

ATUL GOEL

B.E. (CIVIL), F.I.E., C. Engg. (I), F.I.V.
GOVT. REGISTERED & APPROVED VALUER
CHARTERED ENGINEER
STRUCTURAL DESIGNER
SURVEYOR LOSS ASSESSOR
FACTORIES ACT CONSULTANT



ATUL & ASSOCIATES

BUILDINGS DESIGNERS CHARTERED ENGINEERS GOVT. VALUERS STRUCTURAL DESIGNERS

OFF. : 202-203, HANS PLAZA, AMBEDKAR ROAD, GHAZIABAD

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FORM-R

ENGINEERS CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No.

Date: 02-01-2025

Subject: Certificate of Percentage of Completion of Construction Work of
of the project name **IRISH PEARLS** 2 NOS. RESIDENTIAL TOWERS/BLOCKS + 1 CLUB HOUSE
situated on the Khasra No/ Plot no - **PLOT NO. - GH-04, SPORTS CITY, GREATER NOIDA WEST, GAUTAMBUDH NAGAR, UTTAR PRADESH.**
Demarcated by its boundaries -
to the North **LATITUDE** **LOGITUDE**
to the East **28.701771** **77.424830**
to the West **28.700592** **77.426635**
to the South **28.699153** **77.424238**
Competent/ Development authority **28.698825** **77.424923**
District **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**
PLOT admeasuring **GAUTAMBUDHNAGAR - 201306**
being developed by **10030.00** **SQ.MTS. AREA**
M/s IRISH INFRASTRUCTURE PRIVATE LIMITED - THRU MR. GAURAV GARG.

I/We **ATUL GOEL** have undertaken assignment as CHARTERED ENGINEER for certifying Estimated Costs and expenses
incurred on actual site construction Work of project of **2 NOS. RESIDENTIAL TOWERS/BLOCKS + 1 CLUB HOUSE**
of the project name **IRISH PEARLS** **UPRERA REGN NO. UPRERAPRJ494753**
situated on the Khasra No/ Plot no - **PLOT NO. - GH-04, SPORTS CITY, GREATER NOIDA WEST, GAUTAMBUDH NAGAR, UTTAR PRADESH.**
Competent/ Development authority **GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**
District **GAUTAMBUDHNAGAR - 201306**
admeasuring **10030** **SQ.MTS. AREA**
being developed by **M/s IRISH INFRASTRUCTURE PRIVATE LIMITED - THRU MR. GAURAV GARG.**

(i) M/s/Shri/Smt **M/s A PLUS DESIGN ASSOCIATES** as L.S. / Architect
(ii) M/s/Shri/Smt **M/s VMS CONSULTANTS** as Structural Consultant
(iii) M/s/Shri/Smt **M/s ART CONSULTANTS** as MEP Consultant
(iv) M/s/Shri/Smt **Mr. RAMESH JAIN** as Site Supervising engineer

2. The project is still ongoing. 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.

3. We estimate the Total Cost for completion of the project under reference as Rs. **18603.23** LACS

(Total of S.No. 1 in Tables A 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.

4. The estimated actual cost incurred till date is calculated at Rs. **14875.29** LACS

(Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. 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. **3,727.94** LACS
(Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the date is as given in Tables A and B below :



ER. ATUL GOEL
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GOVT. REGISTERED & APPROVED VALUER
LICENCE No. CAT-I/191/2000 (CCIT-KANPUR)
CHARTERED & STRUCTURAL ENGINEER
I.E. MEMBERSHIP No. 105923/2



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Building /wing/tower bearing no. -

A & B & CLUB HOUSE

Table A

or called -

(to be prepared separately for each building/wing of the real estate project/phases. In case of more than one building, label as A1,A2,A3 etc)

Sr. No.	Particulars	Amount (In lacs)
1	Total initial estimated cost of the building/wing(based on original estimate)	Rs.17,741.16
2	Cost incurred as on date 31-12-2024 (based on estimated cost)	Rs.14,189.49
3	Work done in percentage (as percentage of original estimated cost)	99.91%
4	Balance cost to be incurred (based on the estimated cost)	Rs.3,551.67
5	Cost incurred on additional / extra items (not included in estimated cost)	NA
6	Work done in percentage (as percentage of estimated cost plus additional or extra (s.no. 2 + s.no. 5)/(s.no1+ s.no.5)*100)	94.27%

Table B

Internal & External Development Works and common amenities for Entire project
(to be prepared for entire registered phase of the real estate project)

Sr. No.	Particulars	Amount (In lacs)
1	Total estimated cost of Internal and external developed works including common amenities and facilities (based on original estimate)	Rs.862.07
2	Cost incurred as on date 31-12-2024 (based on estimated cost)	Rs.685.80
3	Work done in percentage (as percentage of original estimated cost)	79.55%
4	Balance cost to be incurred (based on the estimated cost)	Rs.176.27
5	Cost incurred on additional / extra items (not included in estimated cost)	0
6	Work done in percentage (as percentage of estimated cost plus additional or extra (s.no. 2 + s.no. 5)/(s.no1+ s.no.5)*100)	79.55%

Signature OF ENGINEER

Name (IN BLOCK LETTERS) OF ENGINEER

Address

Aadhaar

PAN no.

ATUL GOEL

202-203, SF, HANS PLAZA, AMBEDKAR ROAD, GHAZIABAD-201001.

648864453699

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ER. ATUL GOEL
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