FORM NO. 1

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 08/01/2025

To
The Luckstone Buildtech Pvt. Ltd.
Plot No. 915 & 916, C/o Sushma Charan,
Gandhi Nagar, Boring Road, PS – SK Puri,
Patna, Bihar - 800013

Subject: -Certificate of Percentage of Completion of Construction Work of project ***Platinum SS Residency*** No. of Building(s)/ **3** Wing(s)/_____ of the Phase of the Project RERA Registration Number **BRERAP53104-002/161/R1625/2023** situated on the Plot No. **833,834,837 & 841,** Khata No. **52&104,** Thana No. 13, Mauza – Aamkudha, Police Colony, PS Phulwari Sharif, bearing C.N. No/CTS No./Survey no./ Final Plot no _____demarcated by its boundaries (latitude and longitude of the end points)_____ to the North to the South_____ to the East_____ to the West of village taluka_____District **Patna** PIN **801505** admeasuring **2582.35 sq.mts.** area being developed by **Luckstone Buildtech Pvt. Ltd.**[Promoter's Name] as on **31/12/2024**

Sir,

I/We **Ajit Singh** have undertaken assignment as Architect / LS of certifying percentage of completion of construction work for the Real Estate Project registered under Bihar RERA No**BRERAP53104- 002/161/R1625/2023**, being Building(s)/ **1** Wing(s)_____of the No./Survey no. / Final Plot no_____ District of Village Danapur talauka_____District Patna PIN 801505 admeasuring **2582.35 sq. mts.** area being developed by **Luckstone Buildtech Pvt. Ltd.** [Owner/Promoter] as on **31/12/2024**

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

(i) M/s/Shri/Smt **Ajit Singh** as L.S. / Architect
(ii) M/s /Shrii Smt **Manoj Kumar** as Structural Consultant
(iii) M/s /Shri / Smt **Ajit Singh** as MEP Consultant
(iv) M/s /Shri / Smt **Md Shible** as Site Engineer

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **BRERAP53104- 002/161/R1625/2023** under RERA is as pertable a herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B. The average/overall percentage of work done is **27.823%**

2025/1/9 17:15

Table A

Building /Wing Number **Block A** (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done	Projected date of completion (DD/MM/YYYY)
1	Excavation	10%	06/03/2025
2	_____number of Basement(s) and Plinth	30%	06/04/2025
3	_____number of Podiums	N.A	
4	Stilt Floor	N.A	
5	___5___number of Slabs of super structure	Nil	06/03/2026
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	Nil	08/06/2027
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	Nil	02/04/2027
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	Nil	08/10/2027
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	Nil	07/10/2027
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	Nil	01/03/2028

2025/1/9 17:15

Building /Wing Number **Block B** (to be prepared separately for each Building /Wing of the Project

Sr. No	Tasks /Activity	Percentage of work done	Projected date of completion (DD/MM/YYYY)
1	Excavation	100%	-
2	_____number of Basement(s) and Plinth	100%	-
3	_____number of Podiums	N.A	
4	Stilt Floor	N.A	
5	5 number of Slabs of super structure	80% (4th slab working)	30/01/2025
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	5%	10/08/2026
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	Nil	06/08/2027
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	35%	01/01/2028
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	22%	27/12/2027
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	Nil	01/03/2028

2025/1/9 17:15

Building /Wing Number **Block C** (to be prepared separately for each Building /Wing of the Project

Sr. No	Tasks /Activity	Percentage of work done	Projected date of completion (DD/MM/YYYY)
1	Excavation	100%	-
2	_____number of Basement(s) and Plinth	100% (Only Plinth)	-
3	_____number of Podiums	N.A	
4	Stilt Floor	N.A	
5	5 number of Slabs of super structure	100%	-
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	60%	08/08/2025
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	15%	03/03/2026
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	70%	08/12/2026
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	25%	02/12/2025
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	Nil	01/03/2026

2025/1/9 17:15

Table B

Internal & External Development Works in Respect of the entire Registered Phase.

