



A PLUS DESIGN ASSOCIATES

AR. KAILASH AGGARWAL

Architect | Urban Designer | Planner

Form-REG-1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No 02/2025-26

Date: 13-Oct-2025

Information as on 30-Sep-2025

Subject: Certificate of Percentage of work done for the Project IRISH PLATINUM [Registration No. – UPRERAPRJ503189/03/2024] situated in PLOT NO. GH-04A, SECTOR-10, GREATER NOIDA, GAUTAM BUDHA NAGAR, 201306, U.P. admeasuring 18,819.39 sq.mts. area being developed by M/S IRISH BUILDCON PRIVATE LIMITED [CIN - U45500UP2023PTC176922]

I, KAILASH CHANDER AGGARWAL have undertaken assignment as Architect for certifying Percentage of work done for the project IRISH PLATINUM [Registration No. – UPRERAPRJ503189/03/2024] situated on the PLOT NO. GH-04A, SECTOR-10, GREATER NOIDA, DISTRICT - GAUTAM BUDHA NAGAR, 201306, UTTAR PRADESH admeasuring 18,819.39 sq.mts area being developed by M/S IRISH BUILDCON PRIVATE LIMITED [CIN - U45500UP2023PTC176922]

1. Following technical professionals are appointed by Promoter: -

- (i) M/s A PLUS DESIGN ASSOCIATES as Licensed Surveyor / Architect
- (ii) M/s RD CONSULTANTS as Structural Consultant
- (iii) M/s CESPL CONSULTANTS PRIVATE LIMITED as MEP Consultant
- (iv) Shri ANAND SINGH RAWAT as Site Supervisor

KAILASH AGGARWAL
ARCHITECT
(CA-86-10069)
J-16, Sector-41, Noida

2-Based on Site Inspection, with respect to each of the Plots/ Buildings/Wings/Blocks/Towers of the aforesaid Real Estate Project, I certify as follows -

2.1) As on the date of this certificate, the Percentage of Work done for each of the Buildings/Wings /Blocks/Towers of the Real Estate Project is as per Table-A.

2.2) As on the date of this certificate, the percentage of the work executed with respect to each of the activities pertaining to plotted development and/or buildings which are common to overall project is detailed in the Table-B.

Table - A1					
TOWER A and COMMERCIAL					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	12-Jan-24	15-Feb-24
2	Total Number of Basement and Plinth	2	100%	02-Mar-24	30-Jul-24
3	Total Number of Podiums	1	100%	20-Sep-24	10-Nov-24
4	Stilt Floor		100%	01-Aug-24	23-Sep-24
5	Total Number of Slabs of Super Structure	29	76%	08-Dec-24	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		40%	08-Dec-24	
7	Sanitary Fittings within the Flat/Premises,		2%	01-Sep-25	
8	Electrical Fitting within the Flat/Premises		1%	08-Dec-24	
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		55%	08-Dec-24	
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0%		
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.		0%		
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.		0%		

Table - A2					
TOWER B					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	25-Mar-24	10-Apr-24
2	Total Number of Basement and Plinth	2	100%	30-Mar-24	26-Jul-24
3	Total Number of Podiums	1	100%	24-Sep-24	10-Nov-24
4	Stilt Floor		100%	28-Jul-24	23-Sep-24
5	Total Number of Slabs of Super Structure	29	48%	16-Jan-25	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		15%	16-Jan-25	
7	Sanitary Fittings within the Flat/Premises,		0%		
8	Electrical Fitting within the Flat/Premises		2%	16-Jan-25	
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		45%	16-Jan-25	
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0%		
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.		0%		
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.		0%		

Table - A3					
TOWER C					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	16-Apr-25	12-Jun-25
2	Total Number of Basement and Plinth	2	100%	25-Jun-25	30-Aug-25
3	Total Number of Podiums	1	0%		
4	Stilt Floor		0%		
5	Total Number of Slabs of Super Structure	29	0%		
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%		
7	Sanitary Fittings within the Flat/Premises,		0%		
8	Electrical Fitting within the Flat/Premises		0%		
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%		
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0%		
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.		0%		
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.		0%		

Table - A4					
TOWER D					
S.No	Task / Activity	Number	% Work Done	Activity Start Date	Activity End Date
1	Excavation		100%	15-Jan-24	22-Mar-24
2	Total Number of Basement and Plinth	2	100%	05-Jun-24	23-Jul-24
3	Total Number of Podiums	1	100%	20-Feb-25	30-Mar-25
4	Stilt Floor		100%	31-Oct-24	16-Feb-25
5	Total Number of Slabs of Super Structure	29	0%		
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises		0%		
7	Sanitary Fittings within the Flat/Premises,		0%		
8	Electrical Fitting within the Flat/Premises		0%		
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0%		
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks		0%		
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.		0%		
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.		0%		

Table - B				
Internal and external development works (common facilities) in respect of the entire registered project				
S.No	Internal/External Development Work (Common Facilities)	% Work Done	Activity Start Date	Activity End Date
1	Internal Roads & Footpaths	0%		
2	Water Supply/Drinking Water Facilities	0%		
3	Sewerage (chamber, lines, Septic Tank, STP)	0%		
4	Storm Water Drain	0%		
5	Landscaping & Tree Planting	0%		
6	Street Lighting	0%		
7	Community Buildings	0%		
8	Treatment & Disposal of Sewage and Sullage water /STP	0%		
9	Solid Waste Management & Disposal	0%		
10	Water Conservation, Rainwater Harvesting	0%		
11	Energy Management/Use of Renewable Energy	0%		
12	Fire Protection and Fire Safety Requirements	0%		
13	Electrical Sub Station, Control Panel & Meter Room	0%		
14	Receiving Station	0%		
15	Plan of Development Works	0%		
16	Emergency Evacuation Services	0%		
17	Common Facilities in Basement	0%		

Yours Faithfully,



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