ANUBHAV MITTAL & CO
CHARTERED ACCOUNTANTS
III-N/23, Ambedkar Road, (Near Banwari Lal Sweets)
Ghaziabad - 201 001 Ph. : 8826129760
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UDIN: 23449008BGULDF8633

Certificate for the purpose of Withdrawal Permission from the Designated Account of the Project

Information as on 30 June 2023

certification work assigned vide letter No. IRISH/2020-21/0002, Dated: 30/06/2020

Subject: Certificate of amount incurred on Project "IRISH PEARLS" for Construction of 2 Towers of Group Housing, situated on Plot No. GH-04, Sports City, Tech Zone-IV, Greater Noida West, Demarcated by its boundaries (28.34.54.76N and 77.26.2.74'E of the end points) 60 Meter Road to the North East, Other Plot No. GH-05 to the South East, Other Plot no. GH-03 to the North West, Green Belt to the South West of Greater Noida, Tehsil Gautam Budh Nagar, Greater Noida Industrial Development Authority, District- Gautam Budh Nagar, PIN 201306, admeasuring 10030 sq. mtr. area, being developed by MR. GAURAV GARG, Director of M/s IRISH Infrastructure Pvt Ltd. having RERA ID No. UPRERA PRJ494753, Designated Collection A/C No. 07022000000189 Bank Name: DCB BANK

Cost of land & on site construction of Real Estate Project(All figures in Rs. Lakh)			
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 panel 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.	2,216.00	2,216.00
	SUB TOTAL LAND COST (In Rs.)	2,216.00	2,216.00
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)	237.00	121.12
	SUB TOTAL FEES PAID (In Rs.)	237.00	121.12
3A	Cost of Development / Cost of construction (a) Cost of services (water, electricity to construction site), site overhead; (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 Salaray and Wages (excluding cost of salaries of employees of the company not directly attached to project): * Cost of Construction Includes Selling, Admin and other Cost Directly attributable to Project	18,358.00	13,429.18
	SUB TOTAL CONSTRUCTION COST (In Rs.) (sum of(a) to (d) of Row 3a	18,358.00	13,429.18
3B	cost of construction incurred (as certified by project engineer)	15,609.32	10,419.47
3C	Total Construction Cost (Lower of 3A and 3B)	15,609.32	10,419.47
3D	Interest (other than panel interst and penalties etc) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction	1,693.00	323.78
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + Row 3D)	17,302.32	10,743.25
4	TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3)	19,755.32	13,080.37
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		66.75%
6	Percentage completion of Total Project (Proportionate cost incurred on the project to the total estimated cost (column 4 of row 4 / column 3 of row 4) %		66.21%
7	Total amount received from allottees till date since inception of the project (in Rs.)		13,722.41
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		9,605.69
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated cost * proportionate cost incurred on the project) (column 3 of Row 4 * Row 6)		13,080.37
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)		9,437.57
11	Balance available in Designated A/c.		168.12
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		3,642.80

This certificate is being issued on specific request of M/s IRISH Infrastructure Pvt. Ltd. for UP 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 ANUBHAV MITTAL & CO
CHARTERED ACCOUNTANTS

Amittal

(Anubhav Mittal)
M.NO. 449008
FRN: 029322C

MITTAL & CO, Chartered Accountants, M.No. 449008, FRN No. 029322C, GHAZIABAD

Place: Ghaziabad
Date: 10.07.2023