M/S. A K TIWARI & ASSOCIATES
155, Kumbharpura, Badkas Square, Mahal, Nagpur, Maharashtra, India – 440 032.
CHARTERED ACCOUNTANTS

FORM – 3 [See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
RAI UDYOG LIMITED
OPP S.T BUS STAND GANESHPETH NAGPUR 440018

Subject : Certificate of Financial Progress of Work of **RAI TOWER** having Maha RERA Registration Number **P50500029625** being developed by **RAI UDYOG LTD.**

Sir,

This certificate is being issued for RERA compliance for the **RAI TOWER** having Maha RERA Registration Number **P50500029625** being developed by **RAI UDYOG LTD.** and is based on the records and documents produced before me and explanations provided to me by Mahalaxmi infracon.

Table A - Estimated Cost of the Project (at the time of Registration of Project)

14/04/2025

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project) (In Rs.)
1.	**(i) LAND COST :**	
a.	Value of the land as ascertained from the Annual Statement of Rates (ASR)	18,54,30,000.00
b.	Estimated Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority	-
c.	Estimated Acquisition Cost of TDR (if any)	Nil
d.	Estimated Amounts payable to State Government/UT Administration or Competent Authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and	Nil
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	6,65,29,829.00
f.	Under Rehabilitation Scheme	
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	Nil
	(ii) Estimated cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	Nil
	(iii) Estimated Cost of ASR linked premium, fees, charges and security deposits, or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation	Nil
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	Nil
	Sub - Total of Land Cost :	25,19,59,829

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project) (In Rs.)
	ii) Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer.	35,00,00,000
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	Nil
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity sewerage, drainage, layout roads etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	60,00,000
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	-
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
	Sub-total of the Development Cost :	35,60,00,000
	Total Cost of the Project (Estimated)**	**60,79,59,829**

*** Pass through charges or indirect taxes not included in estimated cost of project.**

**** Estimated cost shall be revised through correction application.**

Table B - Actual cost incurred on the Project

Sr. No.	Particulars	Amount(Rs.) Incurred
(1)	**(2)**	**(3)**
1	**Land Cost**	
(a)	Value of the land as ascertained from the Annual Statement or Rates (ASR)	18,54,30,000
(b)	Incurred Expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	-
(c)	Incurred Expenditure for Acquisition of TDR (if any).	
(d)	Amounts paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc.; and	6,65,29,829
(e)	Land Premium paid for redevelopment of land owned by pubic authorities.	
(f)	Under Rehabilitation scheme;	
	i) Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered.	Nil
	(a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	Nil
	(b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	Nil
	ii) Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	Nil

Sr. No.	Particulars	Amount(Rs.) Incurred
(1)	(2)	(3)
	iii) Incurred Expenditure toward ASR linked premium fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	Nil
	iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	Nil
	Sub - Total of Land Cost	25,19,59,829
2	**Development Cost/Cost of Construction**	
	(i) Expenditure for construction Minimum of (a) and (b) to be considered.	-
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	-
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-
	(ii) Cost incurred on additional items not included in estimated cost. (As per engineer certificate)	Nil
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	Nil
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges premium, interest etc. to any Statutory Authority.	Nil
	(v) Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
	Sub-total of Development Cost	-
3	Total Cost of the Project (Actual incurred as on date of certificate)	25,19,59,829
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	41.44%
5	Amount which can be withdrawn from the Designated Account	25,19,59,829
6	Less : Amount withdrawn till date of this certificate from the Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	25,19,59,829

* Pass through charges or indirect taxes not included in incurred cost of the project.

TABLE D

Comparison between Balance Cost and Receivables

Sr. No.	Particulars	Amount
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred)	35,60,00,000
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and Books of Accounts)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	5,906.07
	(ii) Estimated amount of sales proceeds in respect of unsold apartments.(calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate.	72,33,02,874
4	Estimated receivables of ongoing project. (Sum of 2 + 3 (ii)	72,33,02,874
5	Amount to be deposited in Designated Account - 70% or 100%	
6	If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account	
	If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.	

