

GH-05			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 21/12/2024			
Certification work Assigned vide letter No.-----		Dated :-21.12.2024	
Subject: Certificate of Estimated Project Cost for Project [ACE VERDE ] of proposed Group Housing Project situated at GH-01 a part included of Plot No TS-01, Sector-22A, YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY G B Nagar, (U.P) No. of Building(s)/ 9 block(s) of the Project situated at GH-01 a part included in Plot No TS-01, Sector-22A, YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY G B Nagar, (U.P) Demarcated by Its boundaries (latitude and longitude of the endpoints) LATITUDE 28°19'52.06"N; LONGTITUDE 77°32'45.76"E to the North LATITUDE 28°19'47.892"N; LONGTITUDE 77°32'45.15"E to the South LATITUDE 28°19'47.93"N;LONGTITUDE 77°32'51.33"E to the East LATITUDE 28°19'49.63"N;LONGTITUDE 77°32'41.44"E to the West of villageNA-Tehsil Gautam Budha Nagar Competent/ Development authority YEIDA District Gautam Budha Nagar PIN - admeasuring 32273 sq.mts. area being developed by M/S Three C Homes Pvt. Ltd. [Promoter] having RERA Registration No: , THREE C HOMES PVT. LTD RERA COLLECTION ACCOUNT ACE VERDE -99909599680656 ,THREE C HOMES PVT. LTD RERA SEPERATE ACCOUNT ACE VERDE -99909599680657 ,THREE C HOMES PVT. LTD RERA TRANSACTION ACCOUNT ACEVERDE -99909599680658 ; Bank Name: HDFC BANK LTD, ANSALS FORTUNE ARCADE, K-BLOCK, SECTOR 18, NOIDA-201301 (U.P)			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till now
1	2	3	4
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	10000.00	0.00
	(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;		
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	-	-
	(d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);		
	(e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to Competent Authority.		-
	SUB TOTAL LAND COST (in Rs.)	10000.00	0.00

		Total Cost Estimated	Amount Incurred (actual out-flow) till now
S.No.	Particulars		
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify) : Lease Rent	-	-
	SUB TOTAL FEES PAID (in Rs.)	-	-
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	50,800.00	
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);		-
	(c) Cost of material actually purchased;		
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )	50,800.00	-
3B	Cost of construction incurred (As Certified by Project Engineer)	-	-
3C	Total Construction Cost (Lower of 3A and 3B.)	-	-
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	3,000.00	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		-
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	63,800.00	

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) ( Col.4 of row 4 / Col.3 of row 4 )%	0.00%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Cost * Proportionate Cost Incurred on the Project (Total Estimated (Column 3 of Row 4 * row 6 )	0
10	Amount actually withdrawn till date since inception of the project ( This shall include 70% of the amounts already realised till date but not deposited in the designated Account )	0
11	Balance available in Designated A/c.	0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	0

This certificate is being issued on specific request of M/s THREE C HOMES PVT LTD (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us and is true and correct to the best of our knowledge and belief.