S No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1	Internal Roads & Foothpaths	Yes	Nil	04/07/2028
2	Water Supply	Yes	15%	06/08/2028
3	Sewerage (chamber, Septic Tank, STP) lines	Yes	Nil	02/02/2028
4	Storm Water Drains	No	-	-
5	Landscaping & Tree Planting	No	-	-
6	Street Lighting	No	-	-
7	Community Buildings	No	-	-
8	Treatment and disposal of sewage and sullage water	No	-	-
9	Solid Waste management & disposal	No	-	-
10	Water conservation, Rain water harvesting	No	-	-
11	Energy management	No	-	-
12	Fire protection and fire safety requirements	Yes	Nil	02/03/2028
13	Closed Parking	Yes	Nil	04/04/2028

Yours Faithfully

AJIT SINGH
ARCHITECT
EMP No. CA/2012/56055
UDHD, BIHAR

(Empanelment No. – .....)

LUCKSTONE BUILDTECH PVT. LTD.

DIRECTOR

2025/1/9 17:18

COMPUTER FOUNDATION
An ISO 9001: 2008 Certified

0612 - 2572525 +91-9835047253
compfound@yahoo.com

Opp Tapasya Complex
Boring Road, Patna - 800001
Bihar, India

www.computerfoundation.co.in

CAD+
Computer Foundation Pvt. Ltd
Computer Aided Structural Designer

FORM No. 2

ENGINEER CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 08/01/2025

To
The Luckstone Buildtech Pvt. Ltd.
Plot No. 915 & 916, C/o Sushma Charan,
Gandhi Nagar, Boring Road, PS – SK Puri,
Patna, Bihar - 800013

Subject: -Certificate of Percentage of Completion of Construction Work of project **Platinum SS Residency** No. of Building(s)/ **3** Wing(s)/_____ of the Phase of the Project RERA Registration Number **BRERAP53104-002/161/R1625/2023** situated on the Plot No. **833,834,837 & 841,** Khata No. **52&104,** Thana No. 13, Mauza – Aamkudha, Police Colony, PS Phulwari Sharif, bearing C.N. No/CTS No./Survey no./ Final Plot no _____demarcated by its boundaries (latitude and longitude of the end points)_____ to the North to the South_____ to the East_____ to the West of village taluka_____District **Patna** PIN **801505** admeasuring **2582.35 sq.mts.** area being developed by **Luckstone Buildtech Pvt. Ltd.**[Promoter's Name] as on **31/12/2024**

Sir,

I/We **Manoj Kumar** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA No**BRERAP53104-002/161/R1625/2023,** being Building(s)/ **1** Wing(s)_____of the No./Survey no. / Final Plot no_____ District of Village Danapur talauka_____District Patna PIN 801505 admeasuring **2582.35 sq. mts.** area being developed by **Luckstone Buildtech Pvt. Ltd.** [Owner/Promoter] as on **31/12/2024**

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

Manoj Kumar 08/01/2025

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

(1)

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(i) M/s/Shri/Smt **Ajit Singh** as L.S. / Architect

(ii) M/s /Shrii Smt **Manoj Kumar** as Structural Consultant

(iii) M/s /Shri / Smt **Ajit Singh** as MEP Consultant

(iv) M/s /Shri / Smt **Md Shible** as Site Engineer

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 Rs _____ 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 **12,09,10,116/-** (total of Table A,B & 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_____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs **3,36,41,296**/- (Total of Table A,B & 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_____(planning Authority) is estimated at Rs **8,72,68,820**/- (Total of Table A,B & 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 :

Manoj Kumar 08/01/2025

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

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TABLE A

Building /Wing bearing Number **Block A** or called **Platinum SS Residency**

(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the buildings/wings as on **04-12-2023**date of registration is	Rs **5,10,65,000**/-
2	Cost incurred as on **31/12/2024** (based on the Estimated cost)	Rs **25,53,250**/-
3	Work done in percentage (as percentage of the estimated cost)	**5%**
4	Balance Cost to be Incurred (Based on Estimated Cost	Rs **4,85,11,750**/-
5	Cost incurred on Additional/Extra Items as on _____not included in the estimated Cost	Rs_____/-

