CA. Sameer Kaluram Mhatre
B.Com., FCA, ISA, FAFD
Chartered Accountant

S.K. MHATRE & ASSOCIATES
Chartered Accountants
Add: Ground Floor, Sarvajanik Vachanalaya,
Near Kaluram Mhatre Ration Shop, Opp. Union
Bank of India, Kongaon, Bhiwandi-421311.
Mob. No.: 9987311092
Email ID: casameermhatre@gmail.com / skmhatreoffice@gmail

Disclosure for secured/ unsecured finance availed for the project

To,

"M/s. ASSETS REALITY"
L-002, Sanghvi Estate, New RTO Road
Khadakpada, Near Cine Max, Village Chikanghar,
Tal. Kalyan, Dist. Thane.
Pin code 421301

Subject: Disclosure for secured/ unsecured finance availed for the project.

This certificate is being issued for RERA compliance for the **"THE CHALETS AVENUE"** having MAHARERA Registration Number P51700008568 being developed by **M/s. ASSETS REALITY** and is based on records and documents produced before me and explanations provided to me by the Promoter.

Based on details provided, we hereby certify that following are the details of unsecured finances as availed by the Promoter as on 22-11-2025 and proceeds of the loans are utilized for the development of Project "**THE CHALETS AVENUE**".

Table 1

Sr. no.	Details	
1	Name of the lender	Nitin Pandurang Kakulate
2	Address of the lender or lender branch	Room no. 2, Nikumbh Niwas, Murarbaug, Kalyan West, Dist. Thane, Maharashtra 421301
3	Date of borrowing/ Disbursement	01-12-2016 to 30-11-2023
4	Sanctioned Amount	44,00,000
5	Disbursed Amount	25,00,000
6	Outstanding Amount	19,00,000
7	Details of Mortgage (If any)	Shop no. 03 & 04

S. K. Mhatre & Associates M.No. 140989 FRN - 139946W Chartered Accountants

Table 2

Sr. no.	Details	
1	Name of the lender	Sanjay Shankar Patil
2	Address of the lender or lender branch	Flat no. 101, Om Nadanvan CHS, Murbad Road, Near Prem Auto Kalyan West, Dist. Thane, Maharashtra 421301
3	Date of borrowing/ Disbursement	01-12-2016 to 30-10-2025
4	Sanctioned Amount	65,00,000
5	Disbursed Amount	25,00,000
6	Outstanding Amount	19,00,000
7	Details of Mortgage (If any)	Shop no. 03 & 04

Table 3

Sr. no.	Details	
1	Name of the lender	Yogesh Bhim Chhettry
2	Address of the lender or lender branch	C1-101, Anand Sagar Enclave, Wadeghar, Kalyan West, Dist. Thane, Maharashtra 421301
3	Date of borrowing/ Disbursement	01-12-2016 to 30-05-2025
4	Sanctioned Amount	38,00,000
5	Disbursed Amount	28,00,000
6	Outstanding Amount	10,00,000
7	Details of Mortgage (If any)	Shop no. 01 & 02

Table 4

Sr. no.	Details	
1	Name of the lender	Sujay Sudharkar Vagal
2	Address of the lender or lender branch	101, 3A, Mahaveer Nagari, Anand Nursing home lane, Khadakpada, Kalyan West, Dist. Thane, Maharashtra 421301
3	Date of borrowing/ Disbursement	01-11-2016 to 12-10-2023
4	Sanctioned Amount	47,00,000
5	Disbursed Amount	30,00,000
6	Outstanding Amount	17,00,000
7	Details of Mortgage (If any)	Row house no. 20 & Flat no. 904

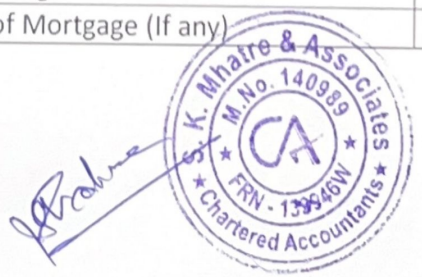


Table 5

Sr. no.	Details	
1	Name of the lender	Lalji Omprakash Gupta
2	Address of the lender or lender branch	13, 1ST Floor, Building no. 2, Naviwadi, Chirabazar, Mumbai 400002
3	Date of borrowing/ Disbursement	01-11-2016 to 10-10-2023
4	Sanctioned Amount	22,00,000
5	Disbursed Amount	15,00,000
6	Outstanding Amount	7,00,000
7	Details of Mortgage (If any)	Shop no. 10

