

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 02/01/2026

To

The Assets Reality

L-002, Saghvi Estate,

Khadakpada,

Kalyan west, 421301

Subject: Certificate of Cost Incurred for Development of [The Chalets Avenue] for Construction of Building Type A, B & C building(s), A Wing of the Wing A Stilt + 9 Phase I of the project (MahaRERA Registration Number) situated on the Plot bearing Survey No. 12/1 demarcated by its boundaries (latitude 19.176206 and longitude 73.256421 of the end points), S. No. 12, H. No. 1 to the North, S. No. 12, H. No. 2 to the South, S. No. 7 & 8 to the East, S. NO. 129 & 130 to the West of Division KONKAN, Village Sonivili, Taluka Ambarnath, District Thane PIN 421503, admeasuring 4000 sq.mts. area being developed by M/S Assets Reality

Ref: MahaRERA Registration Number P51700008568

Sir,

I **Pramod Kamble** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Building Type A, B & C building(s), A Wing of the Wing A Stilt + 9 Phase I of the project (MahaRERA Registration P51700008568)** situated on the Plot bearing Survey No. 12/1 demarcated by its boundaries (latitude 19.176206 and longitude 73.256421 of the end points), S. No. 12, H. No. 1 to the North, S. No. 12, H. No. 2 to the South, S. No. 7 & 8 to the East, S. NO. 129 & 130 to the West of Division KONKAN, Village Sonivili, Taluka Ambarnath, District Thane PIN 421503, admeasuring 4000 sq.mts. area being developed by M/S Assets Reality



TABLE A

Building called **The Chalets Avenue, Row Houses type A**
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 89,90,000.00
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	Rs. 85,40,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	@ 95 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,50,000.00
5	Cost Incurred on Additional /Extra Items as on 31/12/2025 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE A

Building called **The Chalets Avenue, Row Houses type B**
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 1,36,00,000.00
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	Rs. 1,29,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	@ 95 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,00,000.00
5	Cost Incurred on Additional /Extra Items as 31/12/2025 not included in the Estimated Cost (Annexure A)	Rs. NIL



TABLE A

Building called **The Chalets Avenue, Row Houses type C**
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 1,41,00,000.00
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	Rs. 1,34,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	@ 95 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,00,000.00
5	Cost Incurred on Additional /Extra Items as on 31/12/2025 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE A

Building called **The Chalets Avenue, (Stilt +9 tower) Wing A**
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 10,05,00,000.00
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	Rs. 9,55,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	@ 95.02 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 50,00,000.00
5	Cost Incurred on Additional /Extra Items as on 31/12/2025 not included in the Estimated Cost (Annexure A)	Rs. NIL



TABLE B

Building called The Chalets Avenue, Row Houses Type A, B & C Type
(Stilt +9 tower) Wing A
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 2,05,00,000.00
2	Cost incurred as on 31/12/2025 (based on the Estimated cost)	Rs. 1,40,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost)	@ 68.29 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 65,00,000.00
5	Cost Incurred on Additional /Extra Items as on 31/12/2025 not included in the Estimated Cost (Annexure A)	Rs. nil

Yours Faithfully

Accepted by us

Signature of Engineer

Pramod Kamble
B.E. (Civil), AMIE, C. Engg.
STRUCTURAL CONSULTANT
STATE/R/2024/APL/13895

Signature of Promoter



Pramod Kamble
B.E.(Civil, AMIE, C. Engg.)

TABLE C

Building called The Chalets Avenue, Row Houses Type A, B & C Type
(Stilt +9 tower) Wing A

List of Extra / Additional / Deleted Items considered in cost (which were not
part of the original Estimate of Total cost)

Sr. No.	List of Extra / Additional / Deleted Items	Amounts
1	No extra works / Additional works carried out till date 31/12/2025	Rs. 0.00
2		--
3		--
	Total Amount	Rs. 0.00

Yours Faithfully



Signature of Engineer

Accepted by us



Signature of Promoter

Pramod Kamble
B.E. (Civil), AMIE, C. Engg.
STRUCTURAL CONSULTANT
STATE/R/2024/APL/13895