TABLE A

Building /Wing bearing Number **Block B** or called **Platinum SS Residency**

(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the buildings/wings as on **04-12-2023** date of registration is	Rs **5,40,95,116**/-
2	Cost incurred as on **31/12/2024** (based on the Estimated cost)	Rs**2,16,38,046/-**
3	Work done in percentage (as percentage of the estimated cost)	**40%**
4	Balance Cost to be Incurred (Based on Estimated Cost	Rs **3,24,57,070**/-
5	Cost incurred on Additional/Extra Items as on _____not included in the estimated Cost	Rs_____/-

Manoj Kumar 8/01/2025

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

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TABLE A

Building /Wing bearing Number **Block C** or called **Platinum SS Residency**

(to be prepared separately for each Building Ailing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total estimated cost of the buildings/wings as on **04-12-2023** date of registration is	Rs **1,57,50,000**/-
2	Cost incurred as on **31/12/2024** (based on the Estimated cost)	Rs **94,50,000**/-
3	Work done in percentage (as percentage of the estimated cost)	**60%**
4	Balance Cost to be Incurred (Based on Estimated Cost	Rs **63,00,000**/-
5	Cost incurred on Additional/Extra Items as on _____not included in the estimated Cost	Rs_____/-

Manoj Kumar
8/01/2025

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

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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 **04-12-2023**	Rs **12,09,10,116**/-
2	Cost incurred as on **31/12/2024** (based on the Estimated cost)	Rs **3,36,41,296**/-
3	Work done in percentage (as percentage of the estimated cost)	**27.823%**
4	Balance Cost to be Incurred (Based on Estimated Cost	Rs **8,72,68,820**/-
5	Cost incurred on Additional/Extra Items as on _____ not included in the estimated Cost	Rs_____/-

Yours Faithfully

Manoj Kumar
8/01/2025

Signature of Engineer

(License No. .....)

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

5

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M. I. HUSSAIN & CO
CHARTERED ACCOUNTANTS
C/o Talat Bano, Amir Cottage, Ramna Road, Patna – 800004, Bihar,
Mob: 8986271534, 7070762331, 8877153610, Email: caimamhussain2008@gmail.com, imam_hussain32@yahoo.com

Quarterly Progress Report for the Quarter ending from 01-10-2024 to 31-12-2024

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/ Registration no. of the Partnership firm/LLP Identification number// Any other registration with MSME or Govt. Bodies	U45400BR2018PTC040190	Name of the Promoter's Entity	LUCKSTONE BUILDTECH PRIVATE LIMITED
Address of the Promoter's Entity :	PLOT NO. 915 & 916, GANDHI NAGAR, BORING ROAD, S.K PURI, Patna, PATNA, Bihar, India, 800001		

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP53104-002/161/R-1625/2023	Name of Project	PLATINUM S S RESIDENCY
Name of promoter	LUCKSTONE BUILDTECH PRIVATE LIMITED	Project Address	AAMKUDHA, POLICE COLONY, P.S PHULWARISHARIF, PATNA
Project Registration is valid upto	10/10/2028		
Starting date of Project	13/12/2023		
Type of Project	Residential		

III. FINANCIAL PROGRESS OF THE PROJECT

Particulars	Amount (In Rs.)
Project Account No.	ICICI_2704_30%, ICICI_2722_70%, ICICI_2725_100%
Estimated Cost of the Project including Land Cost at the start of the Project	262,810,116.00
Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	120,910,116.00
Any Variation in Development Cost which is declared at the start of the Project.	-
Amount received during the Quarter	9,224,353.48
Actual Cost Incurred during the Quarter	6,131,037.66
Net amount at end of the Quarter	2,176,699.71
Total expenditure on Project till date	55,447,263.37
Cumulative fund collected till the end of Quarter in question	28,202,872.48
Cumulative expenditure done till the end of Quarter in question	55,447,263.37
Percentage of Expenditure incurred of the total Estimated development cost of the project.	21.10

This is to Certify that the details of Amount Received and Cost incurred on the Project during the quarter from 01.10.2024 To 31.12.2024 is on the basis of Books of Accounts maintained by the Developer. During the Quarter, the Developer has used RERA Bank Account for incurring on Project Cost. Net amount at the end of the Quarter is as per Books of Accounts and the sum of balance in RERA BANK ACCOUNTS. Estimated Cost of project Include Land Cost as per RERA Application and Estimated Development Cost. Estimated Development Cost has been Revised and we have taken the Revised Estimated Cost of Development for our certificate.