Table 6

Sr. no.	Details	
1	Name of the lender	Prasad Madhukar Shinde
2	Address of the lender or lender branch	A-41, Narayanpeth, Shivaji Chowk, Kalyan West, Dist. Thane, Maharashtra 421301
3	Date of borrowing/ Disbursement	01-04-2016 to 01-10-2025
4	Sanctioned Amount	17,00,000
5	Disbursed Amount	10,00,000
6	Outstanding Amount	7,00,000
7	Details of Mortgage (If any)	Flat no. 402

Table 7

Sr. no.	Details	
1	Name of the lender	Manoj Kumar Mishra
2	Address of the lender or lender branch	A-3/34, Century Rayon Housing Colony, C-Block, Ulhasnagar - 3, Ulhasnagar, Dist. Thane, Maharashtra 421002
3	Date of borrowing/ Disbursement	01-01-2016 to 01-10-2025
4	Sanctioned Amount	85,00,000
5	Disbursed Amount	42,00,000
6	Outstanding Amount	43,00,000
7	Details of Mortgage (If any)	Shop no. 05 & 11, Flat no. 408, 507 & 509



Table 8

Sr. no.	Details	
1	Name of the lender	Chandrakant Sopan More
2	Address of the lender or lender branch	Parshi Niwas, Behind Police Line, Near Ganesh Mandir, Joshibaug Kalyan West, Dist. Thane, Maharashtra 421301
3	Date of borrowing/ Disbursement	05-04-2021 to 10-10-2023
4	Sanctioned Amount	35,00,000
5	Disbursed Amount	28,00,000
6	Outstanding Amount	7,00,000
7	Details of Mortgage (If any)	Row house no. 16

For,

S K MHATRE & ASSOCIATES

Chartered Accountants



UDIN: **25140989RUEWCU8430**

PLACE: THANE

DATE: 23-12-2025

ASSETS

Way of Prosperity

Disclosure For Secured/Unsecured Finance Availed for the Project

(On letterhead of Promoter)

A. Name of the Promoter Organization Assets Reality
B. Name of the Project: **"THE CHALETS AVENUE"**
C. I, Mr. Ritesh Mishra Partner/Authorized Signatory of: M/s. Assets Reality promoter of the project, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake, and state that the following are the details of secured finance availed for the project by mortgaging land or Building/flat or both and serve the loan interest from **'RERA Designated Separate Bank Account'** for project **"THE CHALETS AVENUE".**

Table 1

Sr. no.	Details	
1	Name of the lender	Nitin Pandurang Kakulate
2	Address of the lender or lender branch	Room no. 2, Nikumbh Niwas, Murarbaug, Kalyan West, Dist. Thane, Maharashtra 421301
3	Date of borrowing/ Disbursement	01-12-2016 to 30-11-2023
4	Sanctioned Amount	44,00,000
5	Disbursed Amount	25,00,000
6	Outstanding Amount	19,00,000
7	Details of Mortgage (If any)	Shop no. 03 & 04

Table 2

Sr. no.	Details	
1	Name of the lender	Sanjay Shankar Patil
2	Address of the lender or lender branch	Flat no. 101, Om Nadanvan CHS, Murbad Road, Near Prem Auto Kalyan West, Dist. Thane, Maharashtra 421301
3	Date of borrowing/ Disbursement	01-12-2016 to 30-10-2025
4	Sanctioned Amount	65,00,000
5	Disbursed Amount	25,00,000
6	Outstanding Amount	19,00,000
7	Details of Mortgage (If any)	Shop no. 03 & 04

For ASSETS REALITY
PARTNER

Corporate Office : Assets Reality, Office No.1, 2 & 3, Om Gayatri Apt., Opp. Pancharatna Row House, Behind Govind Dham, Manzarli, Badlapur (W) 421 503.

