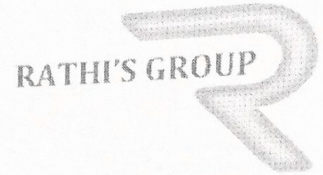


## RATHI'S GROUP

Unity No: 6, Unity Gold Complex, Pulachiwadi, Near Deccan  
Bus Stand, J.M Road, Pune 411004.  
Mobile: +91-7620432327 Email: rathisgroup25@gmail.com



**Annexure B**  
**FORM 2**  
**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: 31/03/2025

M/s BSP Builders & Developers,  
Sr.No. 12/1,12/2/B & 12/3, Mordewadi,  
Manchar, Dist: Pune 410503.

Subject: Certificate of Cost Incurred for development of "BSP Plaza (A & B Wing)" having MahaRERA Registration Number being developed by M/s BSP Builders & Developers.

Sir,

1. I/ We **Shravan Rathi** have of Certifying Estimated Cost for "BSP Plaza (A & B Wing)" having MahaRERA Registration Number being developed by M/s **BSP Builders & Developers**.

2. We have estimated the cost of Civil, MEP and Allied works required for the completion of the apartments and proportionate completion of internal & external works of the project as per specification mentioned in the 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 and Consultants. The Schedule of items and quantity for the entire work as calculated by **M/s Rathi's Group** 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 ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.64,92,03,801 /-** (Total of Table A and B) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for the completion of the apartments and proportionate completion of internal & external works of the project as per specification mentioned in the agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s)/ wing (s) from the **Manchar Nagar Panchayat** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

For Rathi's Group

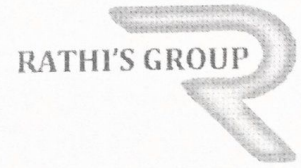
*Rathi*  
**Proprietor**

Our Services  
• Billing, Budgeting & Estimation • Planning & Structural Consultancy • PMC Services



**RATHI'S GROUP**

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4. The Estimated Cost Incurred till date is calculated at **Rs. 2,14,21,740 /-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of input materials/ services used and unit cost of these items.
5. The Balance cost of Completion of the Civil, MEP and Allied works required for the completion of the apartments and proportionate completion of internal & external works of the project as per specification mentioned in the agreement of sale, of the project is estimated at **Rs. 62,77,82,061 /-** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work required for the completion of the apartments and proportionate completion of internal & external works of the project as per specification mentioned in the agreement 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 /Wing/Plotted Development bearing Number **Building A/NA**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is 23/09/2024	Rs. 55,10,51,511 /-
2	Cost incurred as on 31/03/2025 (Based on the Estimated Cost)	Rs. 2,01,75,840 /-
3	Work done in Percentage (As Percentage of the Estimated Cost)	3.66 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 53,08,75,671 /-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. Nil

Building /Wing/Plotted Development bearing Number **Building B/NA**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is 23/09/2024	Rs. 5,74,28,444 /-
2	Cost incurred as on 31/03/2025 (Based on the Estimated Cost)	Rs. 12,45,900 /-
3	Work done in Percentage (As Percentage of the Estimated Cost)	2.17 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,61,82,544 /-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. Nil

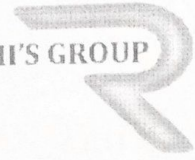
For Rathi's Group

*Rathi*  
Proprietor

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**TABLE B****(Internal & External Development Works 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 date of Registration is 23/09/2024	Rs.4,07,23,846/-
2	Cost incurred as on 31/03/2025 (Based on the Estimated cost)	Rs. 0 /-
3	Work done in Percentage (As Percentage of the Estimated Cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.4,07,23,846/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. Nil

Yours Faithfully,  
For Rathi's Group

**Proprietor**

Signature of Engineer

Name: Mr. Shravan Rathi

License No: LE0052

Agreed &amp; accepted by:

**BSP Builders & Developers****Partner**

Signature of Promoter

**Partner**

Name: M/s BSP Builders &amp; Developers

Date: 04/03/2025

**Note:**

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time as per specification mentioned in agreement of sale.
2. (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
3. Balance cost to be incurred (4) may vary from difference between total Estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost, any deviation in quantity for development of the Real estate project will result in amendment of the cost incurred/to be incurred.

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