MOHAMMAD TAJUDDIN
DIN- 03414715

LUCKSTONE BUILDTECH PVT. LTD.

DIR

Place : Patna
Date: 13/01/2025

M. I. Hussain & Co. Patna Chartered Accountants

For M I Hussain & Co.
Chartered Accountant.
FRN – 326811E

(CA. Mohammad Imam Hussain)
Proprietor
M. No.-066920

UDIN: 25066920BMIBOF2064

CA INDIA

M. I. HUSSAIN & CO
CHARTERED ACCOUNTANTS
C/o Talat Bano, Amir Cottage, Ramna Road, Patna – 800004, Bihar,
Mob: 8986271534, 7070762331, 8877153610, Email: caimamhussain2008@gmail.com, imam_hussain32@yahoo.com

Annexure A
List of Extra/Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

FORM NO. 3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project: - 5,54,47,263.37
Bihar RERA Registration Number - BRERAP53104-002/161/R-1625/2023
Period: From 01/10/2024 To 31/12/2024

Sr. No.		Particulars	Amount (₹) Estimated	Incurred
(I)		(II)	(III)	(IV)
1	(i)	**Land Cost:**		
		(a) Acquisition cost of Land or Development Rights, lease Premium, lease Rent , Interest cost incurred or payable on land cost and Legal cost.	141,900,000.00	3,225,000.00
		(b) Amount of premium payable to obtain development rights, FSI, additional FSI, Fungible area, and any other incentive under DCR from Local Authority or State Government, or any Statutory Authority.	-	-
		(c) Amount cost f TDR (Transfer of Developments Rights) If any ;	-	-
		(d)Amount payable to State Government or Competent Authority or any other Statutority authority of the state or Central Government, towards Stamp duty, transfer charges, registration fees etc; and	-	-
		(e) Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
		(f) Under Rehabilitation Scheme:	-	-
		(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	-	-
		(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	-	-
		Note: (for total cost of onstruction incurred , Minimum of (i) or (ii) is to be considered)	-	-
		(iii) Cost towards clearance of land of all or any encumbrances including cost or removal of legal / illegal occupants, cost of providing temporary Transit Accomodation, overhead cost,	-	-
		(iv) Cost of ASR linked premium fees, charges and security deposits or maintenanace deposit, or any amount whatsoever payable to any authorities towards and in project of rehabiliation:	-	-
		SUB-TOTAL OF LAND COST	141,900,000.00	3,225,000.00

LUCKSTONE BUILDTECH PVT. LTD.

DIRECT

MOHAMMAD TAJUDDIN
Director, DIN -03414715

M. I. Hussain & Co. Patna Chartered Accountants

For M. I. Hussain & Co.
Chartered Accountants
(Mohammad Imam Hussain)
Proprietor
M. No-066920
FRN-326811E

UDIN: 25066920BMIBOF2064

M. I. HUSSAIN & CO
CHARTERED ACCOUNTANTS
C/o Talat Bano, Amir Cottage, Ramna Road, Patna – 800004, Bihar,
Mob: 8986271534, 7070762331, 8877153610, Email: caimamhussain2008@gmail.com, imam_hussain32@yahoo.com

