



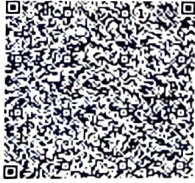
सत्यमेव जयते

## 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-DL85350349284424779226V        |
| Purchased by              | : SG ESTATES PVT LTD                   |
| Description of Document   | : Article 4 Affidavit                  |
| Property Description      | : Not Applicable                       |
| Consideration Price (Rs.) | : 0<br>(Zero)                          |
| First Party               | : SG ESTATES PVT LTD                   |
| Second Party              | : Not Applicable                       |
| Stamp Duty Paid By        | : SG ESTATES PVT LTD                   |
| Stamp Duty Amount(Rs.)    | : 100<br>(One Hundred only)            |



Please write or type below this line



*Ansari*

#### Cautionary Advice:

The authenticity of this Stamp certificate should be verified at [www.sholestamp.com/](http://www.sholestamp.com/) or using e-Stamp Mobile App or e-Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid. 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 यू0पी0 रेरा लखनऊ उ0प्र0 के समक्ष:-

मैं घोषणा करता हूँ कि मेरा नाम गौरव गुप्ता पुत्र श्री सुभाष गुप्ता है और मैं एस0जी0 इस्टेटस प्रा0 लिमिटेड रजिस्टर्ड आफिस जी0एफ0-03, उप्पल प्लाजा जसोला डिस्ट्रीक सेंटर, नई दिल्ली-110025 का डायरेक्टर (निदेशक) हूँ।

कि कम्पनी एस0जी0 इस्टेटस प्रा0 लिमिटेड का नाम एस0जी0 इस्टेटस 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 एस0जी0 इस्टेटस प्रा0 लिमिटेड अंकित हो चुका 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।

*(Signature)*

गौरव गुप्ता  
(शपथकर्ता)

स्थान: नई दिल्ली

दिनांक: 04/11/2023

*(Signature)*

**ATTESTED**  
*(Signature)*  
**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 8/10/23

- 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

प्रति  
25/10/23  
सूचना विभाग, उ.प्र.  
लखनऊ

# S.G. ESTATES PVT LTD



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 Obligated.

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

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**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**



सत्यमेव जयते

**GOVERNMENT OF INDIA**

**MINISTRY OF CORPORATE AFFAIRS**

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



*Chintan*

*Chintan*



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

SG 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







(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  |  |   |            |   |                |
| 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.



## 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, Ghaziabad, Uttar Pradesh, 201002  |



## 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         |



# Ministry Of Corporate Affairs

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

## Company Information

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

|                       |                     |
|-----------------------|---------------------|
| Jurisdiction          |                     |
| ROC (name and office) | ROC Delhi           |
| RD (name and Region)  | RD, Northern Region |

