



Form-REG-3

Certificate for the purpose of Withdrawal of Money from Separate Account of the Project

Certification work assigned vide letter No. IRISH/2023-24/0004, Dated: 01/10/2023

Information as on 31st December 2025

Subject: Certificate of amount incurred on Project "IRISH PLATINUM" for Construction of 4 Towers & Commercial of Group Housing, situated on Plot No. Plot no GH-04A, SECTOR-10, GREATER NOIDA, GAUTAM BUDHA NAGAR, UP-201306 Demarcated by its boundaries (28 34 23.48N 77 28 51.71E, 28 34 21.80N 77 28 53.12E, 28 34 19.56N 77 28 55.00E, 28 34 25.90N 77 28 55.42E, 28 34 23.89N 77 28 57.12E, 28 34 21.98N 77 28 58.70E of the end points) 60 Meter Road to the North East, 24 Meter Road to the South East, GNIDA Affordable Housing to the North West, Other Plot GH-04B to the South West of Greater Noida, Tehsil Gautam Budh Nagar, Greater Noida Industrial Development Authority, District- Gautam Budh Nagar, PIN 201306, admeasuring 18819.39 sq. mtr. area, being developed by MR. GAURAV GARG, Director of M/s IRISH BUILDCON PRIVATE LIMITED having RERA ID No. UPRERAPRJ503189/03/2024, Designated Collection A/C No. 414605001685 Bank Name: ICICI BANK LTD., GREATER NOIDA WEST

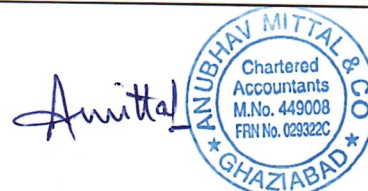
PART-A

S.No.	Particulars	Rs.in lacs Total Estimated Cost	Rs. In lacs Amount incurred till last quarter	Rs. In lacs Amount incurred during the quarter	Rs. In lacs Amount incurred till now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:				
	(a.1) For Project Estimation Purpose				
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	13,952.00			
	ii- In case of acquisition through Joint Development Agreement with land owner, the consideration as specified in the Joint Development Agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	-			
	iii- In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	-			
	TOTAL OF LAND COST - For Project Estimation Purpose	13,952.00			
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	13,952.00	12,784.86	-	12,784.86
	ii- In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner	-	-	-	-
	iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.				
	TOTAL OF LAND COST - For % completion and withdrawal purpose	13,952.00	12,784.86	-	12,784.86
	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;	-	-	-	-
	(c) 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);	-	-	-	-

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	(d) Interest (Other than Penal Interest and Penalties etc.) a) paid to Financial Institution , Scheduled Banks , NBFC on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilised for purchase of land c) paid to the Competent Authority for acquisition of land	3,000.00	2,318.96	540.08	2,859.04
	TOTAL OF LAND COST				
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	16,952.00			
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	16,952.00	15,103.82	540.08	15,643.90
2	Project Clearance Fees				
	(a) Fees paid to RERA				
	(b) Fees paid to Local Authority				
	(c) Consultant/Architect Fees (directly attributable to project)	300.00	180.01	28.46	208.47
	(d) Any other (specify)				
	TOTAL OF FEES PAID	300.00	180.01	28.46	208.47
3A	Cost of Construction and Development				
	(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);	53,510.00	12,073.62	2,756.25	14,829.87
	(c) Cost of materials actually purchased;				
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);				
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	53,510.00	12,073.62	2,756.25	14,829.87
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	40,510.00	9,061.34	2,022.07	11,083.41
3C	Total Construction and Development Cost (Lower of 3A and 3B.)	40,510.00	9,061.34	2,022.07	11,083.41
3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised for construction of this project: a) paid to Financial Institution , Scheduled Banks , NBFC and b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)"	3,000.00	-	138.47	138.47
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	43,510.00	9,061.34	2,160.54	11,221.88
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	60,762.00			
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	60,762.00	24,345.17	2,729.08	27,074.25
5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2) x100		27.36%		
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col.6 of S No. 4B / Col.3 of S No. 4B)		44.56%		
7	Total amount received from allottees till date since Inception of the Project				23,017.71
8	70% Amount to be deposited in Separate Account (70%*S No. 7)				16,112.40
9	Loan sanctioned for the project till date (secured and unsecured both)				-
10	Loan disbursed for the project till date (secured and unsecured both)				-
11	Interest on deposits (flexi facility) credited to the Separate account				-
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)				16,112.40
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)				27,074.25
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)				-



15	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 Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))	16,104.03
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	8.37
17	Actual Balance available in Separate A/c as on date	8.37
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	0.00
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))	8.37
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this certificate	1,076.54
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)	(1,068.17)

This certificate is being issued on specific request of M/s Irish Buildcon Private Limited for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of my knowledge and belief.

