



# Rizvi Gupta & Associates

## CHARTERED ACCOUNTANTS

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Head Office : Plot No. 22/470, Flat No. 302, III<sup>rd</sup> Floor, Imperial Apartment, Sector-22, Indira Nagar, Lucknow-226016  
Branch Office : H.No. 459, New Civil Line, Nagheta Road, Hardoi-241001

Form — 5

| CHARTERED ACCOUNTANT'S CERTIFICATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------|
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |                                            |
| Information as on 31/03/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |                                            |
| Certification work Assigned vide letter No.-----                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Dated :-14/04/2025       |                                            |
| <b>Subject:</b> Certificate of amount incurred on [Group Housing Project of Kalp City At Village Bijour ] for Construction of Residential House situated on Khasra no.2571(M),2574, 2580M ,2782 M demarcated by its boundaries (latitude and longitude of the end-points) -26.750022 N, 80.919710E to the North, to the South, to the East to the West of Village Bijour Tehsil Competent Authority/Development Authority UPSIDA , District _LUCKNOW, PIN 226014 , admeasuring 6012.84 sq. meter area , being developed by G S R BUILDERS & DEVELOPERS PRIVATE LIMITED] <b>having RERA Registration No UPRERAPRJ140409 ,</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rs.in lacs               | Rs. In lacs                                |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Cost Estimated     | Amount incurred (actual out-flow) till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3                        | 4                                          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(d) Amounts 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. (if not included in para (a) above);<br>(e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority. | 71.13                    | 71.13                                      |
| <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 71.13                    | 71.13                                      |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Cost Estimated     | Amount incurred (actual out-flow) till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3                        | 4                                          |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority -<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify) - administartive and selling expenses of project                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.4<br>0<br>25<br>118.75 | 0.4<br>0<br>5.87<br>86.46                  |
| <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 144.15                   | 92.73                                      |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site) , Site Overheads;<br>(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);<br>(c) Cost of material actually purchased;<br>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);                                                                                                                                                                                                                                                                                                                                                                                 | 3377.04                  | 1802.63                                    |
| <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 3377.04                  | 1802.63                                    |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 3089.68                  | 1330.00                                    |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3089.68                  | 1330.00                                    |

|    |                                                                                                                                                                                     |         |         |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|
| 3D | Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction) | 1078    | 93.65   |
|    | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                         | 4167.68 | 1423.65 |
| 3  |                                                                                                                                                                                     |         |         |
| 4  | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                  | 4670.32 | 1587.51 |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                             | 43.05%  |         |
| 6  | Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) ( Col.4 of row 4 / Col.3 of row 4 )%                                | 33.99%  |         |
| 7  | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                              |         | 855.95  |
| 8  | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                        |         | 599.165 |
| 9  | Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6 )                 |         | 1587.51 |
| 10 | Amount actually withdrawn till date since inception of the project ( This shall include 70% of the amounts already realised till date but not deposited in the designated Account ) |         | 814.18  |
| 11 | Balance available in Designated A/c.                                                                                                                                                |         | 0       |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)                                                                                   |         | 0       |

This certificate is being issued on specific request of M/s G S R BUILDERS & DEVELOPERS PRIVATE LIMITED for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

For Rizvi Gupta & Associates

Chartered Accountants

Mukesh Gupta  
Partner  
M. No-408828  
UDIN-  
DATE-

25408828B M L P P V 9315  
14/04/25



## Tax Invoice

**RIZVI GUPTA & ASSOCIATES**

PLOT NO 22/470, FLAT NO.302 IIIrd FLOOR  
IMPERIAL APARTMENT, SECTOR-22, INDIRA NAGAR  
LUCKNOW

Consignee (Ship to)

**GSR Builders & Developers Pvt. Ltd.**

Buyer (Bill to)

**GSR Builders & Developers Pvt. Ltd.**

Invoice No.

**RG/2024-25/034**

Dated

**18-Jul-24**

Delivery Note

Mode/Terms of Payment

Reference No. & Date.

Other References

Buyer's Order No.

Dated

Dispatch Doc No.

Delivery Note Date

Dispatched through

Destination

Terms of Delivery

| SI No. | Particulars                                        | Amount            |
|--------|----------------------------------------------------|-------------------|
| 1      | <b>PROFESSIONAL FEE</b><br><i>Rera Certificate</i> | <b>1,000.00</b>   |
| 2      | <b>PROFESSIONAL FEE</b><br><i>Certificate</i>      | <b>1,000.00</b>   |
|        | <b>CGST</b>                                        | <b>180.00</b>     |
|        | <b>SGST</b>                                        | <b>180.00</b>     |
| Total  |                                                    | <b>₹ 2,360.00</b> |

Amount Chargeable (in words)

**INR Two Thousand Three Hundred Sixty Only**

Remarks:

Being Bill Raised

Company's PAN : **AAKFR6176L**

Declaration

We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Customer's Seal and Signature

Company's Bank Details

A/c Holder's Name: **RIZVI GUPTA & ASSOCIATES**

Bank Name : **KOTAK MAHINDRA BANK**

A/c No. : **01412090003057**

Branch & IFS Code: **SHAHNAZAF ROAD & KKBK0000141**

SWIFT Code :

for RIZVI GUPTA & ASSOCIATES

Prepared by Verified by

Authorised Signatory

SUBJECT TO LUCKNOW JURISDICTION

This is a Computer Generated Invoice

## Tax Invoice

**RIZVI GUPTA & ASSOCIATES**  
PLOT NO 22/470, FLAT NO. 302 IIIrd FLOOR  
IMPERIAL APARTMENT, SECTOR-22, INDIRA NAGAR  
LUCKNOW

Consignee (Ship to)

**GSR Builders & Developers Pvt. Ltd.**

Buyer (Bill to)

**GSR Builders & Developers Pvt. Ltd.**

Invoice No.

