FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending year **June of 2024**

I. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP53104-002/161/R-1625/2023	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			

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments –
3	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 - 16 2. Sold - Nil

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	16
3	67	2. Sold -	Nil

IV. 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 Supply Permission				
4.	NOC from AirportAuthority of India	AIRPORT AUTHORITY OF INDIA	-	09/08/2021	
5.	Other Approval (S), if any, required for the Project				

V. 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)
1.	Excavation (if any)	Not Completed
2.	Basements (if any)	Not Completed
3.	Podiums (if any)	N.A
4.	Plinth	N.A
5.	Stilt Floor	N.A
6.	Slabs of Super Structure	Not Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Not Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Not Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Not Completed

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.	Not Completed

2. 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)
1.	Excavation (if any)	100%
2.	Basements (if any)	50%
3.	Podiums (if any)	N.A
4.	Plinth	N.A
5.	Stilt Floor	N.A
6.	Slabs of Super Structure	2nd slab completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Not Completed
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Not Completed
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	2%

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.	Not Completed

3. 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)
1.	Excavation (if any)	100%
2.	Basements (if any)	50%
3.	Podiums (if any)	N.A
4.	Plinth	N.A
5.	Stilt Floor	N.A
6.	Slabs of Super Structure	3rd Slab Completed
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	5%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Not Completed
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	10%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	3%

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.	Not Completed

VI. Amenities and Common Area and External Infrastructure Development Works)				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No		
2.	Water Supply	Yes	15%	Self-Boring
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	Nil	
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	
13.	Closed Parking	Yes	Nil	
14.	Open Parking	No		
15.	Electrical Meter Room, Sub-Station, Receiving Station	N/A		
16.	Others (Option to Add More)			

VI. 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)	Details
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		

VII. 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)

VIII. Financial Progress of the Project		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	133305002722
2.	Estimated Cost of the Project including land cost at the start of the Project	Rs 4,76,82,737/-
3.	Amount received during the Quarter	Rs 63,25,770.00/-
4.	Actual Cost Incurred during the Quarter	Rs 1,00,18,478.89/-
5.	Net amount at end of the Quarter	Rs 8,44,600.50/-
6.	Total expenditure on Project **till date**	Rs 4,43,43,416.00/-
7.	Cumulative fund Collected till the end of Quarter in question	Rs 1,31,83,852.00/-
8.	Cumulative expenditure done till the end of Quarter in question	Rs 4,43,43,416.00/-

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

X. MISCELLANEOUS		
A	List of Legal Cases (if any)	
1.	Case No.	N/A
2.	Name of Parties	N/A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	Nil
2.	Agreement for Sale	16

XI. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
Weather the project in progress is as per time schedule or lagging behind?

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.



Signature of Promoter

Name: Mohammad Tajuddin

Date: 14/07/2024