Bihar RERA Registration Number - BRERAP53104-002/161/R-1625/2023

Period: From 01/10/2024 To 31/12/2024		Amount (₹)	
Sr.No.	**Particulars**	**Estimated**	**Incurred**
(I)	(II)	(III)	(IV)
	(ii) Development Cost/ Cost of Construction:		
	a. (i) Estimated Cost of Construction as certified by Engineer.	120,910,116.00	
	(ii) Actual Cost of Construction incurred as per the books of accounts as Verified by the CA.		52,222,263.37
	Note: [For adding to total cost of Construction incurred, minimum of (i) or (ii) is to be considered]		**52,222,263.37**
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above , i.e. salaries consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads, etc.), Cost of machineries and Equipment including its hire & maintenance costs, consumables etc. All costs directly incurred to complete the (i) construction of the entire phase of the Project registered.	-	-
	b. Payment of Taxes, Cess, Fees, Charges, premiums, interest etc. to any Statutory Authority.	-	-
	c. Principal sum and Interest payable to Financial institutions, Scheduled banks, Non- banking Financial institution (NBFC) or Money lenders on Construction funding or Money borrowed for Construction;	-	-
	SUB-TOTAL OF DEVELOPMENT COST	120,910,116.00	52,222,263.37
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	262,810,116.00	
3	Total incurred Cost of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		55,447,263.37
4	% of Completion of Construction Work (As per Project Architect's Certificates)		27.82%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2)		21.10%
6	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of Cost Incurred (Sr. Number 2 * Sr. Number 5]	-	55,447,263.37
7	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement (RERA 70% BANK ONLY)		19,323,148.60
8	Net Amount Which can be Withdrawn from the Designated Bank Account under this Certificate.	-	36,124,114.77

This certificate is being issued for RERA compliance for the **LUCKSTONE BUILDTECH PRIVATE LIMITED** and is based on the records and documents produced before us and explanations provided to us by the management of the **Company**. Expenses for project has been made from 70% RERA Bank Account, 30% RERA Bank Account, Current Bank Account & Loan from Directors. We are only Showing the amount withdrawn which is Received in 70% RERA Bank Account from RERA 100% RERA Bank Account.

In Terms of Our Report of Even Date.

LUCKSTONE BUILDTECH PVT. LTD.

MOHAMMAD TAJUDDIN
Director, DIN -03414715

DIRECTOR

M. I. Hussain & Co. Patna Chartered Accountants

For M I Hussain & Co.
Chartered Accountant.
FRN – 326811E

(CA. Mohammad Imam Hussain)
Proprietor
M. No.-066920

Place : Patna
Date: 13/01/2025

Bihar RERA Registration Number - BRERAP53104-002/161/R-1625/2023
Period: From 01/10/2024 To 31/12/2024

ANNEXURE

Statement for Calculation of Receivables from the Sale of Ongoing Real Estate Project Sold Inventory

SR No.	Flat No.	Carpet Area (in Sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount till 31-12-2024	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	(BLOCK-A) G2	88.80	4,350,000.00	49,504.00	4,300,496.00
2	(BLOCK-A) 102	89.84	4,350,000.00	495,051.00	3,854,949.00
3	(BLOCK-A) 103	81.17	4,300,000.00	297,030.00	4,002,970.00
4	(BLOCK-A) 104	81.17	4,250,000.00	495,049.00	3,754,951.00
5	(BLOCK-A) 201	89.84	4,350,000.00	389,604.00	3,960,396.00
6	(BLOCK-A) 202	89.84	4,350,000.00	500,000.48	3,849,999.52
7	(BLOCK-A) 203	81.17	4,250,000.00	1,584,160.00	2,665,840.00
8	(BLOCK-A) 204	81.17	4,250,000.00	1,089,110.00	3,160,890.00
9	(BLOCK-A)- 205	89.76	4,350,000.00	182,834.00	4,167,166.00
10	(BLOCK-A) 303	81.17	4,300,000.00	247,524.00	4,052,476.00
11	(BLOCK-A) 304	81.17	4,000,000.00	198,000.00	3,802,000.00
12	(BLOCK-A)- 305	89.76	4,350,000.00	495,048.00	3,854,952.00
13	(BLOCK-A)- 306	89.76	4,350,000.00	990,096.00	3,359,904.00
14	(BLOCK-B) 102	89.31	4,350,000.00	2,565,348.00	1,784,652.00
15	(BLOCK-B)- 201	89.31	4,350,000.00	3,960,396.00	389,604.00
16	(BLOCK-B)- 202	89.31	4,800,000.00	3,576,189.00	1,223,811.00
17	(BLOCK-B) 203	69.47	3,900,000.00	1,485,149.00	2,414,851.00
18	(BLOCK-B) 206	69.47	4,000,000.00	49,504.00	3,950,496.00
19	(BLOCK-B) 301	89.31	4,350,000.00	99,010.00	4,250,990.00
20	(BLOCK-B) 306	69.47	4,000,000.00	49,504.00	3,950,496.00
21	(BLOCK-C) -101	97.97	4,800,000.00	2,285,716.00	2,514,284.00
22	(BLOCK-C) -201	97.97	4,900,000.00	2,761,904.00	2,138,096.00
23	(BLOCK-C) 301	97.97	4,700,000.00	4,357,142.00	342,858.00
	Total	**1974.199**	**99,950,000.00**	**28,202,872.48**	**71,747,127.52**

