



M. I. Hussain & Co.

Chartered Accountants

C/o Talat Bano, Amir Cottage, Ramna Road, Patna - 800004, Bihar.

Mob.: 8986271534, 7070762331, 8877153610, E-mail : caimamhussain2008@gmail.com, imam_hussain32@yahoo.com

CHARTERED ACCOUNTANT CERTIFICATE

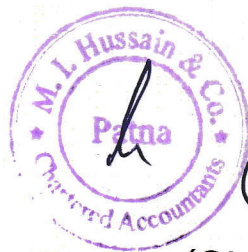
This is to certify that, on the basis of books of accounts, records, documents, and other relevant information and explanations provided to us by **LUCKSTONE BUILDTECH PRIVATE LIMITED (CIN-U45400BR2018PTC040190)**, the promoter of the project "**PLATINUM S S RESIDENCY**" (RERA Reg No- BRERAP53104-002/161/R-1625/2023) being developed at AAMKUDHA, POLICE COLONY, P.S PHULWARISHARIF, PATNA, BIHAR. We have examined the relevant records relating to the RERA Designated Account maintained for the said project.

Based on such examination and in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and applicable RERA guidelines, we hereby certify that **Balance amount of INR 3,42,83,598.45 /- (Rupees Three Crore Forty-Two Lakh Eighty-Three Thousand Five Hundred Ninety-Eight and Forty-Five Paise Only.)** is eligible and permissible to be withdrawn from the RERA Designated Bank Account of the said project under this certificate for the period ending as on 30th June 2026.

We are hereby providing copy of FORM-3 (CA Certificate) for the period ending as on 30th June 2026, in accordance with the provisions of the RERA Act and Rules.

DATE- 22/07/2026

PLACE- PATNA



For M I Hussain & Co.

Chartered Accountants

FRN - 326811E

(CA. Mohammad Imam Hussain)

Proprietor

M. No.-066920

UDIN: 26066920LVBJLU2211



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C/o Talat Bano, Amir Cottage, Ramna Road, Patna - 800004, Bihar.

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Quarterly Progress Report for the Quarter ending from 01-04-2026 TO 30-06-2026

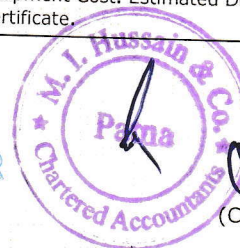
I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/ Registration no. of the Partnership firm/LLP Identification number// Any other registration with MSME or Govt. Bodies	U45400BR2018PTC040190	Name of the Promoter's Entity	LUCKSTONE BUILDTECH PRIVATE LIMITED
Address of the Promoter's Entity :		G1 GROUND FLOOR, BLOCK-C, PLATINUM SS RESIDENCY, BAJRANG COLONY, HAROON NAGAR, PHULWARI SHARIF, PATNA (BIHAR) 801505	
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	04/12/2023	Commencement of project Registration	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		13,421,994.00	
Actual Cost Incurred during the Quarter		8,886,808.68	
Net amount at end of the Quarter (70% RERA BANK ACCOUNT)		1,932,497.40	
Total expenditure on Project till date		96,589,195.05	
Cumulative fund collected till the end of Quarter in question		86,686,898.00	
Cumulative expenditure done till the end of Quarter in question		96,589,195.05	
Percentage of Expenditure incurred of the total Estimated development cost of the project.		36.75	

This is to Certify that the details of Amount Received and Cost incurred on the Project during the quarter from 01.04.2026 To 30.06.2026 is on the basis of Books of Accounts maintained by the Developer. Net amount at the end of the Quarter shows Bank Balance at RERA Designated Bank Account i.e., RERA 70% BANK at the end of the Quarter as per Books of 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.

LUCKSTONE BUILDTECH P.L.L.

