



Form - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)			
Information as on 05.04.2025			
Certification work Assigned vide letter No.- NIL Dated -10.04.2025			
UDIN No. - 25409153BMMHMP8136			
Subject: Certificate of amount incurred on Jade County Phase-1 for Construction of 5 Nos. Residential Towers B2, C1,C2,C3,D1, and Commercial 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, Development Authority - Ghaziabad Development Authority (GDA), admeasuring 32,291.96 Sq. Mtrs. area, being developed by Themecounty Pvt. Ltd. having RERA Registration No. applied, Separate Bank Account No. - 5949965083, Themecounty Pvt Ltd Separate Bank A/c for Jade County Phase-1, Kotak Mahindra Bank Limited			
		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred 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; (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.	29,150	15,655
	SUB TOTAL LAND COST (in Rs.)	29,150	15,655
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
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)	2,362	170
	SUB TOTAL FEES PAID (in Rs.)	2,362	170
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads; (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);	68,412	0.00
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	68,412	0.00
3B	Cost of construction incurred (As Certified by Project Engineer)	68,412	0.00
3C	Total Construction Cost (Lower of 3A and 3B.)	68,412	0.00
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)	9,257	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	77,669	0
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,09,181	15,825



Form - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)			
Information as on 05.04.2025			
Certification work Assigned vide letter No. - NIL Dated -10.04.2025			
UDIN No. - 25409153BMMHMP8136			
Subject: Certificate of amount incurred on Jade County Phase-1 for Construction of 5 Nos. Residential Towers B2, C1,C2,C3,D1, and Commercial 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, Development Authority - Ghaziabad Development Authority (GDA), admeasuring 32,291.96 Sq. Mtrs. area, being developed by Themecounty Pvt. Ltd. having RERA Registration No . applied, Separate Bank Account No. - 5949965083, Themecounty Pvt Ltd Separate Bank A/c for Jade County Phase-1, Kotak Mahindra Bank Limited			
		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz.5 Nos. Residential Towers and Commercial)	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)%	14%	
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	Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4*row 6)	15,825	
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 Separate Bank A/c as on 05.04.2025	0	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	15,825	
This certificate is being issued on specific request of M/s Themecounty Pvt. Ltd. for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.			
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C			
CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 15.04.2025 Place: Greater NOIDA		Digitally signed by GAURAV AGRAWAL Date: 2025.04.15 16:38:57 +05'30'	



TO WHOM SO EVER IT MAY CONCERN

This is to certify that *Themecounty Private Limited* ("Promoter") has applied for registration of the following projects with the Hon'ble Uttar Pradesh Real Estate Regulatory Authority (UP RERA):

- **Jade County Phase-1** (Registration ID: 1520051)
- **Jade County Phase-2** (Registration ID: 1533542)

Both projects are located at Group Housing Plot No. GH-10, Cherrywood Enclave, Sector-8, Wave City, situated on NH-24 near Ghaziabad, Tehsil Dadri, Gautam Buddha Nagar, Uttar Pradesh.

The **total estimated finance/interest cost** for the above-mentioned projects is **Rs. 13,300 Lakhs**. Based on the records, documents produced, and information provided by the Promoter, the breakup of estimated Finance cost for the above said projects is as follows:

Calculation of Interest Cost of Jade County Phase-1 & Phase-2				
S.No.	Particulars	Total	Jade County Phase-1	Jade County Phase-2
1	Built-up Area (in Sq. Mtrs.)	3,66,670	2,55,216	1,11,455
2	Secured Loan (in Lakhs)	30,000	20,881	9,119
3	Unsecured Loan (in Lakhs)	20,000	13,921	6,079
4	Interest on Secured Loan (Rate of Interest @ 10.50%)	7,600	5,290	2,310
5	Interest on Unsecured Loan (Rate of Interest @ 9%- "SBI-MCLR")	5,700	3,967	1,733
6	Total Interest Cost (In Lakhs)	13,300	9,257	4,043

"Since, the exact break- up of the loans (secured and unsecured) to be utilized Phase- wise cannot be ascertained at this point of time, hence Estimated interest cost is calculated proportionately as per the built-up area of the project."

It is hereby certified that the above statement is **true and correct** to the best of my knowledge. The figures have been provided based on documents, records produced before me, and clarifications/explanations given by the Promoter Company.

For Gaurav Jai Agrawal & Associates

Chartered Accountants

Firm Regn. No. 024547C

Dated: 12.05.2025

Place: NOIDA

UDIN No.- 25409153BMMHMY2938

**GAURAV
AGRAWAL**

Digitally signed by
GAURAV AGRAWAL
Date: 2025.05.12
12:51:59 +05'30'

Gaurav Agrawal
(Proprietor)

Membership No.- 409153