TABLE E

Designated Bank Account Details

Sr. No.	Particulars	Designated Bank account Details
		Actual amount till date (from start of Bank Account to till date)
1	Opening Balance	-
2	Deposits	-
3	Withdrawals	-
4	Closing Balance	-

I hereby certify that required proportion of money, as specified in the Real Estate (Regulation and Development) Act, 2016 ("the Act") collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that **RAI UDYOG LTD** has utilized the required proportion of money, as specified in the Act, collected from allottees for this project only for land and construction of this project.

Rai Udyog Ltd. Nagpur

For A K Tiwari & Asociates
CHARTERED ACCOUNTANTS

For RAI UDYOG LTD
14/04/2025

CA ALKA TIWARI
PROPRIETOR
M.NO.155978
PLACE : NAGPUR
UDIN :25155978BMJRLU5472

M/S. A. K. TIWARI & ASSOCIATES
M. No. 155978
FRN. 152233W
Chartered Accountants

UNSOLD INVENTORY

PROJECT NAME : RAI TOWER
RERA REG. NO. : P50500029625

18/02/2025

SR. NO.	Flat/Shops	Flat/Shops Nos	CARPET AREA (IN SQ.MTRS)	Unit consideration as per Ready Recknor Rate (ASR)
1	Ground Floor	Shop No. 01A	51.493	64,00,580
2	Ground Floor	Shop No. 01B	51.493	64,00,580
3	Ground Floor	Shop No. 02	25.410	31,58,463
4	Ground Floor	Shop No. 03	25.410	31,58,463
5	Ground Floor	Shop No. 04	41.970	52,16,871
6	Ground Floor	Shop No. 05	17.680	21,97,624
7	Ground Floor	Shop No. 06	17.680	21,97,624
8	Ground Floor	Shop No. 07	26.160	32,51,688
9	Ground Floor	Shop No. 08	23.780	29,55,854
10	Ground Floor	Shop No. 09	23.780	29,55,854
11	Ground Floor	Shop No. 10	23.780	29,55,854
12	Ground Floor	Shop No. 11	21.970	27,30,871
13	Ground Floor	Shop No. 12	21.970	27,30,871
14	Ground Floor	Shop No. 13	21.200	26,35,160
15	Ground Floor	Shop No. 14	20.860	25,92,898
16	Ground Floor	Shop No. 15	22.930	28,50,199
17	Ground Floor	Shop No. 16	23.290	28,94,947
18	Ground Floor	Shop No. 17	24.140	30,00,602
19	Ground Floor	Shop No. 18	24.140	30,00,602
20	Ground Floor	Shop No. 19	14.880	18,49,584
21	First Floor	Shop No. 101A	25.745	32,00,104
22	First Floor	Shop No. 101B	25.745	32,00,104
23	First Floor	Shop No. 101C	24.760	30,77,668
24	First Floor	Shop No. 102	24.750	30,76,425
25	First Floor	Shop No. 103	24.750	30,76,425
26	First Floor	Shop No. 104	24.750	30,76,425
27	First Floor	Shop No. 105	16.960	21,08,128
28	First Floor	Shop No. 106	16.960	21,08,128
29	First Floor	Shop No. 107	25.510	31,70,893
30	First Floor	Shop No. 108	23.190	28,82,517
31	First Floor	Shop No. 109	23.190	28,82,517
32	First Floor	Shop No. 110	23.190	28,82,517
33	First Floor	Shop No. 111	21.370	26,56,291
34	First Floor	Shop No. 112	21.370	26,56,291
35	First Floor	Shop No. 113	20.620	25,63,066
36	First Floor	Shop No. 114	20.300	25,23,290
37	First Floor	Shop No. 115	22.070	27,43,301
38	First Floor	Shop No. 116	22.420	27,86,806
39	First Floor	Shop No. 117	23.240	28,88,732
40	First Floor	Shop No. 118	23.240	28,88,732
41	First Floor	Shop No. 119	13.740	17,07,882
42	First Floor	Shop No. 120	8.750	10,87,625
43	First Floor	Shop No. 121	18.790	23,35,597
44	First Floor	Shop No. 122	30.370	37,74,991
45	Second Floor	Shop No. 201	23.410	29,09,863
46	Second Floor	Shop No. 202	22.990	28,57,657
47	Second Floor	Shop No. 203	23.410	29,09,863
48	Second Floor	Shop No. 204	14.830	18,43,369
49	Second Floor	Shop No. 205	14.830	18,43,369
50	Second Floor	Shop No. 206	14.830	18,43,369
51	Second Floor	Shop No. 207	14.830	18,43,369
52	Second Floor	Shop No. 208	24.980	31,05,014
53	Second Floor	Shop No. 209	24.980	31,05,014
54	Second Floor	Shop No. 210	14.830	18,43,369

