

RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

UDIN -264124270UUHLU9028		Form — REG 03	
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on: 31.12.2025			
Certification No.- RNGC/RERA/UP/TY/2123		Date : 15.01.2026	
Subject: Certificate of amount incurred on project "Harnarain Aeropolis", No. of Building(s) Tower-1 (9 units), Tower-2 (96 units), Villa Type -1 (24 units) and Villa Type-2 (2 units) Block(s) of the Project [UPRERA Registration Number UPRERAPRJ916732] situated on the Khasra No/ Plot no. 64 & 65 demarcated by its boundaries (latitude and longitude of the end points) 25°25'02.99"N, 82°52'56.04"E to the North 25°25'01.35"N, 82°52'59.78"E to the South 25°24'59.93"N, 82°52'59.28"E to the East 25°25'02.09"N, 82°52'54.48"E to the West of village Sehmalpur Tehsil Pindra Competent/ Development authority Varanasi Development Authority District Varanasi PIN 221006 admeasuring 8382 sq.mts. area being developed by Dreamland Holdings Ltd. having account no.50200055797436, HDFC Bank, Varanasi			
		Rs. in Lakhs	
S.No.	Particulars	Total Cost Estimated	Amount incurred
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.	2134.50	1715.84
	SUB TOTAL LAND COST (in Rs.)	2134.50	1715.84
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)	300.50	239.44
	SUB TOTAL FEES PAID (in Rs.)	300.50	239.44
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);	3650.00	3446.78
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	3650.00	3446.78
3B	Cost of construction incurred (As Certified by Project Engineer)	3650.00	3194.30
3C	Total Construction Cost (Lower of 3A and 3B.)	3650.00	3194.30
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)	250.00	217.82
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	3900.00	3412.12
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	6335.00	5367.39

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	87.52%
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)%	84.73%
7	Total amount received from allottees till date since Inception of the Project (excluding GST)	5183.66
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	3628.56
9	Cummulative 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)	5367.39
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)	3628.56
11	Balance available in Designated A/c.	0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	1738.83

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

Note: -

1. In no circumstances, we shall be liable for any loss of damage, of whatsoever nature arising from the information / material required to our work being withheld or concealed from us or misrepresentation to us by the Company, directors, employees or agents or any other person.
2. We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
3. Our certificate is based on the information / documents to the extent furnished to us. We have relied on the information / documents furnished to us by the Company / official of the Company.
4. As per verification of books of accounts of the promoter, total project cost incurred of Rs. 5367.39 lakhs as mentioned in Point 4 above has been divided into following two parts:
 - a) That Rs 5289.02 Lacs (Total project cost incurred Rs. 5367.39 lakhs - Amount due to billers/vendors/contractors Rs. 78.37 lakhs) has been actually spent on the on 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 Separate Account
 - b) That Rs. 78.37 lakhs is the amount for which bills/invoices from the billers/vendors/contractors have been received for the work already rendered by them for the land, construction and development of the project being due for payment, are therefore, admissible for payment from Separate Account directly to the billers/vendors/contractors in their bank account as per Attached List.
5. The Promoter has taken secured loans against the project and the same has been routed through RERA designated account. The amount mentioned in Point 10 above i.e. "the Amount actually withdrawn till date" has been assumed as 100% of the amount deposited in the designated A/c mentioned in Point 8 above and does not include the loan amount as deposited in the designated account.
6. As stated by the promoter due to changing market conditions, inflation and fluctuations in material prices, the project cost got increased significantly. As such, the total estimated cost of the project is now changed from Rs.5650 Lakhs to 6335 Lakhs. The promoter has submitted an application before Authority on 03.11.2025. Promoter takes full responsibility in this regard.

Date: 15.01.2026

Place: Jaipur

For Ramanand Goyal & Company

FRN. 002384C

CA Punit Gupta
(Partner)

Membership No: 412427



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CIN No : U70101WB1986PLC041079
GSTIN No : 09AABCD8778J1Z0

HARNARAIAN
AEROPOLIS

UP RERA PROJECT
REGISTRATION NUMBER
UPRERAPRJ916732
www.up-rera.in

List of billers/vendors/contractors due for payment as on 31.12.2025 for the project "Harnarain Aeropolis"

S. No.	Particulars	Amount due in Rs.	Name of Bank	Bank Account No.	IFSC Code
1	Alok Agencies	1,57,904.00	Union Bank of India	432401010270723	UBIN0543241
2	Balaji Enterprises	1,430.00			
3	Banaras Paint	1,16,103.00	HDFC Bank	5020008992674	HDFC0001087
4	Commander Vittrified Pvt.Ltd.	5,000.00			
5	Diamond Edge	3,900.00	HDFC Bank Ltd	2202560009126	HDFC0000220
6	Era Tradecom Pvt.Ltd.	1,51,339.00	State Bank of India	33386477648	SBIN0001868
7	Ganpati Stock Management (P) Ltd. Work A/C	54,37,672.00	HDFC Bank	2202320009336	HDFC0000220
8	Gaurav Engineering Company	6,136.00			
9	Interiomation	9,021.00	HDFC Bank	50200102302335	HDFC0009454
10	Kalyankari Dealer (P) Ltd.	4,09,499.00	HDFC BANK	50200004540730	HDFC0000220
11	Kisan Engineering Works	24,241.00	HDFC Bank	99999818015002	HDFC0007294
12	Krishna Infrastructure	27,116.00	Union Bank of India	424401010036313	UBIN0542440
13	M/S Saurabh Polypipes Pvt.Ltd.	7,200.00	HDFC Bank Ltd	50000028264455	HDFC0009136
14	Muskan Enterprises	4,865.00			
15	Nyce Tiles	1,34,325.00			
16	Rameshwar Mahadev Fuel Center	2,95,540.00	State Bank of India	30747690864	SBIN0007484
17	Rizwan Auto Agency	30,140.00	Indian Bank	50514620984	IDIB000N505
18	Rohit Electricals	3,832.00	Bank of Baroda	26300500000008	BARB0INTVAR
19	Sadakriti Vanijya (P) Ltd.	1,26,121.00	HDFC Bank	50200004604480	HDFC0000220
20	Shri Ganesh Suppliers	74,480.00			
21	Shukla Enterprises	4,47,682.00	Bank of Baroda	40160400000366	BAB0MAGMOO
22	Utkarsh Intt Udyog	3,59,250.00	Punjab National Bank	14901131001566	PUNB0149010
23	Varanasi Tiles	4,420.00	Kotak Mahindra Bank	8009800222	KKBK0000958
Total		78,37,216.00			

For Dreamland Holdings Ltd.

M. Sahal
Director