Head Office : 002 / L - Wing, Sanghavi Estate, Khadakpada, Near Cinemax, Kalyan (W) - 421 301.
Web : www.assetsreality.com / Email : info@assetsreality.com

ASSETS

Table 3

Sr. no.	Details	
1	Name of the lender	Yogesh Bhim Chhettry
2	Address of the lender or lender branch	C1-101, Anand Sagar Enclave, Wadeghar, Kalyan West, Dist. Thane, Maharashtra 421301
3	Date of borrowing/ Disbursement	01-12-2016 to 30-05-2025
4	Sanctioned Amount	38,00,000
5	Disbursed Amount	28,00,000
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7	Details of Mortgage (If any)	Shop no. 01 & 02

Table 4

Sr. no.	Details	
1	Name of the lender	Sujay Sudharkar Vagal
2	Address of the lender or lender branch	101, 3A, Mahaveer Nagari, Anand Nursing home lane, Khadakpada, Kalyan West, Dist. Thane, Maharashtra 421301
3	Date of borrowing/ Disbursement	01-11-2016 to 12-10-2023
4	Sanctioned Amount	47,00,000
5	Disbursed Amount	30,00,000
6	Outstanding Amount	17,00,000
7	Details of Mortgage (If any)	Row house no. 20 & Flat no. 904

Table 5

Sr. no.	Details	
1	Name of the lender	Lalji Omprakash Gupta
2	Address of the lender or lender branch	13, 1ST Floor, Building no. 2, Naviwadi, Chirabazar, Mumbai 400002
3	Date of borrowing/ Disbursement	01-11-2016 to 10-10-2023
4	Sanctioned Amount	22,00,000
5	Disbursed Amount	15,00,000
6	Outstanding Amount	7,00,000
7	Details of Mortgage (If any)	Shop no. 10

For ASSETS REALITY

PARTNER

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Way of Prosperity

ASSETS

Table 6

Sr. no.	Details	
1	Name of the lender	Prasad Madhukar Shinde
2	Address of the lender or lender branch	A-41, Narayanpeth, Shivaji Chowk, Kalyan West, Dist. Thane, Maharashtra 421301
3	Date of borrowing/ Disbursement	01-04-2016 to 01-10-2025
4	Sanctioned Amount	17,00,000
5	Disbursed Amount	10,00,000
6	Outstanding Amount	7,00,000
7	Details of Mortgage (If any)	Flat no. 402

Table 7

Sr. no.	Details	
1	Name of the lender	Manoj Kumar Mishra
2	Address of the lender or lender branch	A-3/34, Century Rayon Housing Colony, C-Block, Ulhasnagar - 3, Ulhasnagar, Dist. Thane, Maharashtra 421002
3	Date of borrowing/ Disbursement	01-01-2016 to 01-10-2025
4	Sanctioned Amount	85,00,000
5	Disbursed Amount	42,00,000
6	Outstanding Amount	43,00,000
7	Details of Mortgage (If any)	Shop no. 05 & 11, Flat no. 408, 507 & 509

Table 8

Sr. no.	Details	
1	Name of the lender	Chandrakant Sopan More
2	Address of the lender or lender branch	Parshi Niwas, Behind Police Line, Near Ganesh Mandir, Joshibaug Kalyan West, Dist. Thane, Maharashtra 421301
3	Date of borrowing/ Disbursement	05-04-2021 to 10-10-2023
4	Sanctioned Amount	35,00,000
5	Disbursed Amount	28,00,000
6	Outstanding Amount	7,00,000
7	Details of Mortgage (If any)	Row house no. 16

For ASSETS REALITY

PARTNER

Corporate Office : Assets Reality, Office No.1, 2 & 3, Om Gayatri Apt., Opp. Pancharatna Row House, Behind Govind Dham, Manerali, Badlapur (E), 421 503.

Head Office : 002 / L - Wing, Sanghavi Estate, Khadakpada, Near Cinemax, Kalyan (W) - 421 301.

Web : www.assetsreality.com / Email : info@assetsreality.com

1. Declaration of CA certifying that loan amount is used for this project only is also enclosed.

Promoter

Mr. Ritesh Mishra

For ASSETS REALITY

PARTNER

(Designated Director/Authorized Signatory)

For M/s. Assets Reality

Date: 22-11-2025

Corporate Office : Assets Reality, Office No. 9, 2 & 3, Om Gayatri Apt., Opp. Bandharatna Row House, Behind Govind Dham, Manzarli, Badlapur (W) 421 503.

Head Office : 002 / L - Wing, Sanghavi Estate, Khadakpada, Near Cinemax, Kalyan (W) - 421 301.
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