K KOMAL & Co.
Chartered Accountants

11, Near Middle School, Chakaram Ke Bagal Wala Road, Buddha Colony, Patna-800001, Bihar

office.cakomal@gmail.com
+91 94707 78291

Progress Report for the period 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	BRERAP19402804122515103OE00	Name of Project	PLATINUM S S RESIDENCY BLOCK D
Name of promoter	LUCKSTONE BUILDTECH PRIVATE LIMITED	Project Address	PLOTNO-833,834,834 841, KHATA NO-52,104, PHULWARISHARIF, PATNA
Project Registration is valid upto	15/10/2030		
Starting date of Project	20/01/2026	Commencement of project Registration	09/03/2026
Type of Project	Residential/Group Housing		

III. FINANCIAL PROGRESS OF THE PROJECT

Particulars	Amount (In Rs.)
Project Account No.	ICICI BANK_4114 (100%), ICICI BANK_4115(70%) & ICICI BANK_4116 (30%)
Estimated Cost of the Project including Land Cost at the start of the Project	190,019,000.00
Estimated Development Cost of the Project at the start of the Project. (Excluding Land Cost)	50,000,000.00
Any Variation in Development Cost which is declared at the start of the Project.	-
Amount received during the Quarter	198,016.00
Actual Cost Incurred during the Quarter	-
Net amount at end of the Quarter (70% RERA BANK ACCOUNT)	-
Total expenditure on Project till date	-
Cumulative fund collected till the end of Quarter in question	198,016.00
Cumulative expenditure done till the end of Quarter in question	-
Percentage of Expenditure incurred of the total Estimated development cost of the project.	-

This is to Certify that the details of Amount Received and Cost incurred on the Project (Block - D) during the period from **01.04.2026 To 30.06.2026** is on the basis of Books of Accounts maintained by the Developer. During the Quarter, Promoter has opened Seperate RERA Bank Accounts for this Project (Block-D); however, No transactions have been carried out in these Bank Accounts. The Promoter has received the funds pertaining to Block-D in the RERA Bank account of its another RERA Project (Block-A,B & C).

LUCKSTONE BUILDTECH PVT. LTD.
DIRECTOR

MOHAMMAD TAJUDDIN
DIRECTOR (DIN- 03414715)

For K Komal & Co.
Chartered Accountants
FRN - 036740C

(CA. Komal Kumari)
Proprietor
M. No.-478474
UDIN-26478474HHVZWI3879

Place : Patna
Date: 29/07/2026

K KOMAL & CO. Chartered Accountants FRN:036740C PATNA

K KOMAL & Co.
Chartered Accountants

11, Near Middle School, Chakaram Ke Bagal Wala Road, Buddha Colony, Patna-800001, Bihar

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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. 5,00,00,000/-

Bihar RERA Registration Number - BRERAP19402804122515103OE00

PROJECT NAME:- PLATINUM S S RESIDENCY BLOCK D

PROJECT ADDRESS:- PLOT NO- 833,834,834 841,KHATA NO-52,104, PHULWARISHARIF, PATNA

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

Sr. No.		Particulars	Amount (₹) Estimated	Amount (₹) 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.	-	-
		(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	-	-

Place : Patna
Date: 29/07/2026

MOHAMMAD TAJUDDIN
DIRECTOR, DIN-03414715

K KOMAL & Co. Chartered Accountants FRN 036740C PATNA

LUCKSTONE BUILDTECH PVT. LTD.

DIRECTOR

LUCKSTONE BUILDTECH PRIVATE LIMITED

CIN - U45400BR2018PTC040190

PROJECT NAME:- PLATINUM S S RESIDENCY BLOCK D

PROJECT ADDRESS:- PLOT NO- 833,834,834 841,KHATA NO-52,104, PHULWARISHARIF, PATNA

Bihar RERA Registration Number - BRERAP19402804122515103OE00

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.	50,000,000.00	
	(ii) Actual Cost of Construction incurred as per the books of accounts as Verified by the CA.		-
	Note: [For adding to total cost of Construction incurred, minimum of (i) or (ii) is to be considered]		-
	(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	50,000,000.00	-
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	50,000,000.00	
3	Total incurred Cost of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		-
4	% of Completion of Construction Work (As per Project Architect's Certificates)		0.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2)		0.00%
6	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of Cost Incurred (Sr. Number 2 * Sr. Number 5]		-
7	Less: Amount Withdrawn till date of this certificate as per the Books of Accounts and Bank Statement (RERA 70% BANK ONLY)		-
8	Net Amount Which can be Withdrawn from the Designated Bank Account under this Certificate.		-

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 (Block - D) is Estimated Development Cost as per RERA Application Form. During the Quarter, Promoter has opened Seperate RERA Bank Accounts for this Project (Block-D); however, No transactions have been carried out in these Bank Accounts. The Promoter has received the funds pertaining to Block-D in the RERA Bank account of its another RERA Project (Block-A,B & C).

