

RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

UDIN -26412427BLXXBT6141		Form — REG 03	
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on: 15.06.2026			
Certification No.- RNGC/RERA/UP/TY/2296		Date :13.07.2026	
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 Schmalpur 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	240.44
	SUB TOTAL FEES PAID (in Rs.)	300.50	240.44
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	3743.06
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	3650.00	3743.06
3B	Cost of construction incurred (As Certified by Project Engineer)	3650.00	3488.52
3C	Total Construction Cost (Lower of 3A and 3B.)	3650.00	3488.52
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	247.45
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	3900.00	3735.97
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	6335.00	5692.25

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	95.58%
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)%	89.85%
7	Total amount received from allottees till date since Inception of the Project (excluding GST)	5426.48
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	3798.53
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)	5692.25
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)	3798.53
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)	1893.72

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. 5692.25 lakhs as mentioned in Point 4 above has been divided into following two parts:
 - a) That Rs 5604.92 Lacs (Total project cost incurred Rs. 5692.25 lakhs - Amount due to billers/vendors/contractors Rs. 87.33 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. 87.33 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

Date: 13.07.2026

Place: Jaipur

For Ramanand Goyal & Company
FRN. 002384C

CA Punit Gupta
(Partner)

Membership No: 412427



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HARNARAIAN AEROPOLIS

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

List of billers/vendors/contractors due for payment as on 15.06.2026 for the project "Harnarain Aeropolis"

S. No.	Particulars	Amount due in Rs.	Name of Bank	Bank Account No.	IFSC Code
1	Alpains Company	5,450.00	Bank of Baroda	15270200003244	BARB0GODVAR
2	Commander Vitrified Pvt.Ltd.	5,000.00	HDFC Bank	50200045134828	HDFC0000307
3	Diamond Edge	11,860.00	HDFC Bank	2202560009126	HDFC0000220
4	Era Tradecom Pvt.Ltd.	1,40,485.00	State Bank of India	33386477648	SBIN0001868
5	Ganpati Stock Management (P) Ltd. Work A/C	49,70,711.00	HDFC Bank	2202320009336	HDFC0000220
6	Goyal Marbles	41,633.00	Kotak Mahindra Bank	0147930604	KKBK0000280
7	Interiomation	21,264.00	HDFC Bank	50200102302335	HDFC0009454
8	Kamala Enterprises	38,852.00	Union Bank of India	649301010050166	UBIN0564931
9	Kisan Engineering Works	24,241.00	HDFC Bank	99999818015002	HDFC0007294
10	Nippon Paint India (P) Ltd.	54,928.00	ICICI BANK	NDECH6400963	ICIC0000104
11	Nyce Tiles	34,325.00	HDFC Bank	5020048492902	HDFC0000220
12	Omega Elevators	6,25,400.00	Kotak Mahindra Bank	1911766795	KKBK0002564
13	Om Trading Co.	3,23,533.00	Kotak Mahindra Bank	9311968801	KKBK0000141
14	One Place Technology	17,700.00	Bank of Baroda	57120500000075	BARB0CANTTX
15	Rameshwar Mahadev Fuel Center	22,102.00	State Bank of India	30747690864	SBIN0007484
16	Rizwan Auto Agency	12,400.00	Indian Bank	50514620984	IDIB000N505
17	Rk Distributors (Nikil Ghar Lahartara)	8,924.00	ICICI BANK	485805000090	ICIC0004858
18	Sadakriti Vanija (P) Ltd.	22,99,599.00	HDFC Bank	50200004604480	HDFC0000220
19	Shridas Grandsons	4,573.00	Bank of Baroda	00710200002791	BARB0VARANA
20	Sun Enterprises	65,873.00	Indian Overseas Bank	037002000002256	IOBA0000370
21	Varanasi Tiles	4,420.00	Kotak Mahindra Bank	8009800222	KKBK0000958
	Total	87,33,273.00			

For Dreamland Holdings Ltd.

(Signature)
Director