

ENGINEER'S CERTIFICATE

Form-REG-2

(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

Information as on 30-Sep-25

Date: 13-Oct-25

Subject: Certificate of Amount Incurred for Construction and Development of 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, RD CHAUDHARY have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on 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, U.P. admeasuring 18,819.39 sq.mts area being developed by M/S IRISH BUILDCON PRIVATE LIMITED [CIN - U45500UP2023PTC176922]

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (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 MR ANAND SINGH RAWAT as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(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 is given in following Table A and Table B:


Ramkrishna D. Chaudhari
Chartered Engineer
Fellow - F-1230502

Table - A1 TOWER A AND COMMERCIAL							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	38.00	38.00	100%	38.00	38.00	100%
2	Total Number of Basement and Plinth	614.00	614.00	100%	614.00	614.00	100%
3	Total Number of Podiums	307.00	307.00	100%	307.00	307.00	100%
4	Stilt Floor	307.00	307.00	100%	307.00	307.00	100%
5	Total Number of Slabs of Super Structure	3,069.00	2,332.44	76%	2,332.44	2,332.44	76%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,151.00	460.40	40%	460.40	460.40	40%
7	Sanitary Fittings within the Flat/Premises,	383.00	5.75	2%	5.75	5.75	2%
8	Electrical Fitting within the Flat/Premises	307.00	3.07	1%	3.07	3.07	1%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	77.00	42.35	55%	42.35	42.35	55%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	384.00	0.00	0%	0.00	0.00	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	652.00	0.00	0%	0.00	0.00	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.	384.00	0.00	0%	0.00	0.00	0%
	TOTAL	7,673.00	4,110.01		4,110.01	4,110.01	


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(in Rs Lac)

Table - A2

TOWER B

1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	39.00	39.00	100%	39	39	100%
2	Total Number of Basement and Plinth	630.00	630.00	100%	630	630	100%
3	Total Number of Podiums	315.00	315.00	100%	315	315	100%
4	Stilt Floor	315.00	315.00	100%	315	315	100%
5	Total Number of Slabs of Super Structure	3,148.00	1,511.04	48%	1511.04	1511.04	48%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,181.00	177.15	15%	177.15	177.15	15%
7	Sanitary Fittings within the Flat/Premises,	394.00	0.00	0%	0	0	0%
8	Electrical Fitting within the Flat/Premises	315.00	6.30	2%	6.3	6.3	2%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	79.00	35.55	45%	35.55	35.55	45%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	393.00	0.00	0%	0	0	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	669.00	0.00	0%	0	0	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.	394.00	0.00	0%	0	0	0%
	TOTAL	7,872.00	3,029.04		3,029.04	3,029.04	


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Table - A3 TOWER C							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	39.00	39.00	100%	39	39	100%
2	Total Number of Basement and Plinth	630.00	630.00	100%	630	630	100%
3	Total Number of Podiums	315.00	0.00	0%	0	0	0%
4	Stilt Floor	315.00	0.00	0%	0	0	0%
5	Total Number of Slabs of Super Structure	3,148.00	0.00	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,181.00	0.00	0%	0	0	0%
7	Sanitary Fittings within the Flat/Premises,	394.00	0.00	0%	0	0	0%
8	Electrical Fitting within the Flat/Premises	315.00	0.00	0%	0	0	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	79.00	0.00	0%	0	0	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	393.00	0.00	0%	0	0	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	669.00	0.00	0%	0	0	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.	394.00	0.00	0%	0	0	0%
TOTAL		7,872.00	669.00		669.00	669.00	17%


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Table - A4 TOWER D							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	38.00	38.00	100%	38	38	100%
2	Total Number of Basement and Plinth	607.00	607.00	100%	607	607	100%
3	Total Number of Podiums	304.00	304.00	100%	304	304	100%
4	Stilt Floor	304.00	304.00	100%	304	304	100%
5	Total Number of Slabs of Super Structure	3,035.00	0.00	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,138.00	0.00	0%	0	0	0%
7	Sanitary Fittings within the Flat/Premises,	379.00	0.00	0%	0	0	0%
8	Electrical Fitting within the Flat/Premises	304.00	0.00	0%	0	0	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	76.00	0.00	0%	0	0	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	379.00	0.00	0%	0	0	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	645.00	0.00	0%	0	0	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.	379.00	0.00	0%	0	0	0%
TOTAL		7,588.00	1,253.00		1,253.00	1,253.00	33%


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Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths	800	0	0%	0	0	0%
2	Water Supply/Drinking Water Facilities	550	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	350	0	0%	0	0	0%
4	Storm Water Drain	200	0	0%	0	0	0%
5	Landscaping & Tree Planting	250	0	0%	0	0	0%
6	Street Lighting	25	0	0%	0	0	0%
7	Community Buildings	800	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	50	0	0%	0	0	0%
9	Solid Waste Management & Disposal	25	0	0%	0	0	0%
10	Water Conservation, Rainwater Harvesting	55	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	25	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	650	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	900	0	0%	0	0	0%
14	Receiving Station	300	0	0%	0	0	0%
15	Plan of Development Works	1,500	0	0%	0	0	0%
16	Emergency Evacuation Services	300	0	0%	0	0	0%
17	Common Facilities in Basement	1,800	0	0%	0	0	0%
18	Swimming Pool	350	0	0%	0	0	0%
19	Other Landscaping Work	575	0	0%	0	0	0%
	TOTAL	9,505	0	0%	0	0	0%


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3. We estimate the Total Cost for completion of the project under reference as Rs. 40,510 Lac (Total of column no. 3 in Tables A1, A2, A3, A4 and Table 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 occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.
4. The admissible expenditure till 30-Sep-25 is Rs. 9,061 Lac (Total of column no. 7 in Tables A1, A2, A3, A4 and Table B).
5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I certify as follows -
- 5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2, A3 and A4.
- 5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Yours Faithfully,



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