

RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

UDIN - 24412427BJZYUN8614		Form — REG 03	
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on: 31.12.2023			
Certification No.- RNGC/RERA/UP/TY/1273		Date : 15.01.2024	
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] 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	1259.00
	SUB TOTAL LAND COST (in Rs.)	2134.50	1259.00
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)	293.13	214.24
	SUB TOTAL FEES PAID (in Rs.)	293.13	214.24
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);	2972.50	1833.78
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2972.50	1833.78
3B	Cost of construction incurred (As Certified by Project Engineer)	2972.00	1835.00
3C	Total Construction Cost (Lower of 3A and 3B.)	2972.00	1833.78
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	96.46
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	3222.00	1930.25
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	5649.63	3403.49

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	61.74%
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)%	60.24%
7	Total amount received from allottees till date since Inception of the Project (excluding GST)	2409.65
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	1686.76
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)	3403.49
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)	1686.76
11	Balance available in Designated A/c.	1.95
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	1716.73

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: -

- 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.
- We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
- 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.
- As per verification of books of accounts of the promoter, total project cost incurred of Rs. 3403.49 lakhs as mentioned in Point 4 above has been divided into following two parts:
 - That Rs 3303.09 Lacs (Total project cost incurred Rs. 3403.49 lakhs - Amount due to billers/vendors/contractors Rs. 100.39 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
 - That Rs. 100.39 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.
- 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.
- The cost of the project have been rearranged and regrouped accordingly as per the expenses incurred. The promoter takes full responsibility in this regard.

Date: 15.01.2024

Place: Jaipur

For Ramanand Goyal & Company
FRN. 002384C

CA Punit Gupta
(Partner)
Membership No: 412427

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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 31.12.2023 for the project					
S. No.	Particulars	Amount due in Rs.	Name of Bank	Account No.	IFSC Code
1	Balaji Enterprises	93,980.00	HDFC Bank Ltd	50200037137281	HDFC0000220
2	Banaras Paint	1,56,055.00	HDFC Bank Ltd	5020008992674	HDFC0001087
3	B.R.B. Trading Company	12,850.00	Bank of Baroda	903050000138	BARBORAMKAT
4	Era Tradecom Pvt.Ltd.	1,00,467.00	State Bank of India	33386477648	SBIN0001868
5	Kamala Enterprises	12,482.00	Union Bak of India	649301010050166	UBIN0564931
6	Kavita Dream Homeas Pvt.Ltd.	54,884.00	State Bank of India	31663039625	SBIN0050592
7	M/S Saurabh Polypipes Pvt.Ltd.	1,800.00	HDFC Bank Ltd	50000028264455	HDFC0009136
8	Rameshwar Mahadev Fuel Center	1,74,650.00	State Bank of India	30747690864	SBIN0007484
9	Rizwan Auto Agency	24,700.00	Indian Bank	50514620984	IDIB000N505
10	R.K.Distributors	1,82,740.00	Indian Bank	21112624405	IDIB0005668
11	Rohit Electricals	1,57,897.00	Bank of Baroda	26300500000008	BARBOINTVAR
12	Ruhaan Enterprises	15,750.00	HDFC Bank Ltd	50200072842150	HDFC0004765
13	Sangam Traders	3,13,058.00	Dhanlaxmi Bank	22205300001405	DLXB000022
14	Sarraf Network	2,320.00	HDFC Bank Ltd	50200063446936	HDFC0001087
15	Solutions Hydraulics	15,434.00	Bank of ndia	700420111111167	BKID0007004
16	Spring Field Properties Ltd.	87,01,865.89	HDFC Bank Ltd	2202320002089	HDFC0000220
17	Varanasi Marketing Pvt.Ltd.	18,301.00	Canara Bank	87511400001258	CNRB0018751
	Total	1,00,39,233.89			

For Dreamland Holdings Ltd.

 Director