Ind Tajuddin
DIRECTOR

MOHAMMAD TAJUDDIN
DIRECTOR (DIN- 03414715)



For M I Hussain & Co.
Chartered Accountants
FRN - 326811E

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

Place : Patna
Date: 22/07/2026

UDIN: 26066920LVBJLU2211

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)

LUCKSTONE BUILDTech PRIVATE LIMITED

CIN - U45400BR2018PTC040190

ADDRESS:- G1 GROUND FLOOR, BLOCK-C, PLATINUM SS RESIDENCY, BAJRANG COLONY, HAROON NAGAR, PHULWARI SHARIF, PATNA
(BIHAR) 801505

Cost of Real Estate Project: Rs. 26,28,10,116.00/-

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

PROJECT NAME:- PLATINUM S S RESIDENCY

PROJECT ADDRESS:- AAMKUDHA, POLICE COLONY, P.S PHULWARISHARIF, PATNA

Period: From 01/04/2026 TO 30/06/2026

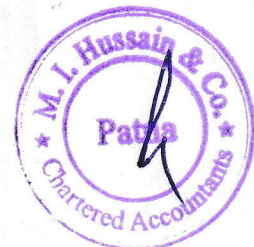
Sr. No.	Particulars	Amount (₹)	
		Estimated	Incurred
(I)	(II)	(III)	(IV)
1	(i) Land Cost:		
	(a) Acquisition cost of Land or Development Rights, lease Premium, lease Rent , Interest cost incurred or payable on land cost and Legal cost.	141,900,000.00	4,243,750.00
	(b) Amount of premium payable to obtain development rights, FSI, additional FSI, Fungible area, and any other incentive under DCR from Local Authority or State Government, or any Statutory Authority.	-	6,343,086.24
	(c) Amount cost f TDR (Transfer of Developments Rights) If any ;	-	-
	(d) Amount payable to State Government or Competent Authority or any other Statutory authority of the state or Central Government, towards Stamp duty, transfer charges, registration fees etc; and	-	467,078.00
	(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 maintenancce deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation:	-	-
	SUB-TOTAL OF LAND COST	141,900,000.00	11,053,914.24

Place : Patna

Date: 22/07/2026

LUCKSTONE BUILDTech PVT. LTD.

MOHAMMAD TAJUDDIN
DIRECTOR, DIN-03414715



LUCKSTONE BUILDTECH PRIVATE LIMITED

CIN - U45400BR2018PTC040190

PROJECT NAME:- PLATINUM S S RESIDENCY

PROJECT ADDRESS:- AAMKUDHA, POLICE COLONY, P.S PHULWARISHARIF, PATNA

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

Period: From 01/04/2026 TO 30/06/2026

Sr. No.	Particulars	Amount (₹)	
		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.		85,535,280.81
	Note: [For adding to total cost of Construction incurred, minimum of (i) or (ii) is to be considered]		85,535,280.81
	(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	85,535,280.81
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.		96,589,195.05
4	% of Completion of Construction Work (As per Project Architect's Certificates) as on 30-06-2026		53.86%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2)		36.75%
6	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of Cost Incurred (Sr. Number 2 * Sr. Number 5)]		96,589,195.05
7	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement (RERA 70% BANK ONLY)		62,305,596.60
8	Net Amount Which can be Withdrawn from the Designated Bank Account under this Certificate.		34,283,598.45
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 . 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.			

LUCKSTONE BUILDTECH PVT. L

MOHAMMAD TAJUDDIN
DIRECTOR, DIN-03414715Place : Patna
Date: 22/07/2026For **M I Hussain & Co.**
Chartered Accountants
FRN - 326811ECA. Mohammad Imam Hussain
Proprietor
M. No.-066920

UDIN: 26066920LVBJLU2211

LUCKSTONE BUILDTECH PRIVATE LIMITED

CIN - U45400BR2018PTC040190

PROJECT NAME:- PLATINUM S S RESIDENCY

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

PROJECT ADDRESS:- AAMKUDHA, POLICE COLONY, P.S PHULWARISHARIF, PATNA

Period: From 01/04/2026 TO 30/06/2026

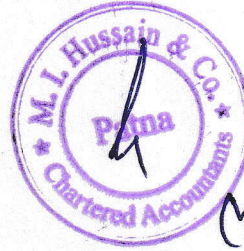
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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)	166,220,920.95
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)	44,293,102.00
3	(i) Balance Unsold area (to be certified by Management and to be Verified by CA from the records and books of accounts) (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.	357.71
4	Estimated Receivables of Ongoing Project [SUM of 2+3(ii)]	16,292,000.00
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 Ongoing project will be deposited in Designated Account.	60,585,102.00

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.

LUCKSTONE BUILDTECH PVT. LTD.

