

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THEMECOUNTY PRIVATE LIMITED (THE COMPANY) AT THEIR MEETING HELD ON THURSDAY THE 20TH MARCH, 2025 AT 3.00 PM AT THE REGISTERED OFFICE OF THE COMPANY AT 8TH FLOOR, PLOT NO. 15, SECTOR 135, NOIDA- 201305

The Chairman informed the Board that, the Company has acquired 53,939.49 square meters of land located at Group Housing Plot No. GH-10 admeasuring 53,939.49 square meters falling in the developed Cherrywood Enclave, Sector-8, Wave City, situated on NH 24, near Ghaziabad, Tehsil Dadri, Distt. Gautam Buddha Nagar, Uttar Pradesh.

It was further informed that on the said plot of land the Company proposes to develop and construct a Residential Group Housing Project namely 'Jade County' in two phases as detailed hereunder

Phase	Area in Square Meters	Name of Project
Phase-1	32,291.96	Jade County Phase-1
Phase -2	19268.87	Jade County Phase-2
Phase-3	2378.66	Jade County Phase-3 (EWS & LIG)

In compliance to the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016, the Company is required to apply for registration of the said Project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and for the same it needs to authorize Directors/ Officials of the Company to prepare, submit and execute Application(s), Undertaking(s), Agreement(s), Deed(s), Documents(s) with the said Authority.

The Board discussed the matter, and it was

"RESOLVED THAT the consent of Board of Directors of the Company be and is hereby accorded to the Company to file an Application for Registration of Jade County Phase-1 on a Project Land admeasuring 32,291.96 square meters and Jade County Phase-2 on a project Land admeasuring 19268.87 square meters and Jade County Phase-3 (EWS & LIG) on a project Land admeasuring 2378.66 with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016."

"RESOLVED FURTHER THAT Mr. Manoj Ramsisaria, Director and/or Mr. Ashwin Kumar Gupta and/or Mr. Sandip Kumar Pandit, Authorised Signatory of the company, jointly and/or severally be and are hereby authorized to sign, submit, apply, correct, amend application, document, form, affidavit, agreement, undertaking, Affidavit RA-1, FORM-B (Affidavit cum Declaration), and all other requisite documents with respect to registration of the above said project with Uttar Pradesh Real Estate Regulation Authority."

THEMECOUNTY PRIVATE LIMITED

Regd. & Corp. Office: 8th Floor, County Spaces, Plot No. 15, Sector 135, Noida-201305, U.P.

P: +91.120.4022100 E: info@countgroup.in W: www.countgroup.in

CIN: U70109UP2022PTC167779

For Themecounty Private Limited

P. Agrawal
Director

RESOLVED FURTHER THAT Mr. Manoj Ramsisaria, Director and/or Mr. Ashwin Kumar Gupta and/or Mr. Sandip Kumar Pandit, Authorised Signatory of the Company, jointly and/or severally be and are hereby also authorized to represent the Company, engage advocates, consultants and advisors and do all such acts, deeds and things as may be required for registration of the above project with Uttar Pradesh Real Estate Regulation Authority."

For and on Behalf of the Board,

Themecounty Private Limited

For Themecounty Private Limited

P. Agrawal

Director

(Puspahas Agrawal)

(Director)

DIN-00454239

House No. 51

Sector 15A

NOIDA- 201301

Accepted



MANOJ RAMSISARIA



ASHWIN KUMAR GUPTA



SANDIP KUMAR PANDIT

THEMECOUNTRY PRIVATE LIMITED

Regd. & Corp. Office: 8th Floor, County Spaces, Plot No. 15, Sector 135, Noida-201305, U.P.

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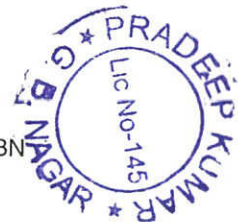
Government of Uttar Pradesh



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e-Stamp

Certificate No. : IN-UP82278411023350X
Certificate Issued Date : 08-Apr-2025 10:22 AM
Account Reference : NEWIMPACC (SV)/ up14010204/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1401020461831056074624X
Purchased by : THEMECOUNTRY PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : THEMECOUNTRY PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : THEMECOUNTRY PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

This Stamp Paper is attached to and is an integral part of Affidavit **Form B** of Jade County Phase-1 Project being developed by Themecountry Pvt. Ltd. at Group Housing Plot No. GH-10 admeasuring 53,939.49 Square Meters falling in the developed Cherrywood Enclave, Sector-8, Wave City, situated on NH-24, near Ghaziabad, Tehsil Dadri, Distt. Gautam Buddha Nagar Uttar Pradesh.

