FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending **September 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 - 17 2. Sold - Nil Percentage of Booking - 50%	3. Booked / Allotted - Nill 4. Sold - Nill 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 -	17
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				

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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)	Nil	06/03/2025
2.	Basements (if any)	Nil	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

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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	60% (3rd slab completed)	30/01/2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Nil	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.	15%	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	-

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DIRECTOR

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.	15%	08/08/2025
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Nil	03/03/2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	60%	08/12/2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	5%	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	-	-

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DIRECTOR

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.

DIRECTOR

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 18,63,57,737.00/-
3.	Estimated Cost of the Project including land cost at the start of the Project (Excluding Land Cost)	Rs 4,76,82,737.00/-
4.	Any Variation in Development Cost which is declared at the start of the Project.	Rs 16,33,488.71/-
5.	Amount received during the Quarter	Rs 57,92,786.00/-
6.	Actual Cost Incurred during the Quarter	Rs 50,18,560.13/-
7.	Net amount at end of the Quarter	Rs 9,51,383.91/-
8.	Total expenditure on Project **till date**	Rs 4,93,16,225.71/-
9.	Cumulative fund Collected till the end of Quarter in question	Rs 1,89,78,519.00/-
10.	Cumulative expenditure done till the end of Quarter in question	Rs 4,93,16,225.71/-

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	17
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.

DIRECTOR

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.

DIRECTOR

Signature of Promoter

Name: Mohammad Tajuddin

Date: 07/10/2024

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: 04/10/2024

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 **30/09/2024**

Sir,

I/We **Ajit Singh** 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 **30/09/2024**

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.

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	Nil	06/03/2025
2	_____number of Basement(s) and Plinth	Nil	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



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	60% (3rd slab completed)	30/01/2025
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	Nil	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	15%	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

Archimetrics
Architects, Engineers
Designers

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	15%	08/08/2025
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	Nil	03/03/2026
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	60%	08/12/2026
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	5%	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

Architectural Engineers

Ajeet Singh

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

(Empanelment No. – .....)

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: 07/10/2024

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 **30/09/2024**

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 **30/09/2024**

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

Manoj Kumar

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 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 **4,44,57,737/-** (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 **1,28,92,744**/- (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 **3,15,64,993**/- (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 :

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 **1,48,19,246**/-
2	Cost incurred as on **30/09/2024** (based on the Estimated cost)	Rs **2,96,385**/-
3	Work done in percentage (as percentage of the estimated cost)	**2%**

Manoj Kumar

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

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4	Balance Cost to be Incurred (Based on Estimated Cost	Rs **1,45,22,861**/-
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 **1,48,19,246**/-
2	Cost incurred as on **30/09/2024** (based on the Estimated cost)	Rs **51,86,736**/-
3	Work done in percentage (as percentage of the estimated cost)	**35%**
4	Balance Cost to be Incurred (Based on Estimated Cost	Rs **96,32,510**/-
5	Cost incurred on Additional/Extra Items as on _____not included in the estimated Cost	Rs_____/-

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 **1,48,19,246**/-
2	Cost incurred as on **30/09/2024** (based on the Estimated cost)	Rs **74,09,623**/-
3	Work done in percentage (as percentage of the estimated cost)	**50%**

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

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4	Balance Cost to be Incurred (Based on Estimated Cost	Rs **74,09,623**/-
5	Cost incurred on Additional/Extra Items as on _____not included in the estimated Cost	Rs_____/-

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 **4,44,57,737**/-
2	Cost incurred as on **30/09/2024** (based on the Estimated cost)	Rs **1,28,92,744**/-
3	Work done in percentage (as percentage of the estimated cost)	**29%**
4	Balance Cost to be Incurred (Based on Estimated Cost	Rs **3,15,64,993**/-
5	Cost incurred on Additional/Extra Items as on _____ not included in the estimated Cost	Rs_____/-

Yours Faithfully

Manoj Kumar

Signature of Engineer

(License No. .....)

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

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M.I.HUSSAIN & CO
CHARTERED ACCOUNTANTS
C/O - TALAT BANO, AMIR COTTAGE, RAMNA ROAD, PATNA – 800001 (BIHAR)

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending SEPTEMBER 2024

I.	PARTICULARS OF PROJECT		
Project Registration Number	BRERAP53104-002/161/R-1625/2023	Name of Project	PLATINUM S S RESIDENCY
Name of Promoter	**LUCKSTONE BUILDTECH PVT. LTD.**		
Name of Co-promoter	N/A	Project Address	Aamkudha, Police Colony, P.S. Phulwarisharif , Patna , Thana no. 13, Patna.
Project Registration is valid up to	10-10-2028		
Starting date of Project	13-12-2023		
Type of Project	RESIDENCIAL / GROUP HOUSING		
Period of validity of map by the Competent Authority			

VIII.	FINANCIAL PROGRESS OF THE PROJECT	
S. No.	**Particulars**	**Amount (In Rs.)**
1.	Project Account No. & Other Bank	**ICICI A/C - 133305002722 - (70%)**
2.	Estimated Cost of the Project including land cost at the start of the Quarter	**47,682,737.00**
3.	Amount received during the Quarter	**5,792,786.00**
4.	Actual Cost Incurred during the Quarter	**5,018,560.13**
5.	Net amount at end of the Quarter	**951,383.91**
6.	Total expenditure on Project **Till Date**	**49,316,225.71**
7.	Cumulative fund collected till the end of Quarter	**18,978,519.00**
8.	Cumulative expenditure done till the end of Quarter	**49,316,225.71**

This is to Certify that details of Amount Received and Cost incurred on the Project during the quarter from 01.07.2024 to 30.09.2024 is on the basis of books of accounts maintained. The developer has been operating from the designated Bank account (as per RERA Certificate). Estimated Cost of the Project has been taken as cost declared in Application and amount paid to Landlord against land on actual basis has been taken. Net amount at the end of the Quarter shows Bank Balance of RERA Bank Account at the End of the Quarter as per Books of Accounts.

LUCKSTONE BUILDTECH PVT. LTD.

MOHAMMAD TAJUDDIN
Director, DIN -03414715

DIRECTOR

M. I. Hussain & Co. Patna Chartered Accountants

For M.I.Hussain & CO.
Chartered Accountants
FRN – 326811E

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

Place: Patna
Date :- 09/10/2024

UDIN: 24066920BKDMLL3662