PROJECT NAME : RAI TOWER
RERA REG. NO. : P50500029625

18/02/2025

SR. NO.	Flat/Shops	Flat/Shops Nos	CARPET AREA (IN SQ.MTRS)	Unit consideration as per Ready Recknor Rate (ASR)
55	Second Floor	Shop No. 211	13.480	16,75,564
56	Second Floor	Shop No. 212	13.480	16,75,564
57	Second Floor	Shop No. 213	13.480	16,75,564
58	Second Floor	Shop No. 214	27.980	34,77,914
59	Second Floor	Shop No. 215	27.980	34,77,914
60	Second Floor	Shop No. 216	17.680	21,97,624
61	Second Floor	Shop No. 217	15.920	19,78,856
62	Second Floor	Shop No. 218	19.690	24,47,467
63	Second Floor	Shop No. 219	18.820	23,39,326
64	Second Floor	Shop No. 220	20.520	25,50,636
65	Second Floor	Shop No. 221	20.540	25,53,122
66	Second Floor	Shop No. 222	31.350	38,96,805
67	Second Floor	Shop No. 223	31.350	38,96,805
68	Second Floor	Shop No. 224	23.990	29,81,957
69	Second Floor	Shop No. 225	12.460	15,48,778
70	Second Floor	Shop No. 226	18.890	23,48,027
71	Second Floor	S/Office No. 227	30.540	31,91,430
72	Second Floor	Shop No. 228	15.850	19,70,155
73	Second Floor	Shop No. 229	15.850	19,70,155
74	Second Floor	Shop No. 230	15.850	19,70,155
75	Second Floor	Shop No. 231	17.440	21,67,792
76	Second Floor	Shop No. 232	16.680	20,73,324
77	Second Floor	Shop No. 233	16.680	20,73,324
78	Second Floor	Shop No. 234	16.680	20,73,324
79	Second Floor	Shop No. 235	16.680	20,73,324
80	Third Floor	Shop No. 301	23.410	29,09,863
81	Third Floor	Shop No. 302	22.990	28,57,657
82	Third Floor	Shop No. 303	23.410	29,09,863
83	Third Floor	Shop No. 304	14.830	18,43,369
84	Third Floor	Shop No. 305	14.830	18,43,369
85	Third Floor	Shop No. 306	14.830	18,43,369
86	Third Floor	Shop No. 307	14.830	18,43,369
87	Third Floor	Shop No. 308	24.980	31,05,014
88	Third Floor	Shop No. 309	24.980	31,05,014
89	Third Floor	Shop No. 310	14.830	18,43,369
90	Third Floor	Shop No. 311	13.480	16,75,564
91	Third Floor	Shop No. 312	13.480	16,75,564
92	Third Floor	Shop No. 313	13.480	16,75,564
93	Third Floor	Shop No. 314	27.980	34,77,914
94	Third Floor	Shop No. 315	27.980	34,77,914
95	Third Floor	Shop No. 316	17.680	21,97,624
96	Third Floor	Shop No. 317	15.920	19,78,856
97	Third Floor	Shop No. 318	19.690	24,47,467
98	Third Floor	Shop No. 319	18.820	23,39,326
99	Third Floor	Shop No. 320	20.520	25,50,636
100	Third Floor	Shop No. 321	20.540	25,53,122
101	Third Floor	Shop No. 322	31.350	38,96,805
102	Third Floor	Shop No. 323	31.350	38,96,805
103	Third Floor	Shop No. 324	23.990	29,81,957
104	Third Floor	Shop No. 325	12.460	15,48,778
105	Third Floor	Shop No. 326	18.890	23,48,027
106	Third Floor	S/Office No. 327	30.540	31,91,430
107	Third Floor	Shop No. 328	15.850	19,70,155
108	Third Floor	Shop No. 329	15.850	19,70,155
109	Third Floor	Shop No. 330	15.850	19,70,155
110	Third Floor	Shop No. 331	17.440	21,67,792