Thanks & Regards,

For Abhishek Raja & Associates  
Chartered Accountants  
FRN: 021630N



Abhishek Raja  
Partner  
M. No.: 506930

UDIN: 24506930BKBNWH8631

Date: 21-Dec-2024  
Place: New Delhi

# THREE C HOMES PRIVATE LIMITED

CIN: U70101DL2011PTC212252

**Regd. Office:** C-23 Greater Kailash Enclave, Part-I, New Delhi 110048

**Email:** 3chomes.cirp@gmail.com

THREE C HOMES PVT LTD PROJECTED INTEREST CALCULATION								
PLOT GH-01 A PART OF PLOT -TS-01, YEIDA								
Rs.in Crores								
Estimated Finance Limit	120							
Term Loan	Sep-25 beginning							
Expected release	12 Months							
Moratorium	24 Months							
Repayment	10.0%							
Interest	5.00							
Installment PM								
	intt	intt paid	Loan Ava	Instal paid	Balance	intt	loan av	loan paid
Apr-25	-	-	10	0.00	10.00			
May-25	0.08	0.08	10	0.00	20.00			
Jun-25	0.17	0.17	10	0.00	30.00			
Jul-25	0.25	0.25	10	0.00	40.00			
Aug-25	0.33	0.33	10	0.00	50.00			
Sep-25	0.42	0.42	10	0.00	60.00			
Oct-25	0.50	0.50	10	0.00	70.00			
Nov-25	0.58	0.58	10	0.00	80.00			
Dec-25	0.67	0.67	10	0.00	90.00			
Jan-26	0.75	0.75	10	0.00	100.00			
Feb-26	0.83	0.83	10	0.00	110.00			
Mar-26	0.92	0.92	10	0.00	120.00	5.50	120.00	-
Apr-26	1.00	1.00	0	0.00	120.00			
May-26	1.00	1.00	0	0.00	120.00			
Jun-26	1.00	1.00	0	0.00	120.00			
Jul-26	1.00	1.00	0	0.00	120.00			
Aug-26	1.00	1.00	0	0.00	120.00			
Sep-26	1.00	1.00	0	0.00	120.00			
Oct-26	1.00	1.00	0	0.00	120.00			
Nov-26	1.00	1.00	0	0.00	120.00			
Dec-26	1.00	1.00	0	0.00	120.00			
Jan-27	1.00	1.00	0	0.00	120.00			
Feb-27	1.00	1.00	0	0.00	120.00			
Mar-27	1.00	1.00	0	0.00	120.00	12.00	-	-
Apr-27	1.00	1.00	0	5.00	115.00			
May-27	0.96	0.96	0.00	5.00	110.00			
Jun-27	0.92	0.92	0.00	5.00	105.00			
Jul-27	0.88	0.88	0.00	5.00	100.00			20.00
Aug-27	0.83	0.83	0.00	5.00	95.00			
Sep-27	0.79	0.79	0.00	5.00	90.00			
Oct-27	0.75	0.75	0.00	5.00	85.00			
Nov-27	0.71	0.71	0.00	5.00	80.00			
Dec-27	0.67	0.67	0.00	5.00	75.00			
Jan-28	0.63	0.63	0.00	5.00	70.00			
Feb-28	0.58	0.58	0.00	5.00	65.00			
Mar-28	0.54	0.54	0.00	5.00	60.00	9.25	-	60.00
Apr-28	0.50	0.50	0.00	5.00	55.00			
May-28	0.46	0.46	0.00	5.00	50.00			
Jun-28	0.42	0.42	0.00	5.00	45.00			
Jul-28	0.38	0.38	0.00	5.00	40.00			
Aug-28	0.33	0.33	0.00	5.00	35.00			
Sep-28	0.29	0.29	0.00	5.00	30.00			
Oct-28	0.25	0.25	0.00	5.00	25.00			
Nov-28	0.21	0.21		5.00	20.00			100
Dec-28	0.17	0.17		5.00	15.00			
Jan-29	0.13	0.13		5.00	10.00			
Feb-29	0.08	0.08		5.00	5.00			
Mar-29	0.04	0.04		5.00	-	3.25	-	120.00
Total	30.00	30.00	120.00	120.00	-	-	-	120.00
Processing Fee 1%						1.2		



INDIA NON JUDICIAL



IN-UP03912116270981W

Government of Uttar Pradesh

e-Stamp

Signature

ACC Name: WARESHAL

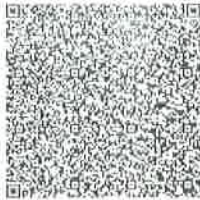
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CC Add- Sec-33, Noida, Distt- G.B. Nagar

Licence No- 28, Distt- G.B. Nagar

Certificate No. : IN-UP03912116270981W  
Certificate Issued Date : 16-Dec-2024 12:49 PM  
Account Reference : NEWIMPACC (SV)/ up14011904/ GAUTAMBUDDH NAGAR 1/ UP-GBN  
Unique Doc. Reference : SUBIN-UPUP1401190404807451916833W  
Purchased by : THREE C HOMES PRIVATE LIMITED  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : THREE C HOMES PRIVATE LIMITED  
Second Party : Not Applicable  
Stamp Duty Paid By : THREE C HOMES PRIVATE LIMITED  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



This Stamp paper is an integral part of above affidavit.

THREE C HOMES PVT. LTD.

Authorized Signatory



## Affidavit

I, **PRATAP SINGH RATHI S/o LATE DHEERAJ SINGH RATHI** ( Director and Authorized Signatory) of **THREE C HOMES PVT. LTD (Promoter/Partners)** of the **ACE VERDE** (Proposed Project) located at Plot No.GH-01 at TS-01 SECTOR-22A,Yamuna Expressway, Gautam Budh Nagar (U.P) do hereby solemnly declare, undertake and state as under:

1. That we have considered the Project Construction Loan of Rs.120 crores and interest thereon of Rs.30 crores in our Project Estimate Cost of **ACE VERDE (ID 1374162)** filed in Form No. REG-3 with UPRERA Portal and duly certified by Chartered Accountant dated 22.12.2024.
2. I declare that the above said project construction loan of Rs.120 cores has yet not been sanctioned to us and I undertake to upload a copy sanction letter of bank loan with UP Rera Portal as and when the same is sanctioned to us for above said project construction.
3. That the above is my true and correct statement to the best of my knowledge and belief.

**THREE C HOMES PVT. LTD.**  
*Pratap*  
**Deponent**  
**Authorized Signatory**

## 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 Noida on the    th day of March, 2025.

**THREE C HOMES PVT. LTD.**  
*Pratap*  
**Deponent**  
**Authorized Signatory**

**Deponent**

**ATTESTED**  
*Munendra Kumar Ghishodia*  
**Munendra Kumar Ghishodia**  
**Notary Advocate**  
**Reg. No-13478**



**05 MAR 2025**