

RECIPROCAL PARK LLP

CP-138, VIRAJ KHAND, GOMTI NAGAR, LUCKNOW-226010

☎ 0522-3511241 ✉ reciprocalsimpex@yahoo.co.in PAN-ABFFR9617Q

To,
Technical Advisor,
U.P. RERA, Lucknow – 226007

Date: 29-09-2025

Sub: Response to Objection Raised as per Letter No. 2409252/U.P. RERA/Proj. Reg./2025-26, dated 24-09-2025

Dear Sir,

With reference to the aforementioned letter, we would like to submit our response as follows:

1. Point No. 1 of the Letter:

The RA-7 uploaded on the RERA portal has been duly issued on the official letterhead of Punjab National Bank. For your ready reference and kind perusal, a copy of the same is enclosed herewith along with this letter as page no. 4.

2. Point No. 2 of the Letter:

We wish to submit that the land proposed for the project is jointly owned by four entities, namely: M/s. Reciprocal Park LLP, M/s. Spring Garden, M/s. Spring Goldshine Private Limited, and M/s. Spring Innovative Private Limited. Among these, M/s. Reciprocal Park LLP is acting as the Lead Member/Developer, while the other three entities are the landowners. All land owners are duly added as Co-Promoter in Application of Registration.

It is further pertinent to mention that the entire area applied for registration has already been duly and completely purchased either by the developer or by the landowners, and the names of such purchasers are duly reflected in the Khatauni Extracts, except for one recent transaction, which was executed on 15.07.2025 through Registry No. 18581. The landowner has already applied for the mutation of the new owner's name in the Khatauni records with the office of the Registrar.

However, considering the prescribed time frame required for the completion of the mutation process, the latest mutated Khatauni Extract could not be uploaded at this stage. Upon completion of the said process and receipt of the mutation approval, the updated Khatauni Extract shall be duly submitted to UP-RERA in due course.

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3. Point No. 3 of the Letter:

- i. The Partnership Deed (LLP Agreement) has now been duly uploaded under the "Address Proof" section of the Promoter Details on the RERA portal, along with the Certificate of Incorporation and Enterprise details.
- ii. Both **Spring Goldshine Private Limited** and **Spring Innovative Private Limited** are newly incorporated companies; hence, the condition relating to the submission of Income Tax Returns for the last three financial years is not applicable to them. Accordingly, the Chartered Accountant's Certificate and the Income Tax Returns of the parent entity, "**Spring Garden**", have been duly uploaded under the Promoter Details section.

For your ready reference and kind perusal, copies of the aforesaid Chartered Accountant's Certificate and the ITRs of the parent entity are also enclosed herewith along with this reply letter as page no. from 5 to 12.

4. Point No. 4 of the Letter:

The Performa Documents, namely the Allotment Letter, Application Form, Sale Agreement, and Conveyance Deed, have been duly prepared on the firm's official letterhead and uploaded at their respective sections on the portal in the revised formats.

5. Point No. 5 of the Letter:

The certificates, namely the Chartered Accountant's Certificate, Engineer's Certificate, and Architect's Certificate, have been duly prepared in accordance with the latest Standard Operating Procedure (SOP) issued by UP-RERA and have been uploaded at their respective sections on the portal for your kind perusal.

RECIPROCAL PARK LLP

CP-138, VIRAJ KHAND, GOMTI NAGAR, LUCKNOW-226010

☎ 0522-3511241 ✉ reciprocalimpex@yahoo.co.in PAN-ABFFR9617Q

6. Point No. 6 of the Letter:

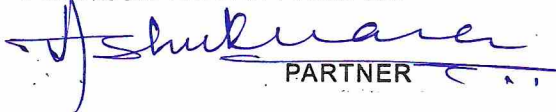
- i. It is pertinent to submit that the physical status and character of the Khasra numbers 839 & 850 designated as Chak Marg have remained unaltered in both the sanctioned layout plan and the overall project plan. These Khasra's are earmarked as Chak Marg, with no modifications made to their existing character. Furthermore, an affidavit affirming the aforesaid facts that Exchange of Govt. Land (U.P. Revenue Code 2006 under section of 101) has already been duly uploaded on the RERA portal at the time of submission of the registration application.
- ii. It is also pertinent to submit that the project comprises a total of 189 residential and commercial plots and 1 plot designated for an Inter College, thereby making the total number of plots 190. The same has also been duly disclosed and reflected on the RERA portal at the time of submission of the registration application.

If you require any additional information or documents Sir, please let us know, and we will provide them at the earliest.

Thanking You

For M/s. Reciprocal Park LLP
(Promoter of the Project Reciprocal Green)

For, RECIPROCAL PARK LLP


PARTNER

Ashutosh Khare
(Authorised Signatory)

Branch Office: 10, Ashok Marg Lucknow, Email: bo7177@pnb.co.in

Form-RA-7

Confirmation of Standing Advice for Auto-Transfer between RERA
Project Accounts

To,
The Secretary,
Uttar Pradesh Real Estate Regulatory Authority.

