our reply on 27.09.23.

However in point number 2 of reply, we had wrongly mentioned that Floor Plans are not separately approved by GDA. This may be treated as deleted.

As part of the objections raised, we had duly uploaded the approved Floor Plans from Ghaziabad Development Authority.

Kindly make note of the same.

We will be obliged.

Regards,  
For S.G. Estates Pvt. Ltd.  
*Gaurav Gupta*

Gaurav Gupta      Director  
Director

8.10.23  
25/10/23  
प्राप्ति एवं प्रेषण लिपिक  
शूलमयदा विनियातक प्राधिकरण, उ.प्र.  
लखनऊ

# प्रारूप-घ (संलग्नक-3)

## औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2023/74052/GZB/GHAZIABAD/4635/CFO

दिनांक: 16-02-2023

प्रमाणित किया जाता है कि मैसर्स S.G. ESTATES PRIVATE LIMITED (भवन/प्रतिष्ठान का नाम) पता PROPOSED GROUP HOUSING AT KHASRA No. 953, VILLAGE-NOOR NAGAR, GHAZIABAD तहसील - GHAZIABAD प्लाट एरिया 6177.00 sq.mt (वर्गमीटर), कुल कवर्ड एरिया 30876.81 (वर्गमीटर), ब्लाकों की संख्या 1 जिसमें

ब्लॉक/टावर	प्रत्येक ब्लाक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
BLOCK A 02 BASEMENT STILT AND 14 FLOOR	14	2	44.95 mt.

है। भवन का अधिभोग मैसर्स S.G. ESTATES PRIVATE LIMITED द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी Residential के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स S.G. ESTATES PRIVATE LIMITED अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

**Note :** All fire & safety arrangements shall be installed as per the fire and safety rule\*Final NOC must be received from fire department before start/occupy the building\*Fire & Safety arrangement to be made during the construction work as per the NBC-2016 & In future if any change is required in proposed drawing then resubmit the amended drawing for approval.

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गत अधिकारी)  
(मुख्य अग्निशमन अधिकारी)



Digitally Signed By  
(RAHUL PAL)

[49CFB804BDA64910CAE4F035187DB1A56889CBDF]

24-02-2023

निर्गत किये जाने का दिनांक : 24-02-2023  
स्थान : GHAZIABAD