**RG/2024-25/058**

Delivery Note

Dated

**14-Oct-24**

Mode/Terms of Payment

Reference No. & Date.

Other References

Buyer's Order No.

Dated

Dispatch Doc No.

Delivery Note Date

Dispatched through

Destination

Terms of Delivery

| SI No. | Particulars                                        | Amount                  |
|--------|----------------------------------------------------|-------------------------|
| 1      | <b>PROFESSIONAL FEE</b><br><i>Rera Certificate</i> | <b>2,100.00</b>         |
|        |                                                    | <b>Total ₹ 2,100.00</b> |

Amount Chargeable (in words)

**INR Two Thousand One Hundred Only**

Remarks:

Being Bill Raised

Company's PAN : **AAKFR6176L**

Declaration

We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Customer's Seal and Signature

Company's Bank Details

A/c Holder's Name: **RIZVI GUPTA & ASSOCIATES**

Bank Name : **KOTAK MAHINDRA BANK**

A/c No. : **01412090003057**

Branch & IFS Code : **SHAHNAZAF ROAD & KKBK0000141**

SWIFT Code :

for RIZVI GUPTA & ASSOCIATES

Prepared by      Verified by

Authorised Signatory

SUBJECT TO LUCKNOW JURISDICTION

This is a Computer Generated Invoice

## Tax Invoice

**RIZVI GUPTA & ASSOCIATES**

PLOT NO 22/470, FLAT NO.302 IIIrd FLOOR  
IMPERIAL APARTMENT, SECTOR-22, INDIRA NAGAR  
LUCKNOW

Consignee (Ship to)

**GSR Builders & Developers Pvt. Ltd.**

Buyer (Bill to)

**GSR Builders & Developers Pvt. Ltd.**

Invoice No.

**RG/2024-25/077**

Delivery Note

Dated

**11-Jan-25**

Mode/Terms of Payment

Reference No. & Date.

Other References

Buyer's Order No.

Dated

Dispatch Doc No.

Delivery Note Date

Dispatched through

Destination

Terms of Delivery

| SI No. | Particulars                                        | Amount            |
|--------|----------------------------------------------------|-------------------|
| 1      | <b>PROFESSIONAL FEE</b><br><i>RERA CERTIFICATE</i> | <b>2,100.00</b>   |
| Total  |                                                    | <b>₹ 2,100.00</b> |

Amount Chargeable (in words)

**INR Two Thousand One Hundred Only**

Remarks:

Being Bill Raised

Company's PAN : **AAKFR6176L**

Declaration

We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Customer's Seal and Signature

Company's Bank Details

A/c Holder's Name: **RIZVI GUPTA & ASSOCIATES**

Bank Name : **KOTAK MAHINDRA BANK**

A/c No. : **01412090003057**

Branch & IFS Code: **SHAHNAZAF ROAD & KKBK0000141**

SWIFT Code :

for **RIZVI GUPTA & ASSOCIATES**

Prepared by \_\_\_\_\_ Verified by \_\_\_\_\_

Authorised Signatory

SUBJECT TO LUCKNOW JURISDICTION

This is a Computer Generated Invoice



## INVOICE

**RIZVI GUPTA & ASSOCIATES - 2025-26**  
 PLOT NO 22/470, FLAT NO.302 IIIrd FLOOR  
 IMPERIAL APARTMENT, SECTOR-22, INDIRA NAGAR  
 LUCKNOW

Consignee (Ship to)

**GSR Builders & Developers Pvt. Ltd.**

Buyer (Bill to)

**GSR Builders & Developers Pvt. Ltd.**

Invoice No.

**RG/25-26/004**

Delivery Note

Dated

**14-Apr-25**

Mode/Terms of Payment

Reference No. & Date.

Other References

Buyer's Order No.

Dated

Dispatch Doc No.

Delivery Note Date

Dispatched through

Destination

Terms of Delivery

| SI No. | Particulars                                                                                 | Amount                  |
|--------|---------------------------------------------------------------------------------------------|-------------------------|
| 1      | <b>PROFESSIONAL FEE</b><br><i>Rera Certificate with UDIN for 4th Quarter Of F.Y 2024-25</i> | <b>2,100.00</b>         |
|        |                                                                                             | <b>Total ₹ 2,100.00</b> |

Amount Chargeable (in words)

**INR Two Thousand One Hundred Only**

Remarks:

Being Bill Raised

Company's PAN : **AAKFR6176L**

Customer's Seal and Signature

Company's Bank Details

A/c Holder's Name: **RIZVI GUPTA & ASSOCIATES**

Bank Name : **KOTAK MAHINDRA BANK**

A/c No. : **01412090003057**

Branch & IFS Code : **SHAHNAZAF ROAD & KKBK0000141**

SWIFT Code :

for RIZVI GUPTA & ASSOCIATES - 2025-26

Prepared by

Verified by

Authorised Signatory

This is a Computer Generated Invoice