Unsold Inventory Valuation

Ready Reckoner Rate as on the date of Certificate
Of the Residential / Commercial premises Rs. 27,986/- per sq. mt.

Sr. No.	FLAT NO.	Carpet Area (in sq. mts.)	Super Built up Area (in Sq. mt.)	Unit Consideration as per Read Reckoner Rate (ASR)	REMARKS
(1)	(2)	(3)	(4)	(5)	(6)
1	(BLOCK-A) G1	88.80	135.64	3,796,000.00	
2	(BLOCK-A) 101	89.84	135.64	3,796,000.00	
3	(BLOCK-A) 105	89.76	135.64	3,796,000.00	
4	(BLOCK-A) 301	89.84	135.64	3,796,000.00	
5	(BLOCK-A) 302	89.84	135.64	3,796,000.00	
6	(BLOCK-B) 101	89.31	135.64	3,796,000.00	
7	(BLOCK-B) 103	69.47	108.70	3,042,000.00	
8	(BLOCK-B) 106	69.47	126.35	3,536,000.00	
9	(BLOCK-B) 302	89.31	135.64	3,796,000.00	
10	(BLOCK-B) 303	69.47	108.70	3,042,000.00	
11	(BLOCK-C) 302	97.97	150.50	4,212,000.00	
	TOTAL	**933.09**	**1443.71**	**40,404,000.00**	

LUCKSTONE BUILDTECH PVT. LTD.

MOHAMMAD TAJUDDIN
Director, DIN -0341471[illegible]

DIRE

M. I. Hussain & Co. * Patna * Chartered Accountants

M. I. HUSSAIN & CO
CHARTERED ACCOUNTANTS
C/o Talat Bano, Amir Cottage, Ramna Road, Patna – 800004, Bihar,
Mob: 8986271534, 7070762331, 8877153610, Email: caimamhussain2008@gmail.com, imam_hussain32@yahoo.com

Bihar RERA Registration Number - BRERAP53104-002/161/R-1625/2023
Period: From 01/10/2024 To 31/12/2024

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (₹) Estimate Incurred
1	Estimated Balance Cost to Complete the Real Estate Project [Difference of Total Estimated Project cost less Cost Incurred] (Calculated as per the Form IV)	207,362,852.63
2	Balance amount of Receivable from Sold apartments as per Annexure A to this certificate (as certified by Chartered Accountants as verified from the records and books of Accounts)	71,747,127.52
3	(i) Balance Unsold area (to be certified by Management and to be Verified by CA from the records and books of accounts)	933.09
	(ii) Estimated amount of sales proceeds in respect of Unsold apartments (calculated as per ASR multiplied to Unsold area as on the date of Certificate, to be calculated and Certified by CA) as per Annexure A of this Certificate.	40,404,000.00
4	Estimated Receivables of Ongoing Project [SUM of 2+3(ii)]	112,151,127.52
5	Amount to be deposited in Designated Account - 70% or 100% . If 4 is greater than 1 , then 70% of the balance receivable of Ongoing project will be deposited in the designated Account . If 4 is less than 1, then 100% of the balance receivables of Ongoin project will be deposited in Designated Account.	112,151,127.52
This certificate is being issued for RERA compliance for the **LUCKSTONE BUILDTECH PRIVATE LIMITED** and is based on the records and documents produced before us and explanations provided to us by the management of the Company.		

