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

40, "SARASWATI", Near Inner wheel School, Ambernath 421 501, Phone 982201033, 0251 2604363

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: 02/07/2026

To
The Assets Reality
L-002, Sanghvi 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 Sonivli, Taluka Ambernath, 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 Sonivli, Taluka Ambernath, District Thane PIN 421503, admeasuring 4000 sq.mts. area being developed by M/S Assets Reality**



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1. Following technical professionals are appointed by Owner / Promoter :-

(i) **Shri. Pramod Patil & Associates** as Architect

(ii) **Shri PRAMOD KAMBLE** as Structural Consultant

(iii) M/s /Shri / Smt not appointed as MEP Consultant

(iv) **Shri** ---------- as site Supervisor *

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Shri** quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 18,46,90,000.00** (Total of Table A+B and C). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **TP, Badlapur Municipal Council, Badlapur** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 14,43,40,000.00** (Total of Table A +B and C). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **TP, Badlapur Municipal Council** (planning Authority) estimated at **Rs. 4,03,50,000.00** (Total of Table A +B and C).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :



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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 30/06/2026 (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 30/06/2026 not included in the Estimated Cost (Table -C)	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 30/06/2026 (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 30/06/2026 not included in the Estimated Cost (Table -C)	Rs. NIL

PRAMOD KAMBLE * B.E.(CIVIL), AMIE CEngg.

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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 30/06/2026 (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 30/06/2026 not included in the Estimated Cost (Table -C)	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 30/06/2026 (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 30/06/2026 not included in the Estimated Cost (Table -C)	Rs. NIL

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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 30/06/2026 (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 30/06/2026 not included in the Estimated Cost (Table -C)	Rs. nil

Yours Faithfully

Accepted by us

ASSETS REALITY

Signature of Engineer

Signature of Promoter

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

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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	Revised Plans approved vide KBMC/NRV/BP/11303/2019-2020 dated 26/12/2019 & due to multiple litigations & stoppage of work the period of construction prolonged leading to increase in cost of construction	Rs. 2,15,00,000.00
2	Due to stoppage of work some part of the construction work required to be removed & redone due to damages caused by rains & weathering	Rs. 55,00,000.00
3		
	Total Amount	Rs. 2,70,00,000.00

Yours Faithfully

Signature of Engineer

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

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