PROJECT NAME : RAI TOWER
RERA REG. NO. : P50500029625

14/04/2025

SR. NO.	Flat/Shops	Flat/Shops Nos	CARPET AREA (IN SQ.MTRS)	Unit consideration as per Ready Recknor Rate (ASR)
111	Third Floor	Shop No. 332	16.680	20,73,324
112	Third Floor	Shop No. 333	16.680	20,73,324
113	Third Floor	Shop No. 334	16.680	20,73,324
114	Third Floor	Shop No. 335	16.680	20,73,324
115	Fourth Floor	Shop No. 401	23.410	29,09,863
116	Fourth Floor	Shop No. 402	22.990	28,57,657
117	Fourth Floor	Shop No. 403	23.410	29,09,863
118	Fourth Floor	Shop No. 404	14.830	18,43,369
119	Fourth Floor	Shop No. 405	14.830	18,43,369
120	Fourth Floor	Shop No. 406	14.830	18,43,369
121	Fourth Floor	Shop No. 407	14.830	18,43,369
122	Fourth Floor	Shop No. 408	24.980	31,05,014
123	Fourth Floor	Shop No. 409	24.980	31,05,014
124	Fourth Floor	Shop No. 410	14.830	18,43,369
125	Fourth Floor	Shop No. 411	13.480	16,75,564
126	Fourth Floor	Shop No. 412	13.480	16,75,564
127	Fourth Floor	Shop No. 413	13.480	16,75,564
128	Fourth Floor	Shop No. 414	27.980	34,77,914
129	Fourth Floor	Shop No. 415	27.980	34,77,914
130	Fourth Floor	Shop No. 416	17.680	21,97,624
131	Fourth Floor	Shop No. 417	15.920	19,78,856
132	Fourth Floor	Shop No. 418	19.690	24,47,467
133	Fourth Floor	Shop No. 419	18.820	23,39,326
134	Fourth Floor	Shop No. 420	20.520	25,50,636
135	Fourth Floor	S/Office No. 421	20.540	21,46,430
136	Fourth Floor	Shop No. 422	31.350	38,96,805
137	Fourth Floor	Shop No. 423	31.350	38,96,805
138	Fourth Floor	Shop No. 424	23.990	29,81,957
139	Fourth Floor	Shop No. 425	12.460	15,48,778
140	Fourth Floor	Shop No. 426	18.890	23,48,027
141	Fourth Floor	S/Office No. 427	30.540	31,91,430
142	Fourth Floor	Shop No. 428	15.850	19,70,155
143	Fourth Floor	Shop No. 429	15.850	19,70,155
144	Fourth Floor	Shop No. 430	15.850	19,70,155
145	Fourth Floor	Shop No. 431	17.440	21,67,792
146	Fourth Floor	Shop No. 432	16.680	20,73,324
147	Fourth Floor	Shop No. 433	16.680	20,73,324
148	Fourth Floor	Shop No. 434	16.680	20,73,324
149	Fourth Floor	Shop No. 435	16.680	20,73,324
150	Fifth Floor	Shop No. 501	23.410	29,09,863
151	Fifth Floor	Shop No. 502	22.990	28,57,657
152	Fifth Floor	Shop No. 503	23.410	29,09,863
153	Fifth Floor	Shop No. 504	14.830	18,43,369
154	Fifth Floor	Shop No. 505	14.830	18,43,369
155	Fifth Floor	Shop No. 506	14.830	18,43,369
156	Fifth Floor	Shop No. 507	14.830	18,43,369
157	Fifth Floor	Shop No. 508	24.980	31,05,014
158	Fifth Floor	Shop No. 509	24.980	31,05,014
159	Fifth Floor	Shop No. 510	14.830	18,43,369
160	Fifth Floor	Shop No. 511	13.480	16,75,564
161	Fifth Floor	Shop No. 512	13.480	16,75,564
162	Fifth Floor	Shop No. 513	13.480	16,75,564
163	Fifth Floor	Shop No. 514	27.980	34,77,914
164	Fifth Floor	Shop No. 515	27.980	34,77,914
165	Fifth Floor	S/Office No. 516	17.680	19,39,938
166	Fifth Floor	Shop No. 517	15.920	19,78,856

