

# AJIT SURESH KULKARNI

Civil Engineer and Consultant  
Contact No: 8888214890

270, Dattawadi, Pune 411030  
[ajit.kulkarni1973@gmail.com](mailto:ajit.kulkarni1973@gmail.com)

## Annexure – B

### FORM-2

#### ENGINEER'S CERTIFICATE

**Date:**31.03.2022

**To,**

**The Image Realty LLP, Pune.**

**Subject:** Certificate of Cost Incurred for Development of YAHAVI- TOWER-3-TEAK having MahaRERA Registration Number **P52100028033** Being developed by **The Image Realty LLP, Pune.**

Sir,

1. I Ajit Suresh Kulkarni, have undertaken assignment of certifying estimated cost for the subject Real Estate Project proposed to be registered under MahaRERA (RERA Registration No. **P52100028033**).
2. We have Estimated the cost of CIVIL, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer. The Schedule of items and quantity required for the entire work as calculated by me, as a quantity surveyor appointed by Developer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of aforesaid project under reference at Rs. 114,91,70,000/- at the time of Registration. The estimated Total Cost of project is with reference to CIVIL, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale and for purpose of obtaining occupation / completion certificate for the Building Development from the PMRDA, Pune, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 22,89,29,268/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials /services used and unit cost of these items.
5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 92,02,40,732/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement

# AJIT SURESH KULKARNI

Civil Engineer and Consultant  
Contact No: 8888214890

270, Dattawadi, Pune 411030  
[ajit.kulkarni1973@gmail.com](mailto:ajit.kulkarni1973@gmail.com)

of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

**TABLE A**

Building bearing Number TOWER-3-TEAK

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building as on date of Registration	84,16,00,000
2	Cost incurred as on 31 <sup>st</sup> March 2022 (based on the Estimated cost)	10,46,47,301
3	Work done in Percentage (as Percentage of the estimated cost)	12.43%
4	Balance Cost to be Incurred (Based on Estimated Cost)	73,69,52,699
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> March 2022 not included in the Estimated Cost (Annexure A)	Nil

**TABLE - B**

Internal & External Development in respect of the Registered Phase.

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31 <sup>st</sup> March 2022	30,75,70,000
2	Cost incurred as on 31 <sup>st</sup> March 2022 (based on the Estimated cost)	12,42,81,967
3	Work done in Percentage (as Percentage of the estimated cost)	40.40%
4	Balance Cost to be Incurred (Based on Estimated Cost)	18,32,88,033
5	Cost Incurred on Additional /Extra Items as on 31 <sup>st</sup> March 2022 not included in the Estimated Cost (Annexure B)	Nil

Yours's Faithfully,

*Ajit S. Kulkarni*

Ajit Suresh Kulkarni  
Civil Engineer & Consultant

