

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
Sector -62, Noida

FORM-REG -II
Dated : 11/04/25

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Percentage of Completion of Construction Work of 5 no. Towers B2, C1, C2, C3, D1 & One commercial block of the Project "**Jade County Phase - 1**" (UPRERA Registration Number – Applied for) Situated on the Group housing Plot No. GH -10 admeasuring 32,291.96 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, Demarcated by boundaries - Latitude and Longitude 28°38'21.42"N, 77°30'27.48"E, 28°38'24.23"N, 77°30'32.69"E, 28°38'25.79"N, 77°30'36.74"E 28°38'23.77"N, 77°30'39.54"E, Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY District, admeasuring 32,291.96 Sq.mt. area being developed by M/s THEMECOUNTY Pvt. Ltd.

I Atul Saxena have undertaken assignment of certifying Percentage of Completion work for the 6 no. Towers as mentioned above of the Project being developed by M/s. Themecounty Pvt. Ltd.

Following technical professionals are appointed by owner/developer and were consulted by us for verification /for certification of the cost:

- (i) Mr. Vishal Sharma as Architect
- (ii) Mr. Vinod Kumar Jain as Structural Consultant
- (iii) Mr. Consummate Engineering services Pvt. Ltd. as MEP Consultant
- (iv) Mr. Mahendra kumar Vimal as Site Incharge

1. The project is yet to start. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate the Total Cost for completion of the project under reference as Rs. **68,412** /-Lakhs (Total of S.No. 1 in Table A1, A2, A3, A4, A5, A6 and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

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3. The estimated actual cost incurred till date 05/04/2025 is calculated at Rs. NIL Lakhs (Total of S. No. 2 in Tables A1, A2, A3, A4, A5, A6 and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 68,412/-Lakhs (Total of S.No. 4 in Tables A and B)
5. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below :

Table A1
Tower D1 (LB + UB + S + 30 floor)

S.No.	Particulars	Amount (In Lakhs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs 9,220
2	Actual Cost incurred as on 05/04/2025 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 9,220
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	0 %

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Table A2
Tower C1 (LB + UB + S + 30 floor)

S.No.	Particulars	Amount (In Lakhs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs 11,255
2	Actual Cost incurred as on 05/04/2025 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 11,255
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	0 %

Table A3
Tower C2 (LB + UB + S + 31 floor)

S.No.	Particulars	Amount (In Lakhs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs. 11,584
2	Actual Cost incurred as on 05/04/2025 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 11,584
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	0 %

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Table A4
Tower C3 (LB + UB + S + 31 floor)

S.No.	Particulars	Amount (In Lakhs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs 11,584
2	Actual Cost incurred as on 05/04/2025 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 11,584
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	0 %

Table A5
Tower B2 (LB + UB + S + 29 floor)

S.No.	Particulars	Amount (In Lakhs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs 13,297
2	Actual Cost incurred as on 05/04/2025 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 13,297
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	0 %

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Table A6
Commercial Building (LB + UB + G floor)

S.No.	Particulars	Amount (In Lakhs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs.482
2	Actual Cost incurred as on 05/04/2025 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 482
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	0 %

Table-"B"

(Internal & External Development works and common amenities for entire project)

S.No.	Particulars	Amount (In Lakhs)
1	Total estimated cost of internal and external development works including common amenities and facilities (Based on original estimate)	Rs. 10,990
2	Actual Cost incurred as on 05/04/2025 (Based on estimated cost)	Rs.0/-
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 10,990
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	0 %

This is issued on specific request of the Promoter M/s. Themecounty Pvt. Ltd. for RERA Compliance & based on information/ drawings/data made available to us.

Signature of Engineer

Name :- Atul Saxena

Aadhar No : - 4626 6870 9229

PAN No. : - ARJPS5369J