PROJECT NAME : RAI TOWER
RERA REG. NO. : P50500029625

18/02/2025

SR. NO.	Flat/Shops	Flat/Shops Nos	CARPET AREA (IN SQ.MTRS)	Unit consideration as per Ready Recknor Rate (ASR)
167	Fifth Floor	Shop No. 518	19.690	24,47,467
168	Fifth Floor	S/Office No. 519	18.820	20,65,025
169	Fifth Floor	S/Office No. 520	20.520	22,51,557
170	Fifth Floor	S/Office No. 521	20.540	22,53,752
171	Fifth Floor	S/Office No. 522	31.350	34,39,879
172	Fifth Floor	S/Office No. 523	31.350	34,39,879
173	Fifth Floor	Shop No. 524	23.990	29,81,957
174	Fifth Floor	Shop No. 525	12.460	15,48,778
175	Fifth Floor	Shop No. 526	18.890	23,48,027
176	Fifth Floor	S/Office No. 527	30.540	33,51,002
177	Fifth Floor	Shop No. 528	15.850	19,70,155
178	Fifth Floor	Shop No. 529	15.850	19,70,155
179	Fifth Floor	Shop No. 530	15.850	19,70,155
180	Fifth Floor	Shop No. 531	17.440	21,67,792
181	Fifth Floor	Shop No. 532	16.680	20,73,324
182	Fifth Floor	Shop No. 533	16.680	20,73,324
183	Fifth Floor	Shop No. 534	16.680	20,73,324
184	Fifth Floor	Shop No. 535	16.680	20,73,324
185	Sixth Floor	Shop No. 601	23.410	29,09,863
186	Sixth Floor	Shop No. 602	22.990	28,57,657
187	Sixth Floor	Shop No. 603	23.410	29,09,863
188	Sixth Floor	Shop No. 604	14.830	18,43,369
189	Sixth Floor	Shop No. 605	14.830	18,43,369
190	Sixth Floor	Shop No. 606	14.830	18,43,369
191	Sixth Floor	Shop No. 607	14.830	18,43,369
192	Sixth Floor	S/Office No. 608	24.980	28,77,971
193	Sixth Floor	S/Office No. 609	24.980	28,77,971
194	Sixth Floor	S/Office No. 610	14.830	17,08,579
195	Sixth Floor	S/Office No. 611	13.480	15,53,044
196	Sixth Floor	S/Office No. 612	13.480	15,53,044
197	Sixth Floor	S/Office No. 613	13.480	15,53,044
198	Sixth Floor	S/Office No. 614	27.980	32,23,604
199	Sixth Floor	S/Office No. 615	27.980	32,23,604
200	Sixth Floor	S/Office No. 616	17.680	20,36,930
201	Sixth Floor	S/Office No. 617	15.920	18,34,159
202	Sixth Floor	S/Office No. 618	19.690	22,68,505
203	Sixth Floor	S/Office No. 619	18.820	21,68,271
204	Sixth Floor	S/Office No. 620	20.520	23,64,130
205	Sixth Floor	S/Office No. 621	20.540	23,66,434
206	Sixth Floor	S/Office No. 622	31.350	36,11,865
207	Sixth Floor	S/Office No. 623	31.350	36,11,865
208	Sixth Floor	S/Office No. 624	23.990	27,63,912
209	Sixth Floor	S/Office No. 625	12.460	14,35,529
210	Sixth Floor	S/Office No. 626	18.890	21,76,336
211	Sixth Floor	S/Office No. 627	30.540	35,18,544
212	Sixth Floor	S/Office No. 628	15.850	18,26,094
213	Sixth Floor	S/Office No. 629	15.850	18,26,094
214	Sixth Floor	S/Office No. 630	15.850	18,26,094
215	Sixth Floor	S/Office No. 631	17.440	20,09,280
216	Sixth Floor	S/Office No. 632	16.680	19,21,719
217	Sixth Floor	S/Office No. 633	16.680	19,21,719
218	Sixth Floor	S/Office No. 634	16.680	19,21,719
219	Sixth Floor	S/Office No. 635	16.680	19,21,719
220	Seventh Floor	Shop No. 701	23.410	29,09,863
221	Seventh Floor	Shop No. 702	22.990	28,57,657
222	Seventh Floor	Shop No. 703	23.410	29,09,863