Md Tajuiddin

MOHAMMAD TAJUDDIN
DIRECTOR, DIN-03414715For M I Hussain & Co.
Chartered Accountants
FRN - 326811E

Md. Hussain

CA. Mohammad Imam Hussain
Proprietor
M. No.-066920Place : Patna
Date: 22/07/2026

UDIN: 26066920LVBJLU2211

LUCKSTONE BUILDTECH PRIVATE LIMITED

CIN - U45400BR2018PTC040190

ADDRESS:- G1 GROUND FLOOR, BLOCK-C, PLATINUM SS RESIDENCY, BAJRANG COLONY, HAROON NAGAR, PHULWARI SHARIF, PATNA (BIHAR) 801505

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

PROJECT NAME:- PLATINUM S S RESIDENCY

PROJECT ADDRESS:- AAMKUDHA, POLICE COLONY, P.S PHULWARISHARIF, PATNA

Period: From 01/04/2026 TO 30/06/2026

ANNEXUREStatement 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 30-06-2026	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1	(BLOCK-A) G2	88.80	4,350,000.00	2,029,702.00	2,320,298.00
2	(BLOCK-A) 101	89.84	4,700,000.00	2,450,000.00	2,250,000.00
3	(BLOCK-A) 102	89.84	4,350,000.00	3,019,806.00	1,330,194.00
4	(BLOCK-A) 103	81.17	4,300,000.00	3,673,268.00	626,732.00
5	(BLOCK-A) 104	81.17	4,250,000.00	4,051,980.00	198,020.00
6	(BLOCK-A) 105	89.76	3,796,000.00	247,524.00	3,548,476.00
7	(BLOCK-A) 201	89.84	4,350,000.00	841,584.00	3,508,416.00
8	(BLOCK-A) 202	89.84	4,350,000.00	4,350,000.00	-
9	(BLOCK-A) 203	81.17	4,250,000.00	3,861,390.00	388,610.00
10	(BLOCK-A) 204	81.17	4,250,000.00	2,128,710.00	2,121,290.00
11	(BLOCK-A)- 208	65.10	3,700,000.00	297,026.00	3,402,974.00
12	(BLOCK-A)- 302	89.84	4,350,000.00	3,316,833.00	1,033,167.00
13	(BLOCK-A) 303	81.17	4,300,000.00	2,277,229.00	2,022,771.00
14	(BLOCK-A) 304	81.17	4,000,000.00	1,386,140.00	2,613,860.00
15	(BLOCK-A) 305	89.76	3,796,000.00	891,090.00	2,904,910.00
16	(BLOCK-A) 306	89.76	5,442,000.00	190,476.00	5,251,524.00
17	(BLOCK-B) 101	89.31	3,796,000.00	3,161,884.00	634,116.00
18	(BLOCK-B) 102	89.31	4,350,000.00	3,258,418.00	1,091,582.00
19	(BLOCK-B)- 201	89.31	4,350,000.00	4,350,000.00	-
20	(BLOCK-B)- 202	89.31	4,800,000.00	4,752,381.00	47,619.00
21	(BLOCK-B) 203	69.47	3,900,000.00	2,772,279.00	1,127,721.00
22	(BLOCK-B) 206	69.47	4,000,000.00	974,912.00	3,025,088.00
23	(BLOCK-B) 302	89.31	4,350,000.00	4,350,000.00	-
24	(BLOCK-B) 306	69.47	4,000,000.00	49,504.00	3,950,496.00
25	(BLOCK-C) -101	97.97	4,900,000.00	4,900,000.00	-
26	(BLOCK-C) -102	97.97	4,800,000.00	3,904,762.00	895,238.00
27	(BLOCK-C) -201	97.97	4,900,000.00	4,900,000.00	-
28	(BLOCK-C) -202	97.97	4,800,000.00	4,800,000.00	-
29	(BLOCK-C) 301	97.97	4,700,000.00	4,700,000.00	-
30	(BLOCK-C) 302	97.97	4,800,000.00	4,800,000.00	-

Total	2602.18	130,980,000.00	86,686,898.00	44,293,102.00
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Unsold Inventory ValuationReady Reckoner Rate as on the date of Certificate
Of the Residential / Commercial premises Rs. 30,028.00/- 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) 301	89.84	135.64	3,796,000.00	
3	(BLOCK-A)- 205	89.76	135.64	4,350,000.00	
4	(BLOCK-B) 301	89.31	135.64	4,350,000.00	
TOTAL		357.71	542.55	16,292,000.00	

Place : Patna
Date: 22/07/2026MOHAMMAD TAJUDDIN
DIRECTOR, DIN-03414715