

FORM-7
[REGULATION-9]

Quarterly Progress Report for quarter ending year **December of 2023**

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	-	7532.12 sq. ft.	67 (Flats)	1. Booked/ Allotted - 4 2. Sold - Nil
	2. 2 BHK,	15			
	3. 3 BHK	-	94595.26 sq.ft		
	4. Shop	52			
	5. Bungalow	-			
	6. Plot etc.	-			

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
3	67	1. Booked/Allotted	- 4
		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.

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and J. J. J.
DIRECTOR

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 Airport Authority 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 be added 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

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11.	<p>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 may be required to complete project as per specifications in Agreement of Sale.</p> <p>Any other activities.</p>	Not Completed
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2. Building / Wing / Layout Number Block B (To be filled 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

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DIRECTOR

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 may 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)	0%
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

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DIRECTOR

11.	<p>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 may be required to complete project as per specifications in Agreement of Sale.</p> <p>Any other activities.</p>	Not Completed
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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		

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mel Jayakumar

DIRECTOR

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)

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mel Jayanthi
DIRECTOR

(B)	Photograph of each floor	(Attached)
VIII. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(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 18,47,620.00/-
4.	Actual Cost Incurred during the Quarter	Rs 36,14,151.00/-
5.	Net amount at end of the Quarter	Rs 6,40,069.38/-
6.	Total expenditure on Project till date	Rs 2,48,30,155.77/-
7.	Cumulative fund Collected till the end of Quarter in question	Rs 18,47,620.00/-
8.	Cumulative expenditure done till the end of Quarter in question	Rs 2,48,30,155.77/-
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	4
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.

md Tajuddin
DIRECTOR

Signature of Promoter

Name: Mohammad Tajuddin

Date: 13/01/2024

ENGINEER CERTIFICATE

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

To

The Metroplex Homes Pvt. Ltd.

House No-77, Jamuna Apartment, Boring Road,
Gandhi Nagar, SK Puri, Patna - 800001,

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/R-1625/2023** situated on the Plot No. **833, 834, 837, 841, Khata No. 52 & 104, Thana No. 13, Mauza - Aamkudha) Police Colony, P.S 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 **Phulwari Sharif** taluka _____ District **Patna** PIN **801505** admeasuring **2582.35 sq.mts.** area being developed by **Luckstone Buildtech Pvt. Ltd.** **[Promoter's Name]**

Sir,

I/We **Md Shible** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA No **BRERAP53104-002/161/R-1625/2023**, being Building(s)/ **3** 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 **31/12/2023**

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

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 18,63,57,737/- (total of Table A & 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 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 0/- (Total of Table A & 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 Occupation Certificate / Completion Certificate from _____ (planning Authority) is estimated at Rs 0/- (Total of Table A & 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 :

MD SHIBLE
Project Engineer
Signature of Engineer

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 13/12/2023 date of registration is	Rs 6,21,19,246/-
2	Cost incurred as on 31/12/2023 (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 0/-
5	Cost incurred on Additional/Extra Items as on _____ not included in the estimated Cost	Rs _____/-

MD SHIBLE
Project Engineer
Signature of Engineer

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 13/12/2023 date of registration is	Rs 6,21,19,246/-
2	Cost incurred as on 31/12/2023 (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 0/-
5	Cost incurred on Additional/Extra Items as on _____ not included in the estimated Cost	Rs _____/-

MD SHIBLE

~~Project Engineer~~

Signature of Engineer

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 13/12/2023 date of registration is	Rs 6,21,19,246/-
2	Cost incurred as on 31/12/2023 (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 0/-
5	Cost incurred on Additional/Extra Items as on _____ not included in the estimated Cost	Rs _____/-

MD SHIBLE
Project Engineer
Signature of Engineer

ARCHITECT'S CERTIFICATE

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

To

The Luckstone Buildtech Pvt. Ltd.
PLOT NO.-915, 916, C/O- SUSHMA CHARAN,
GANDHI NAGAR, BORING ROAD, PS- S K 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/R-1625/2023** situated on the Plot No. **833, 834, 837, 841, Khata No. 52 & 104, Thana No. 13, Mauza - Aamkudha) Police Colony, P.S 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 **Phulwari Sharif** taluka _____ District **Patna** PIN **801505** admeasuring **2582.35 sq.mts.** area being developed by **Luckstone Buildtech Pvt. Ltd.** [Promoter's Name]