Subject: -Confirmation of Receipt of Standing Advice for Auto-Transfer from Collection Account to Separate Account and Transaction Account of the Project and opening of the accordingly.

Sir,

With reference to the Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions,2023 issued by Uttar Pradesh Real Estate Regulatory Authority, we hereby confirm that the three banks' accounts have been opened by Reciprocal Park LLP for the project "Reciprocal Green" in our bank branch with the following details:

- Address of Branch-Ashok Marg, Lucknow
- IFSC Code-PUNB0717700
- Phone Number-08004922292
- Email of the-branch-bo7177@pnb.co.in

We hereby also confirm the receipt of the following standing advice given by the promoter with respect to the three bank accounts:

1. The three bank accounts, namely 'Collection Account', 'Separate Account', and 'Transaction Account' have been opened as prescribed in the Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2023.
2. The nomenclature of the three bank accounts is as follows

Account Type	Account Number	Name on Account
Collection Account	7177002900003055	RECIPROCAL PARK LLP- Collection Account for RECIPROCAL GREEN
Separate Account	7177002900003064	RECIPROCAL PARK LLP -Separate Bank Account for RECIPROCAL GREEN
Transaction Account	7177002100010842	RECIPROCAL PARK LLP - RERA Transaction Account for RECIPROCAL GREEN

3. The standing advice for end-of-day auto transfer of money deposited in the Collection Account in a proportion of 70% to the Separate Account and 30% to the Transaction Account has been applied.
4. Cheque book, debit card, and/or net banking facility, issuance of demand draft, bank guarantee, etc, shall not be provided for the Collection Account and Separate Account.
5. Withdrawal/transfer from the Separate Account of the Project shall be allowed only upon assessment of the Architect, Engineer and Chartered Accountant certificates given by the promoter.

This is to confirm that the accounts as opened by the promoter Reciprocal Park LLP for the project "Reciprocal Green" shall be operated as per above standing advice given by the promoter.

Yours Faithfully,

Signature of the Concerned Branch Manager.....

Name and Signature number of the Concerned Branch Manager

Seal of the concerned bank branch/Bank Manager



To,
Spring Goldshine Private Limited
CP-138 , 3rd Floor Viraj Khand, Gomtinagar,
Lucknow, U.P. India-226010

Certificate Regarding Applicability of Income Tax Return Filing

This is to certify that, based on the information, documents and representations provided by the management of Spring Goldshine Private Limited (CIN:U68100UP2023PTC194530), having its registered office at CP-138, 3rd Floor, Viraj Khand, Gomti Nagar, Lucknow, Uttar Pradesh – 226010, the said Private Limited Company was incorporated on **26th December 2023** under the provisions of The Companies Act, 2013.

Since the Company came into existence during the Financial Year 2023-24, it is liable to file its Income Tax Returns under the Income-tax Act, 1961 only from FY 2023-24 onwards. Accordingly, it was not required to file any return of income for the Financial Year 2021-22 and 2022-23.

This certificate has been issued at the request of the management for submission to relevant authorities or stakeholders. It is not to be construed as an audit or certification of financial statements.

For M Pandey & Associates
Chartered Accountants

Manish Pandey
Manish Pandey
M No. 423856
Partner
Date: 12-07-2025
Place: Lucknow
UDIN: 25423856BMIFFE8337



INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]

Assessment Year

2022-23

(Please see Rule 12 of the Income-tax Rules, 1962)

PAN	ADPFS9990R		
Name	SPRING GARDEN		
Address	B-46,VIBHUTI KHAND , GOMTI NAGAR , GOMTI NAGAR , LUCKNOW , LUCKNOW , 31-Uttar Pradesh , 91-India , 226010		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	534584021250922
	Current Year business loss, if any	1	0
Taxable Income and Tax details	Total Income		2,30,28,290
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	2,30,28,290
	Net tax payable	4	80,47,005
	Interest and Fee Payable	5	97,431
	Total tax, interest and Fee payable	6	81,44,436
	Taxes Paid	7	81,44,445
	(+) Tax Payable /(-) Refundable (6-7)	8	(-) 10
Accreted Income & Tax Detail	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+) Tax Payable /(-) Refundable (12-13)	14	0

This return has been digitally signed by ASIUTOSH KHARE in the capacity of Partner having PAN AIGPK4207P from IP address 122.160.25.131 on 25-Sep-2022

DSC Sl. No. & Issuer 5234014 & 8060941666661029561CN=PantaSign CA 2014,OU=Certifying Authority,O=Pantagon Sign Securities Pvt. Ltd., C=IN

System Generated

Barcode/QR Code



ADPFS9990R055345840212509220D5590503996612AA94AE5316251DEA0564D2657

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

To,
Spring Goldshine Private Limited
CP-138 , 3rd Floor Viraj Khand, Gomtinagar,
Lucknow, U.P. India-226010

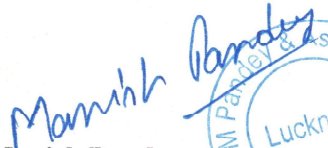
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Since the Company came into existence during the Financial Year 2023-24, it is liable to file its Income Tax Returns under the Income-tax Act, 1961 only from FY 2023-24 onwards. Accordingly, it was not required to file any return of income for the Financial Year 2021-22 and 2022-23.