For Themecountry Private Limited

Authorised Signatory

Statutory Alert:

- Legitimacy of this Stamp certificate should be verified at www.sholestamp.com or using e-Stamp Mobile App of Stock Holding Companies (SHCIL) or the e-Stampers on this Certificate and as available on the website / Mobile App renders it invalid.
- The responsibility of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy, please inform the Competent Authority.

FORM 'B'
[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sandip Kumar Pandit, Authorised Signatory, Themecounty Pvt. Ltd., having its Registered Office at 8th Floor, Plot No. 15, Sector 135, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201305 duly authorized vide Board Resolution Dated-20.03.2025 by the Promoter of the proposed Project, **Jade County Phase-1** at Group Housing Plot No. GH-10 admeasuring 53,939.49 Square Meters falling in the developed Cherrywood Enclave, Sector-8, Wave City, situated on NH-24, near Ghaziabad, Tehsil Dadri, Distt. Gautam Buddha Nagar Uttar Pradesh.

I, Sandip Kumar Pandit, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter have a legal title to the land on which the development of the Project is proposed.
2. That the said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 27.03.2030.
4. That seventy per cent of the amounts to be realized by the 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 chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



For Themecounty Private Limited

Authorised Signatory

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 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 at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



For Themecounty Private Limited

Authorised Signatory
Deponent

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 Gautam Buddha Nagar on this 9th day of April 2025.

For Themecounty Private Limited

Authorised Signatory
Deponent

ATTESTED

MAHAVIR SINGH (NOTARY)
Gautam Buddha Nagar (U.P.)

11 APR 2025



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Government of Uttar Pradesh



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e-Stamp



Certificate No. : IN-UP82279293827800X
Certificate Issued Date : 08-Apr-2025 10:23 AM
Account Reference : NEWIMPACC (SV)/ up14010204/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1401020461829238375101X
Purchased by : THEMECOUNTY PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : THEMECOUNTY PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : THEMECOUNTY PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

This Stamp Paper is attached to and is an integral part of Affidavit (Sale) of Jade County Phase-1 Project being developed by Themecounty Pvt. Ltd. at Group Housing Plot No. GH-10 admeasuring 53,939.49 Square Meters falling in the developed Cherrywood Enclave, Sector-8, Wave City, situated on NH-24, near Ghaziabad, Tehsil Dadri, Distt. Gautam Buddha Nagar Uttar Pradesh.

For Themecounty Private Limited

Authorised Signatory

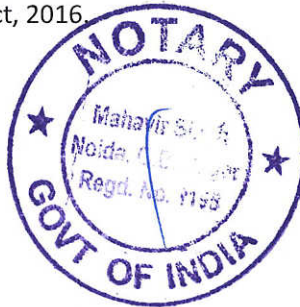
Statutory Work

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.com' or using e-Stamp Mobile App or Stock Holding
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

Affidavit

I, Sandip Kumar Pandit S/o Late Shri Shiv Kumar Sharma aged about 50 Years, Authorised Signatory, Themecounty Pvt. Ltd., having its Registered Office at 8th Floor, Plot No. 15, Sector 135, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201305, do hereby solemnly affirm on oath and declare as under.

1. That my above name and address is true and correct.
2. That I am Authorised Signatory in the Company, Themecounty Pvt. Ltd., having its Registered Office at Office at 8th Floor, Plot No. 15, Sector 135, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201305.
3. That the said Company is developing a Residential Project, **Jade County**, situated at Group Housing Plot No. GH-10 admeasuring 53,939.49 square meters falling in the developed Cherrywood Enclave, Sector-8, Wave City, situated on NH 24, near Ghaziabad, Tehsil Dadri, Distt. Gautam Buddha Nagar, Uttar Pradesh, having a Land area admeasuring 53,939.49 Sq. Mtrs.
4. That the said Project shall be developed in the phased manner and 1st Phase of the Project shall be developed on Land area admeasuring 32,291.96 Sq. Mtrs. as **Jade County Phase-1**.
5. That no sale has been made in the above said Project, neither any amount has been received against the allotment of any Apartment(s), in the said Project.
6. That the Company hereby declares that it shall allot the property and received the payments from the Applicants / Allottee(s) of the Project only after the grant of registration of the said Project by Uttar Pradesh Real Estate Regulatory Authority (UP RERA) under the Real Estate (Regulation and Development) Act, 2016.



for THEMECOUNTY PRIVATE LIMITED

Authorised Signatory
Deponent

Verification-

Verified at on this 11th day of April 2025. That the contents of this affidavit at S.No. 1 to 6 above are true and correct to the best of my knowledge and belief and no facts has been concealed therefrom.

ATTESTED

MAHAVIR SINGH (NOTARY)
Gautam Buddha Nagar (U.P.)

for THEMECOUNTY PRIVATE LIMITED

Authorised Signatory

Deponent