PROJECT NAME : RAI TOWER
RERA REG. NO. : P50500029625

18/02/2025

SR. NO.	Flat/Shops	Flat/Shops Nos	CARPET AREA (IN SQ.MTRS)	Unit consideration as per Ready Recknor Rate (ASR)
223	Seventh Floor	S/Office No. 704	14.830	17,94,000
224	Seventh Floor	S/Office No. 705	14.830	17,94,000
225	Seventh Floor	S/Office No. 706	14.830	17,94,000
226	Seventh Floor	S/Office No. 707	14.830	17,94,000
227	Seventh Floor	S/Office No. 708	24.980	30,21,856
228	Seventh Floor	S/Office No. 709	24.980	30,21,856
229	Seventh Floor	S/Office No. 710	14.830	17,94,000
230	Seventh Floor	S/Office No. 711	13.480	16,30,689
231	Seventh Floor	S/Office No. 712	13.480	16,30,689
232	Seventh Floor	S/Office No. 713	13.480	16,30,689
233	Seventh Floor	S/Office No. 714	27.980	33,84,769
234	Seventh Floor	S/Office No. 715	27.980	33,84,769
235	Seventh Floor	S/Office No. 716	17.680	21,38,767
236	Seventh Floor	S/Office No. 717	15.920	19,25,858
237	Seventh Floor	S/Office No. 718	19.690	23,81,919
238	Seventh Floor	S/Office No. 719	18.820	22,76,674
239	Seventh Floor	S/Office No. 720	20.520	24,82,325
240	Seventh Floor	S/Office No. 721	20.540	24,84,744
241	Seventh Floor	S/Office No. 722	31.350	37,92,441
242	Seventh Floor	S/Office No. 723	31.350	37,92,441
243	Seventh Floor	S/Office No. 724	23.990	29,02,094
244	Seventh Floor	S/Office No. 725	12.460	15,07,299
245	Seventh Floor	S/Office No. 726	18.890	22,85,142
246	Seventh Floor	S/Office No. 727	30.540	36,94,454
247	Seventh Floor	S/Office No. 728	15.850	19,17,390
248	Seventh Floor	S/Office No. 729	15.850	19,17,390
249	Seventh Floor	S/Office No. 730	15.850	19,17,390
250	Seventh Floor	S/Office No. 731	17.440	21,09,734
251	Seventh Floor	S/Office No. 732	16.680	20,17,796
252	Seventh Floor	S/Office No. 733	16.680	20,17,796
253	Seventh Floor	S/Office No. 734	16.680	20,17,796
254	Seventh Floor	S/Office No. 735	16.680	20,17,796
255	Eighth Floor	Shop No. 801	23.410	29,09,863
256	Eighth Floor	Shop No. 802	22.990	28,57,657
257	Eighth Floor	Shop No. 803	23.410	29,09,863
258	Eighth Floor	S/Office No. 804	14.830	18,83,707
259	Eighth Floor	S/Office No. 805	14.830	18,83,707
260	Eighth Floor	S/Office No. 806	14.830	18,83,707
261	Eighth Floor	S/Office No. 807	14.830	18,83,707
262	Eighth Floor	S/Office No. 808	24.980	31,72,960
263	Eighth Floor	S/Office No. 809	24.980	31,72,960
264	Eighth Floor	S/Office No. 810	14.830	18,83,707
265	Eighth Floor	S/Office No. 811	13.480	17,12,230
266	Eighth Floor	S/Office No. 812	13.480	17,12,230
267	Eighth Floor	S/Office No. 813	13.480	17,12,230
268	Eighth Floor	Shop No. 814	27.980	34,77,914
269	Eighth Floor	Shop No. 815	27.980	34,77,914
270	Eighth Floor	Shop No. 816	17.680	21,97,624
271	Eighth Floor	Shop No. 817	15.920	19,78,856
272	Eighth Floor	Shop No. 818	19.690	24,47,467
273	Eighth Floor	Shop No. 819	18.820	23,39,326
274	Eighth Floor	Shop No. 820	20.520	25,50,636
275	Eighth Floor	Shop No. 821	20.540	25,53,122
276	Eighth Floor	Shop No. 822	31.350	38,96,805
277	Eighth Floor	Shop No. 823	31.350	38,96,805
278	Eighth Floor	Shop No. 824	23.990	29,81,957