LUCKSTONE BUILDTECH PVT. LTD.

DIRECTOR

MOHAMMAD TAJUDDIN
DIRECTOR, DIN-03414715

For K Komal & Co.
Chartered Accountants
FRN – 036740C

CA. Komal Kumari
Proprietor
M. No.-478474
UDIN-26478474HHVZWI3879

Place : Patna
Date: 29/07/2026

K KOMAL & CO. Chartered Accountants FRN:036740C PATNA

LUCKSTONE BUILDTECH PRIVATE LIMITED

CIN - U45400BR2018PTC040190

PROJECT NAME:- PLATINUM S S RESIDENCY BLOCK D

Bihar RERA Registration Number - BRERAP194028041225151030E00

PROJECT ADDRESS:- PLOT NO- 833,834,834 841,KHATA NO-52,104, 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)	50,000,000.00
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)	8,501,984.00
3	(i) Balance Unsold area (to be certified by Management and to be Verified by CA from the records and books of accounts)	796.80
	(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.	44,400,000.00
4	Estimated Receivables of Ongoing Project [SUM of 2+3(ii)]	52,901,984.00
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 Ongoin project will be deposited in Designated Account.	37,031,388.80

This certificate is being issued for RERA compliance for project (Block - D) of 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. The Carpet Area, Super Built-up Area and Unit Consideration that were reported in Quarter IV of FY 2025-26 have been revised by the management and the Revised Carpet Area, Super Built-up Area and Unit Consideration have been considered accordingly.

LUCKSTONE BUILDTECH PVT. LTD.

DIRECTOR

MOHAMMAD TAJUDDIN
DIRECTOR, DIN-03414715

For K Komal & Co.
Chartered Accountants
FRN – 036740C

CA. Komal Kumari
Proprietor
M. No.-478474
UDIN-26478474HHVZWI3879

Place : Patna
Date: 29/07/2026

K KOMAL & CO. INDIA FRN :036740C PATNA Chartered Accountants

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 - BRERAP194028041225151030E00

PROJECT NAME:- PLATINUM S S RESIDENCY BLOCK D

PROJECT ADDRESS:- PLOT NO- 833,834,834 841,KHATA NO-52,104, PHULWARISHARIF, PATNA

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

ANNEXURE - A

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 30-06-2026	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
1.	(BLOCK-D) 201	84.00	4,350,000.00	148,512.00	4,201,488.00
2.	(BLOCK-D) 301	84.00	4,350,000.00	49,504.00	4,300,496.00
	Total	**168.00**	**8,700,000.00**	**198,016.00**	**8,501,984.00**

Unsold Inventory Valuation

Ready Reckoner Rate as on the date of Certificate

Of the Residential / Commercial premises Rs. 31,216.01/- 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-D) 101	84.00	135.64	4,350,000.00	
2	(BLOCK-D) 102	82.85	135.64	4,350,000.00	
3	(BLOCK-D) 103	60.35	121.70	3,700,000.00	
4	(BLOCK-D) 104	60.36	121.70	3,700,000.00	
5	(BLOCK-D) 105	82.05	135.64	4,350,000.00	
6	(BLOCK-D) 202	82.85	135.64	4,350,000.00	
7	(BLOCK-D) 203	60.35	121.70	3,700,000.00	
8	(BLOCK-D) 204	60.36	121.70	3,700,000.00	
9	(BLOCK-D) 207	80.44	135.64	4,150,000.00	
10	(BLOCK-D) 302	82.85	135.64	4,350,000.00	
11	(BLOCK-D) 303	60.35	121.70	3,700,000.00	
	TOTAL	**796.80**	**1422.35**	**44,400,000.00**	

LUCKSTONE BUILDTECH PVT. LTD.

DIRECTOR

Place : Patna
Date: 29/07/2026

MOHAMMAD TAJUDDIN
DIRECTOR, DIN-03414715

K KOMAL & CO. Chartered Accountants FRN :036740C PATNA