



Form - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.12.2019			
Certification work Assigned vide letter No.- NIL Dated - 10.01.2020			
UDIN No. - 20409153AAAAA1796			
Subject: Certificate of amount incurred on Irish Pearls for Construction of 2 Towers, situated on Plot No. GH - 04, Sports City, Tech Zone-IV, Greater NOIDA (West), Gautam Buddha Nagar, Uttar Pradesh, Development Authority - Greater Noida Industrial Development Authority (GNIDA), District Gautam Buddha Nagar, admeasuring 10,030 Sq. Mtrs. area, being developed by Irish Infrastructure Pvt. Ltd. having RERA Registration No.- NA, Bank A/C No. - 4078002900000042 Bank Name - Punjab National Bank.			
S.No.	Particulars	Rs. in Lacs Total Cost Estimated	Rs. in Lacs 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 Penal 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.	1,772	509
	SUB TOTAL LAND COST (in Rs.)	1,772	509
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
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	70
	SUB TOTAL FEES PAID (in Rs.)	237	70
3A	Cost of Development And construction (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); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	9,500	82
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	9,500	82
3B	Cost of construction incurred (As Certified by Project Engineer)	9,500	75
3C	Total Construction Cost (Lower of 3A and 3B.)	9,500	75
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	900	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	10,400	75
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	12,409	654
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 2 Nos. Towers)	1%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	5%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		

Gaurav Agrawal





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8	70% Amount to be deposited in Designated Account (0.7*Row 7)	-
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4*row 6)	654
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)	-
11	Balance available in Designated A/c as on 31.12.2019	-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	654
This certificate is being issued on specific request of M/s Irish Infrastructure Pvt. Ltd. for 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. Kindly also refer Annexure - 1 for Notes to CA. Certificate		
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C <div style="display: flex; align-items: center;"> <div style="margin-right: 20px;"> CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 10.01.2020 Place: Greater NOIDA </div> </div>		



Notes to CA. Certificate (Irish Pearls Project)

Annexure - 1

- (a) The Estimated & Incurred Land cost has been considered based on Registered Lease Deed Dated – 23.07.2016, of the Project Land & Agreed payment, terms & conditions between Irish Infrastructure Pvt. Ltd. & Greater Noida Industrial Development Authority (GNIDA).
- (b) Total Estimated Construction and Development Cost for sum of Rs. 9,500 Lacs have been considered based on the Certificate provided by the Engineer in respect of the said project.
- (c) The data for the period from 01.04.2019 to 31.12.2019 is unaudited further the same is based on as per the books of accounts maintained & produced before me by the Irish Infrastructure Pvt. Ltd. – Promoter Company.
- (d) Estimated Finance Cost / Interest Cost for sum of Rs. 900 Lacs has been considered on the basis of Term Loan / Credit facility (ies) which yet to be taken and utilised for the Project.

*Gaurav
Agrawal.*