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For M Pandey & Associates
Chartered Accountants


Manish Pandey
M No. 423856
Partner
Date: 12-07-2025
Place: Lucknow
UDIN: 25423856BMIFFE8337



INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT			Assessment Year 2023-24
[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)			
PAN	ADPFS9990R		
Name	SPRING GARDEN		
Address	B-46,VIBHUTI KHAND , GOMTI NAGAR , LUCKNOW , 31-Uttar Pradesh, 91-INDIA, 226010		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	365522741300923
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	1,76,45,280
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	1,76,45,280
	Net tax payable	5	61,65,967
	Interest and Fee Payable	6	99,386
	Total tax, interest and Fee payable	7	62,65,353
	Taxes Paid	8	62,67,561
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 2,210
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0
Income Tax Return submitted electronically on <u>30-Sep-2023 17:04:02</u> from IP address <u>49.36.212.204</u> and verified by <u>ASHUTOSH KHARE</u> having PAN <u>AIGPK4207P</u> on <u>30-Sep-2023</u> using paper ITR-Verification Form /Electronic Verification Code _____ generated through mode			
System Generated Barcode/QR Code	 ADPFS9990R05365522741300923b0ae5d3771436cf3808a221e480ea663c1d35238		
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>			

To,
Spring Innovative Private Limited
CP-138 , 3rd Floor Viraj Khand, Gomtinagar,
Lucknow, U.P. India-226010

Certificate Regarding Applicability of Income Tax Return Filing

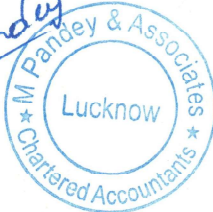
This is to certify that, based on the information, documents and representations provided by the management of Spring Innovative Private Limited (CIN:U68100UP2023PTC194036), having its registered office at CP-138, 3rd Floor, Viraj Khand, Gomti Nagar, Lucknow, Uttar Pradesh – 226010, the said Private Limited Company was incorporated on **13th December 2023** under the provisions of The Companies Act, 2013.


Since the Company came into existence during the Financial Year 2023-24, it is liable to file its Income Tax Returns under the Income-tax Act, 1961 only from FY 2023-24 onwards. Accordingly, it was not required to file any return of income for the Financial Year 2021-22 and 2022-23.

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For M Pandey & Associates
Chartered Accountants

Manish Pandey
Manish Pandey
M No. 423856
Partner
Date: 12-07-2025
Place: Lucknow
UDIN: 25423856BMIFFF3972



INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT			Assessment Year 2023-24
[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)			
PAN	ADPFS9990R		
Name	SPRING GARDEN		
Address	B-46,VIBHUTI KHAND , GOMTI NAGAR , LUCKNOW , 31-Uttar Pradesh, 91-INDIA, 226010		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	365522741300923
Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	1,76,45,280
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	1,76,45,280
	Net tax payable	5	61,65,967
	Interest and Fee Payable	6	99,386
	Total tax, interest and Fee payable	7	62,65,353
	Taxes Paid	8	62,67,561
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 2,210
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
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To,
Spring Innovative Private Limited
CP-138 , 3rd Floor Viraj Khand, Gomtinagar,
Lucknow, U.P. India-226010

Certificate Regarding Applicability of Income Tax Return Filing

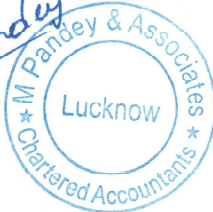
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For M Pandey & Associates
Chartered Accountants

Manish Pandey
Manish Pandey
M No. 423856
Partner
Date: 12-07-2025
Place: Lucknow
UDIN: 25423856BMIFFF3972



INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

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Assessment Year

2022-23

(Please see Rule 12 of the Income-tax Rules, 1962)

PAN	ADPFS9990R		
Name	SPRING GARDEN		
Address	B-46,VIBHUTI KHAND , GOMTI NAGAR , GOMTI NAGAR , LUCKNOW , LUCKNOW , 31-Uttar Pradesh , 91-India , 226010		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	534584021250922
	Current Year business loss, if any	1	0
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This return has been digitally signed by ASIUTOSH KHARE in the capacity of Partner having PAN AIGPK4207P from IP address 122.160.25.131 on 25-Sep-2022

DSC Sl. No. & Issuer 5234014 & 8060941666661029561CN=PantaSign CA 2014,OU=Certifying Authority,O=Pantagon Sign Securities Pvt. Ltd., C=IN

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Barcode/QR Code



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