Sir,

I/ We **Ajit Singh** have undertaken assignment as Architect/Licensed Surveyor of certifying **0** % Percentage of Completion of Construction Work of the project **Platinum SS Residency** Building(s)/ **3** Wing(s) of _____ Phase of the Project, situated on the plot no. **833, 834, 837, 841, Khata No. 52 & 104, Thana No. 13, Mauza - Aamkudha) Police Colony, P.S Phulwari Sharif** bearing C.N. No/CTS No./Survey no./ Final Plot no _____ of village **Phulwari Sharif** taluka _____ District **Patna** PIN **801505** admeasuring **2582.35 sq .mts.** area being developed by **Luckstone Buildtech Pvt. Ltd.** [Promoter's Name] as on **31-12-2023**

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 Supervisor

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/R-1625/2023** 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
1	Excavation	0%
2	_____ number of Basement(s) and Plinth	0%
3	_____ number of Podiums	N.A
4	Stilt Floor	N.A
5	_____ number of Slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	Nil
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	Nil
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

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

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0%
2	_____ number of Basement(s) and Plinth	0%
3	_____ number of Podiums	N.A
4	Stilt Floor	N.A
5	_____ number of Slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	Nil
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	Nil
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

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

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0%
2	_____ number of Basement(s) and Plinth	0%
3	_____ number of Podiums	N.A
4	Stilt Floor	N.A
5	_____ number of Slabs of super structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat /Premises Electrical Fittings within the Flat /Premises	Nil
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wings,	Nil
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

Table B

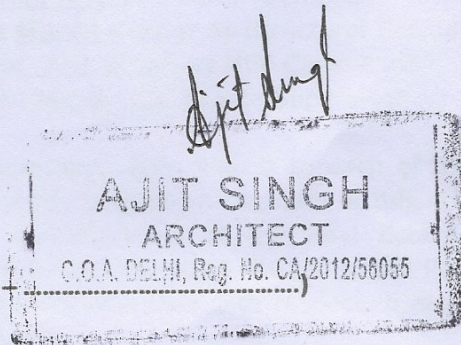
Internal & External Development Works in Respect of the entire Registered Phase.

S No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	No	-	-
2	Water Supply	Yes	15%	Self-Boring
3	Sewerage (chamber, Septic Tank, STP) lines	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 salvage 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	Electrical meter room, sub-station, receiving station	No	-	-
14	Others (Option to Add more)	-	-	-

Yours Faithfully

Ajit Singh

(Empanelment No. _____)



M.I.HUSSAIN & CO**CHARTERED ACCOUNTANTS**

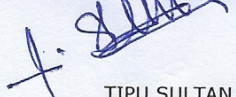
C/O - TALAT BANO, AMIR COTTAGE, RAMNA ROAD, PATNA - 800001 (BIHAR)

FORM-7
[REGULATION-9]**Quarterly Progress Report for quarter ending DECEMBER of 2023**

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 Registration is valid up to	10-10-2028	Project Address	Aamkudha, Police Colony, P.S. Phulwarisharif, Patna, Thana no. 13, Patna.
Starting date of Project	04-12-2023		
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	
2.	Estimated Cost of the Project including land cost at the start of the Quarter	4,76,82,737.00	
3.	Amount received during the Quarter	18,47,620.00	
4.	Actual Cost Incurred during the Quarter	36,14,151.62	
5.	Net amount at end of the Quarter	6,40,069.38	
6.	Total expenditure on Project Till Date	2,48,30,155.77	
7.	Cumulative fund collected till the end of Quarter	18,47,620.00	
8.	Cumulative expenditure done till the end of Quarter	2,48,30,155.77	

This is to Certify that details of Amount Received and Cost incurred on the Project during the quarter from 01.10.2023 to 31.12.2023 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.

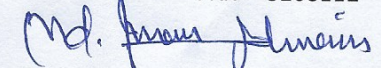
LUCKSTONE BUILDTECH PVT. LTD.


TIPU SULTAN **DIRECTOR**
Director, DIN -08298590

**For M.I.Hussain & CO.**

Chartered Accountants

FRN - 326811E


(CA. Mohammad Imam Hussain)

Proprietor

M.No: 066920

Place: Patna

Date:- 11/01/2024

UDIN: 24066920BKDM1Y9622