# Ministry Of Corporate Affairs

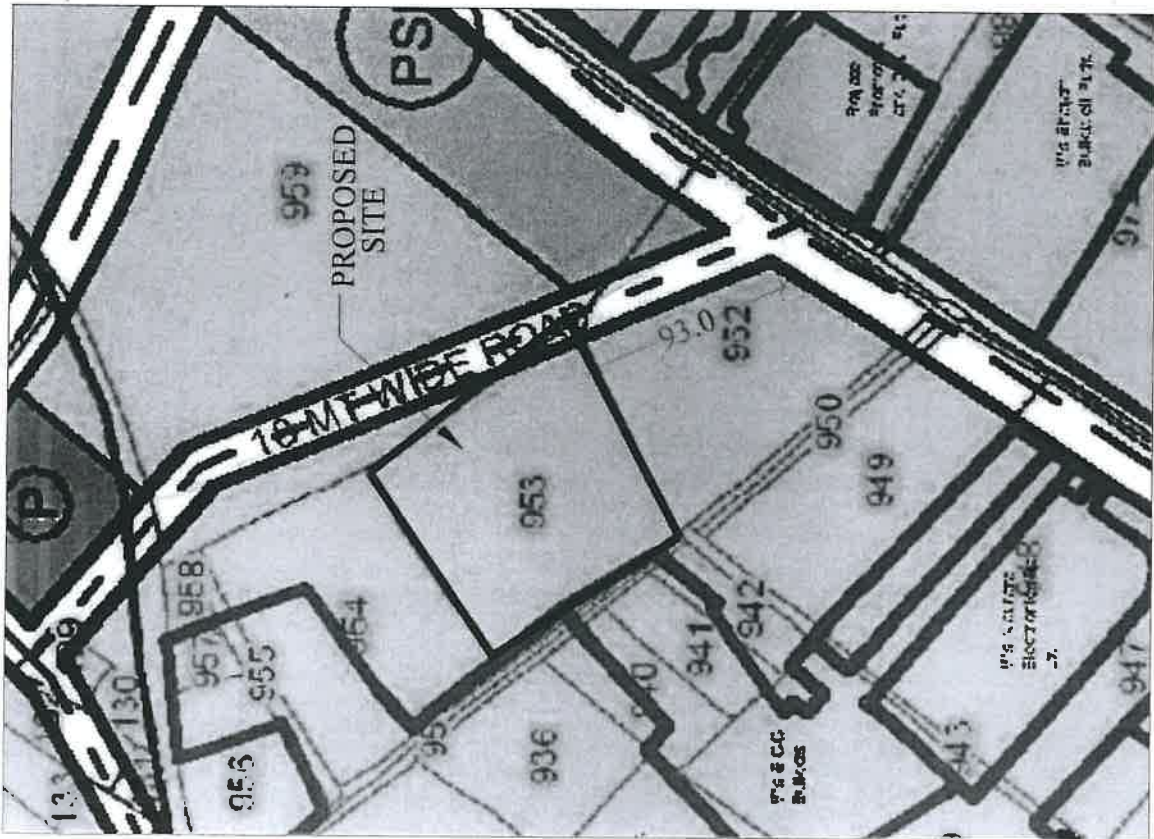
Date : 19-10-2023 1:09:9pm

## Director/Signatory Details

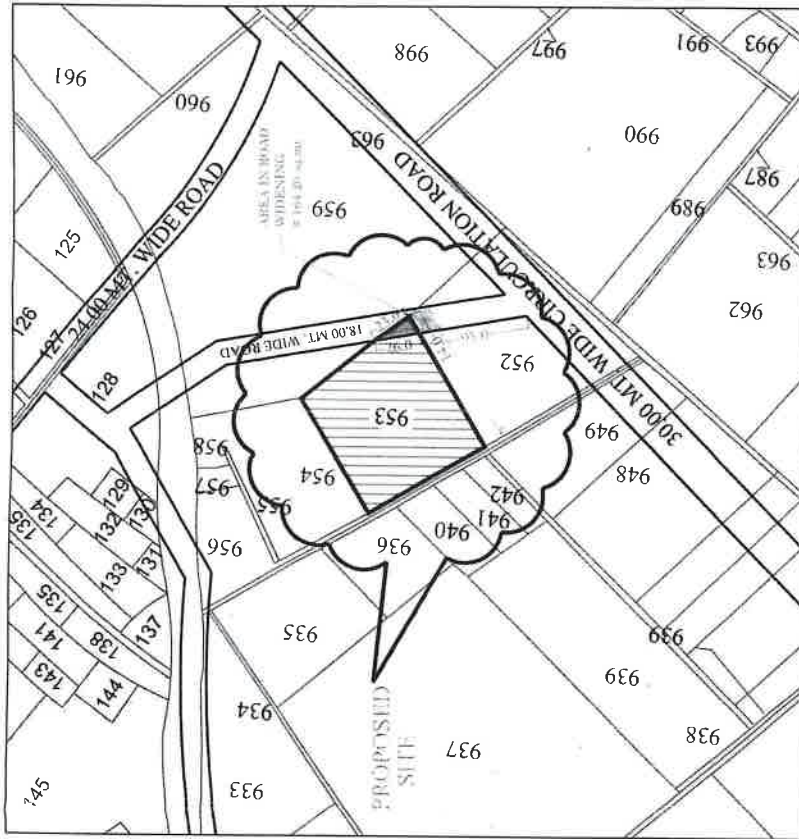
| Sr. No | DIN/PAN    | Name           | Designation         | Date of Appointment | Cessation Date | Signatory |
|--------|------------|----------------|---------------------|---------------------|----------------|-----------|
| 1      | 00087763   | GAURAV GUPTA   | Whole-time director | 13/04/2005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

*Quik*

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SITE SUPERIMPOSED ON ZONAL PLAN



SITE SUPERIMPOSED ON KHASRA PLAN

|   |  |   |  |   |  |
|---|--|---|--|---|--|
| <p>Drawings for PROPOSED PLOT AT<br/>KHASRA NO. 953 VILLAGE<br/>NOOR NAGAR CHAZIABAD (U.P.)</p> |  | <p>SITE SUPERIMPOSED ON<br/>KHASRA &amp; ZONAL PLAN</p> |  | <p>ANGI AGARWAL ARCHITECTS<br/>OFFICE: A-244 KALSHAMBI CHAZIABAD (U.P.)<br/>PIN: 0120-4165716-43537/4-5454182<br/>E-MAIL: ANGI@ANGIARCHITECTS.COM</p> |  |
| <p>For S.G. ESTATES PVT. LTD.</p>   |  | <p>Director</p>   |  | <p>ANGI AGARWAL ARCHITECTS</p>  |  |
| <p>DATE: 20/11/2017</p>   |  | <p>SCALE: 1:1000</p>                                    |  | <p>SD-01</p>  |  |

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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  
Director

Director

Sd/-  
25/10/23  
प्राप्ति एवं प्रेषण लिपिक  
सूचनादा विनियानक 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** प्लॉट एरिया **6177.00 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **30876.81** (वर्गमीटर), ब्लॉकों की संख्या **1** जिसमें

| ब्लॉक/टावर                             | प्रत्येक ब्लॉक 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 require 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 (निर्गमन अधिकारी)  
(मुख्य अग्निशमन अधिकारी)



Digitally Signed By  
(RAHUL PAL)

[49CFB804BDA64910CAE4F035187DB1A56889CBDF]

24-02-2023

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