FORM No. 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:

To,

The Partner of M/s TIRUPATI SS DEVELOPERS LLP

SUMITRA SADAN ROAD NO 17A RAJIV NAGAR NA PATLIPUTRA

Patna Bihar 800013

Subject: Certificate of Cost Incurred for Development of S. SQUARE of 01 building of the 1st Phase of the Project S.SQUARE having RERA Registration No. BRERAP12776-001/76/R-1715/2024 situated on the Plot 333(P), 334(P), 335(P), Khata No. 207 & 208, Mauza Jalalpur, Pargana — Phulwari Sharif, Thana Rupaspur, Distt. Patna, Bihar (IN) demarcated by its boundaries (latitude and longitude of the end points) admeasuring 4584.36 sq. mts. area being developed by M/S TIRUPATI SS DEVELOPERS LLP

Ref: Bihar RERA Registration Number BRERAP12776-001/76/R-1715/2024

Sir,

I/ We Manoj Kumar have undertaken assignment as Engineer of certifying Estimated Cost for the Real Estate Project Work of the S. Square No. of Building(s)/Wing(s) of the Phase of the Project S. SQUARE having RERA Registration No. BRERAP12776-001/76/R-1715/2024 situated on the Plot 333(P), 334(P), 335(P), Khata No. 207 & 208, Mauza Jalalpur, Pargana - Phulwari Sharif, Thana Rupaspur, Distt Patna, Bihar (IN) demarcated by its boundaries (latitude and longitude of the end points) admeasuring 4584.36 sq. mts. area being developed by M/S TIRUPATI SS DEVELOPERS LLP Following technical professionals are appointed by Owner / Promoter. —

1. Shri Sudhendu Ranjan as L.S. / Architect;
2. Shri Manoj Kumar as Structural Consultant
3. Shri. _____ MEP Consultant
4. Shri Amrendra Vishwakarma as Quantity Surveyor *

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29-07-2026

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

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2 We have estimated the cost of the completion to obtain Occupancy 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 Amrendra Vishwakarma 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. 18,23,54,776 (Total of Table A and B). 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 Occupancy Certificate / Completion Certificate for the building(s) from_____ the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 10,14,17,762 /- (Total of Table A and B). 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 Occupancy Certificate / Completion Certificate from (planning Authority) is estimated at Rs. 8,09,37,014 /- (Total of Table A and B).

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:

TABLE A

Building bearing Number 01 or called Phase 1 of S. Square
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts No.
1	Total Estimated cost of the building as on date of Registration is	Rs. 18,23,54,776/-
2	Cost incurred as on 30-06-2026 (based on the Estimated cost)	Rs. 10,14,17,762 /-
3	Work done in Percentage (as % of the estimated cost)	55.61 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,09,37,014 /-

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29-07-2026

Er. Manoj Kumar
STRUCTURAL ENGINEER
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sr. No.	Particulars	Amounts
5	Cost Incurred on Additional /Extra Items as on 30.06.2026 not included in the Estimated Cost (Annexure A)	Rs. 5,77,500 /-

TABLE B

(To be prepared for the entire registered phase 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- 18,23,54,776/-
2	Cost incurred as on 30-06-2026 (based on the Estimated cost)	Rs. 10,14,17,762 /-
3	Work done in Percentage (as % of the estimated cost)	55.61 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,09,37,014 /-
5	Cost Incurred on Additional /Extra Items as on 31-03-2026 not included in the Estimated Cost (Annexure A)	Rs. 5,77,500/-

Yours Faithfully,

29-07-2026

Signature of Engineer
(Licence No.)

Er. Manoj Kumar
STRUCTURAL ENGINEER
BR/UDHD/SE/23-0116
UDHD,GOVERNMENT OF BIHAR

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