



INDIA NON JUDICIAL



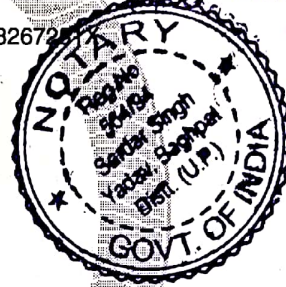
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Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP20404539914738X
 Certificate Issued Date : 26-Dec-2025 03:00 PM
 Account Reference : NEWIMPACC (SV)/up14342804/ KHEKRA/ UP-BGH
 Unique Doc. Reference : SUBIN-UPUP14342804373184182672
 Purchased by : AMIT GUPTA
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : AMIT GUPTA
 Second Party : Not Applicable
 Stamp Duty Paid By : AMIT GUPTA
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

AMIT GUPTA
 E-Stamp PURCHASER
 ACC. NO. UP 14342804
 Teh-Khe Distt.-Baghpat
 Mob.no. 9043520077

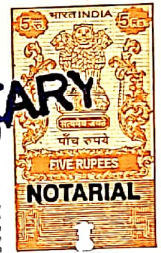
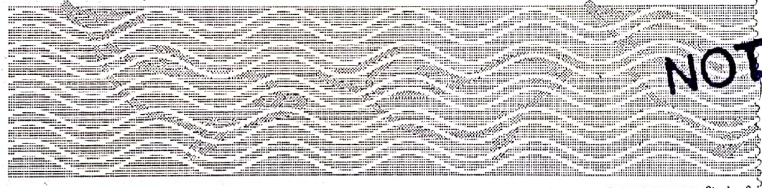


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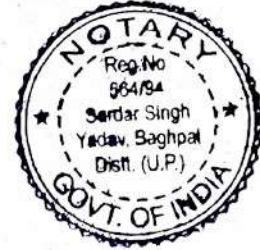
Please write or type below this line

Amit Gupta
 26/12/2025
 NOTARY

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at '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.
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



Affidavit cum Declaration of Mr. Amit Gupta S/O Mr. Mukesh Gupta (Director of GOPI PICTURES LLP of the project named MAGNATE PLAZA of GOPI PICTURES LLP, having its registered office at A-126, Second Floor, Suraj Mal Vihar, East Delhi, Delhi-110092, India duly authorised by the promoter of the proposed project.

I Amit Gupta, the Director of GOPI PICTURES LLP do hereby solemnly declare, undertake and state as under:

1. That the promoter(s) of GOPI PICTURES LLP have obtained necessary statutory and regulatory approvals and are fully competent to develop the proposed project of MAGNATE PLAZA. The copy of the Sale Deed and Sajra is enclosed herewith for the project land.
2. That there are no encumbrances, dues or pending litigation over the land which is proposed to be developed by the promoter(s).
3. That the project shall be completed within the timeline as mentioned by the Promoter(s) i.e. 13.02.2029 (13th Day of February 2029) which shall be subject to the necessary statutory compliances.
4. That seventy percent of the amounts realized by promoter(s) 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 by the promoter(s) in proportion to the percentage of completion of the project.

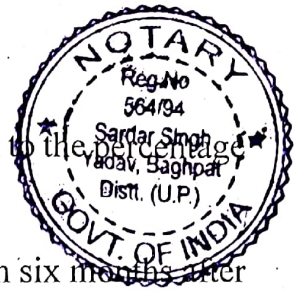
That the amounts from the separate account shall be withdrawn by promoter after it is certified by an engineer, an architect and a chartered

[Signature]
NOTARY

For GOPI PICTURES LLP

[Signature]

Partner



accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That the promoter(s) 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 the promoter(s) shall take all the pending approvals on time, from the competent authorities.
9. That the promoter(s) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter(s) shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For GOPI PICTURES LLP

Partner

DEPONENT

VERIFICATION

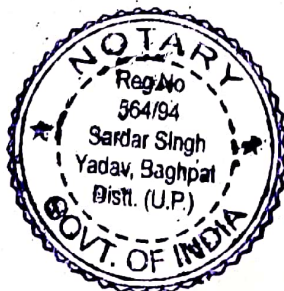
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Baghpat on this 26th day of December 2025.

For GOPI PICTURES LLP

Partner

DEPONENT



ATTESTED

Sardar Singh Yadav
Advocate & Notary
Baghpat (U.P.)