FOR ANUBHAV MITTAL & CO
CHARTERED ACCOUNTANTS

Anubhav Mittal
Accountants
M.No. 449008
FRN No. 029322C

(ANUBHAV MITTAL)

M.NO. 449008

FRN: 029322C

UDIN: 26449008RAQAIN9910

Place: Ghaziabad

Date: 05.01.2026



ANUBHAV MITTAL & CO

CHARTERED ACCOUNTANTS

Platinum Tower, B-17, RDC, Raj Nagar, Ghaziabad (UP) 201002

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Email: caanubhav20@gmail.com

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PART-B

I/ We also certify that:

Out of the amount reported in Column 6 of S No. 4B above:

- Rs. 25,997.71 Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(1)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- Rs. 1,076.54 Lacs is the amount for which bills/ invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of this project and being due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below.
- Rs. 0 Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement For Sale entered into with that allottee.

(in Rs. Lakhs)

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1	Aditya Builder And Contractor	18.79	Cost of Services	THE NANITAL BANK LTD.	NTBL0GHA148	148100100000
2	Devi Dayal Tiwari Huf	19.08	Cost of Services	THE NANITAL BANK LTD.	NTBL0GHA148	148100100000
3	Flatchahiye Infra	23.64	Cost of Services	HDFC BANK	HDFC0005298	50200103606868
4	Krishan Kumar	18.74	Cost of Services	THE NANITAL BANK LTD.	NTBL0GHA026	262000000011206
5	Rohit Batra	2.18	Cost of Services	HDFC BANK	HDFC0005129	7381050004350
6	Sandeep Agarwal Huf	18.77	Cost of Services	THE NANITAL BANK LTD.	NTBL0GHA148	148100100000
7	Shashi Devi	19.54	Cost of Services	THE NANITAL BANK LTD.	NTBL0GHA148	148200200000
8	Chinar Impex	11.12	Labour Work	INDIAN BANK	IDIB000N615	935987027
9	Elegant Outdoor	2.93	Labour Work	ICICI BANK LTD	ICICI0006286	628605501791
10	Focus Media Inc.	5.27	Labour Work	BANK OF INDIA	BKID0006716	671630110000068
11	Aq Interior & Construction Llp	1.88	Labour Work	A U BANK	AUBL0002523	2402252362243410
12	Bhawna	1.03	Labour Work	PUNJAB NATIONAL BANK	PUNB0111610	1116100100001760
13	Divakar Kumar Sharma	1.03	Labour Work	UCO BANK	UC8A0000549	54090110108567
14	Mahesh Chandra Contractor	1.53	Labour Work	STATE BANK OF INDIA	SBIN0016739	37518965572
15	Ram Harish Contractor	1.91	Labour Work	BANK OF MAHARASHTRA	MAHB0001294	60210679700
16	K.S.Secure Solutions Pvt Ltd	2.57	Labour Work	HDFC BANK	HDFC0009691	99999899750659
17	Pristine Utilities Pvt Ltd	1.55	Labour Work	HDFC BANK	HDFC0000728	7282320000687
18	Tk Elevator India Pvt Ltd	52.76	Labour Work	HSBC BANK	HSBC0110002	52665437001
19	Vishal Enterprises	113.08	Labour Work	ICICI BANK LTD	ICICI0004146	414605001775



20	Lumeas Electrical	0.24	Cost of Services	HDFC BANK	HDFC0009465	50200071400770
21	Noida Power Company Ltd	1.88	Cost of Services	ICICI BANK LTD	ICIC0000106	NPCLCO301058
22	Amba Shakti Steels Ltd	354.66	Materials	PUNJAB NATIONAL BANK	PUNB0004810	484011000127
23	Aqua World	3.98	Materials	BANK OF INDIA	BKID0006042	604230150000014
24	Mayur Material Trading Company	49.21	Materials	KOTAK MAHINDRA BANK	KKBK0000211	9891326252
25	Premier Steels	77.33	Materials	KOTAK MAHINDRA BANK	KKBK0000677	9810027078
26	Sanwal Marble & Steel	13.77	Materials	HDFC BANK	HDFC0005305	50200057468020
27	Shri Balaji Hardware & Suppliers	0.53	Materials	BANK OF INDIA	BKID0007100	710020110000444
28	Sidak Suppliers	1.66	Materials	THE NANITAL BANK LTD.	NTBL0GHA054	546000000000079
29	Swaruprolling Mills Pvt Ltd	255.88	Materials	UNION BANK OF INDIA	UBIN0530638	306305010004036
	Total	1,076.54				

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FOR ANUBHAV MITTAL & CO
CHARTERED ACCOUNTANTS

Anubhav Mittal
Chartered
Accountants
M.No. 449008
FRN No. 029322C

(ANUBHAV MITTAL)

M.NO. 449008

FRN: 029322C

UDIN: 26449008JPPKQI8442

Place: Ghaziabad

Date: 05.01.2026