PROJECT NAME : RAI TOWER
RERA REG. NO. : P50500029625

18/02/2025

SR. NO.	Flat/Shops	Flat/Shops Nos	CARPET AREA (IN SQ.MTRS)	Unit consideration as per Ready Recknor Rate (ASR)
279	Eighth Floor	S/Office No. 825	12.460	15,82,669
280	Eighth Floor	S/Office No. 826	18.890	23,99,408
281	Eighth Floor	S/Office No. 827	30.540	38,79,191
282	Eighth Floor	S/Office No. 828	15.850	20,13,267
283	Eighth Floor	S/Office No. 829	15.850	20,13,267
284	Eighth Floor	S/Office No. 830	15.850	20,13,267
285	Eighth Floor	S/Office No. 831	17.440	22,15,229
286	Eighth Floor	S/Office No. 832	16.680	21,18,694
287	Eighth Floor	S/Office No. 833	16.680	21,18,694
288	Eighth Floor	S/Office No. 834	16.680	21,18,694
289	Eighth Floor	S/Office No. 835	16.680	21,18,694
290	Nineth Floor	Shop No. 901	23.410	29,09,863
291	Nineth Floor	Shop No. 902	22.990	28,57,657
292	Nineth Floor	Shop No. 903	23.410	29,09,863
TOTAL AMOUNT			5,906	72,33,02,874



TABLE C

Statement for calculation of Receivables from the Sales of the Real Estate Project

SOLD INVENTORY

PROJECT NAME : RAI TOWER

RERA REG. NO. : P50500029625

00/01/1900

Sr. No.	Flat /Shops	Flat/Shop NO	Carpet Area	*Unit consideration as	Received Amount (Rs.)	Balance Receivable (Rs.)
NOT APPLIACBLE						
Total :	NIL					

Notes :

Unit consideration is as per Agreement/ Letter of Allotment/Booking Form.

*

M/S K. TIWARI & ASSOCIATES
M. No. 155978
FRN. 152233W
Chartered Accountants

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Table F

Means of Finance

14/04/2025

S.No.	Particulars	Estimated (At the time of Registration) (In Rs.) (proposed and indicative)	Proposed/ Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	25,19,59,829.00	25,19,59,829.00	25,19,59,829.00
2	Total Borrowed Funds (Secured)	-	-	-
	- Drawdown availed till date			
3	Total Borrowed Funds (Unsecured)			-
	- Drawdown availed till date			
4	Customer Receipts used for Project	35,60,00,000.00	35,60,00,000.00	-
5	Total Funds for Project	60,79,59,829.00	60,79,59,829.00	25,19,59,829.00
6	Total Estimated Cost (As per Table A)	60,79,59,829.00	60,79,59,829.00	60,79,59,829.00

Table G

Any Comments/Observations of CA

1	Means of Finance is based on the information provided by the promoter
2	This Maharera Certificate is provided solely for informational purposes and does not constitute any form of legal or professional advice.
3	Any reliance you place on such information is therefore strictly at your own risk.

Yours Faithfully,

For A K Tiwari & Asociates

CHARTERED ACCOUNTANTS

Agreed and accepted by :

Rai Udyog Ltd. Nagpur

M/S. A. K. TIWARI & ASSOCIATES M. No. 155978 FRN. 152233W Chartered Accountants

RAI UDYOG LTD

14/04/2025

CA ALKA TIWARI

PROPRIETOR

M.NO.151899

PLACE : NAGPUR

UDIN : 25155978BMJRLU5472