In Terms of Our Report of Even Date.

LUCKSTONE BUILDTECH PVT. LTD.

MOHAMMAD TAJUDDIN DIREC
Director, DIN -03414715

M. I. Hussain & Co. Patna Chartered Accountants

For M I Hussain & Co.
Chartered Accountant.
FRN – 326811E

(CA. Mohammad Imam Hussain)
Proprietor
M. No.-066920

Place : Patna
Date: 13/01/2025

FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending **December of 2024**

I. PARTICULARS OF PROMOTER			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN No. – U45400BR2018PTC0240190	Name of Firm	Luckstone Buildtech Private Limited
Firm Address:	PLOT NO.-915, 916, C/O- SUSHMA CHARAN, GANDHI NAGAR, BORING ROAD, PS- S K PURI, Patna, Bihar, 800013		
Total Experience of promoter in Real Estate sector	6 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	Nil	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential cum Commercial 4. Plotted Projects	Residential – 2 Projects	
II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP53104-002/161/R1625/2023	Name of Project/Phase of Registered Project	Platinum SS Residency
Name of Promoter	Luckstone Buildtech Pvt. Ltd.	Project Address	Plot No. 833,834,837,841, Khata No. 52&104, Thana No. 13, Mauza-Agamkuan, Bajrang Colony, Phulwari Sharif, Patna, Bihar - 801505
Name of Co-promoter	N/A		
Project Registration is valid up to	10.10.2028		
Starting date of Project or Phase of the Project	13.12.2023		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential cum Commercial 4. Plotted Project	Residential	
Period of validity of map by the Competent Authority			

LUCKSTONE BUILDTECH PVT. LTD.

DIRECTOR

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type		Carpet Area	Total Number of sanction apartments	Total Number of Apartments in Promoter's Share – 34	Total Number of Apartments in Landowner's Share – 33
Platinum SS Residency (Block A, B, C)	1. 1 BHK 2. 2 BHK, 3. 3 BHK 4. Shop 5. Bungalow 6. Plot etc.	15 52	7532.12 sq. ft. 94595.26 sq. ft	67 (Flats)	1. Booked/ Allotted - 23 2. Sold - Nil Percentage of Booking - 50%	3. Booked / Allotted - Nil 4. Sold - Nil Percentage of Booking - 0%

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.
These details may not be available to common people

Name	Address	Contact Number	Email ID (if any)

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	23
Platinum SS Residency (Block A, B, C)	67	2. Sold -	Nil

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of Further filing)

S.NO.	Name of the Approval / N.O.C. / Permission /Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment				
2.	Fire N.O.C	OFFICE OF THE STATE FIRE OFFICER-CUM-DIRECTOR, BIHAR, PATNA	-	26/09/2022	
3.	Water SupplyPermission				
4.	NOC from Airport Authority of India	AIRPORT AUTHORITY OF INDIA	-	09/08/2021	
5.	Other Approval (S), if any, required for the Project				

LUCKSTONE BUILDTECH PVT. LTD.

DIRECTOR

VI. Construction Progress of the Project			
1. Building / Wing / Layout Number **Block A** (To beaded for each Building / Wing)			
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	10%	06/03/2025
2.	Basements (if any)	30%	06/04/2025
3.	Podiums (if any)	N.A	
4.	Plinth	N.A	
5.	Stilt Floor	N.A	
6.	5 Slabs of Super Structure	Nil	06/03/2026
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Nil	08/06/2027
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Nil	02/04/2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Nil	08/10/2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Nil	07/10/2027
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	Nil	01/03/2028

LUCKSTONE BUILDTECH PVT. LTD.

DIRE

VI. Construction Progress of the Project			
1. Building / Wing / Layout Number **Block B** (To beaded for each Building / Wing)			
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	-
2.	Basements (if any)	100%	-
3.	Podiums (if any)	N.A	
4.	Plinth	N.A	
5.	Stilt Floor	N.A	
6.	5 Slabs of Super Structure	80% (4th slab working)	30/01/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	5%	10/08/2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Nil	06/08/2027
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	35%	01/01/2028
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	22%	27/12/2027

VI. Construction Progress of the Project			
1. Building / Wing / Layout Number **Block C** (To beaded for each Building / Wing)			
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	100%	-
2.	Basements (if any)	N.A	-
3.	Podiums (if any)	N.A	-

LUCKSTONE BUILDTECH PVT. LTD.

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4.	Plinth	100%	-
5.	Stilt Floor	N.A	
6.	5 Slabs of Super Structure	100%	-
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	60%	08/08/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	15%	03/03/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	70%	08/12/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	25%	02/12/2025

VII. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of ActualWork Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	Yes	-	04/07/2028
2.	Water Supply	Yes	15%	06/08/2028
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Nil	02/02/2028
4.	Storm Water Drains	No	-	-
5.	Landscaping & Tree Planting	No	-	-
6.	Street Lighting	No	-	-
7.	Community Buildings	No	-	-
8.	Treatment and Disposal of Sewage and Sullage Water	No	-	-
9.	Solid Waste Management & Disposal	No	-	-

LUCKSTONE BUILDTECH PVT. LTD.

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10.	Water Conservation / Rain Water Harvesting	No	-	-
11.	Energy Management	No	-	-
12.	Fire Protection and FireSafety Requirements	Yes	Nil	02/03/2028
13.	Closed Parking	Yes	Nil	04/04/2028
14.	Open Parking	No	-	-
15.	Electrical Meter Room, Sub-Station, Receiving Station	N/A	-	-
16.	Others (Option to AddMore)	-	-	-

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads & Footpaths	N/A		
2.	Water Supply	N/A		
3.	Sewerage Chambers Septic Tank	N/A		
4.	Drains	N/A		
5.	Parks, Landscaping and Tree Planning	N/A		
6.	Street Lighting	N/A		
7.	Disposal of sewage & Sullage Water	N/A		
8.	Water conservation/ Rain Water Harvesting	N/A		
9.	Energy Management	N/A		

IX. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation.	(Attached)
	2.	Rear Elevation	(Attached)
	3.	Side Elevation	(Attached)

(B)		Photograph of each floor	(Attached)

LUCKSTONE BUILDTECH PVT. LTD

DIRE

X.	Financial Progress of the Project	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	133305002704 (30%) 133305002722 (70%)
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs 26,28,10,116.00/-
3.	Estimated Cost of the Project including land cost at the start of the Project (Excluding Land Cost)	Rs 12,09,10,116.00/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	Rs Nil/-
5.	Amount received during the Quarter	Rs 92,24,353.48/-
6.	Actual Cost Incurred during the Quarter	Rs 61,31,037.66/-
7.	Net amount at end of the Quarter	Rs 10,43,199.71/- (30%) Rs 6,33,500.00/- (70%) Rs 16,76,699.71/-
8.	Total expenditure on Project **till date**	Rs 5,54,47,263.37/-
9.	Cumulative fund Collected till the end of Quarter in question	Rs 2,82,02,872.48/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs 5,54,47,263.37/-

IX. Details of Mortgage or Charge if any created
N/A

XI. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	N/A
2.	Name of Parties	N/A
3.	No of Execution Cases against this project Case No. Name of Parties	N/A
4.	No of Suo - Moto cases against this project Case No. Name of Parties	N/A
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	N/A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	Nil
2.	Agreement for Sale	23
3.	No. of possessions given to allottees	N/A
XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

LUCKSTONE BUILDTECH PVT. LTD

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

LUCKSTONE BUILDTECH PVT. LTD.

Signature of Promoter

Name: Mohammad Tajuddin

Date: 06/01/2025