

FORM-A  
[see rule 3(2)]  
**APPLICATION FOR REGISTRATION OF PROJECT**

To  
The Real Estate Regulatory Authority  
Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Tehsil Chaksu, District Jaipur, State Rajasthan.

1. The requisite particulars are as under :-

(i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/limited liability partnership/ competent authority: .....

(ii) (in case of individual)

(a)	Name	
(b)	Father's Name	
(c)	Occupation	
(d)	Permanent Address	
(e)	Photograph	
(f)	Contact Details (Phone No., Email, Fax No.	

Or

(In case of firm, society/ trust / company / limited liability partnership / competent authority etc.)

(a)	Name	<b>Udai Gajraj Real Estate LLP</b>
(b)	Address	302, Golden Sunrise Apartment, Lajpat Marg, C-Scheme, Ashok Nagar, Jaipur, Rajasthan-302001
	Site Address	772/136, 138, 137, 142, 143, 144, 774/145 & 166, Village Rampurawas Goner, Tehsil Chaksu, Jaipur, Rajasthan
(c)	Copy of Registration Certificate	LLP Registration No.: ABC-

Udai Gajraj Real Estate LLP

Designated Partner



	as firm / Society / trust / company / limited liability partnership / competent authority etc	8370 Dated 21.10.2022 (Copy Enclosed)
(d)	Main Object	To acquire land and construction of multi-storied building and to license, sell, lease, rent the flats or commercial space there in on suitable terms and conditions
(e)	Name, photograph and address of chairman / partner/ director and authorized person etc.	

NAME	ADDRESS	PAN No.	AADHAR No.
Sandeep Sharma	74B, Gaurav Nagar, Civil Lines, Jaipur, Rajasthan-302003	BKXPS5727G	XXXXXXXXX2966
Dharmendra Mehta	House No. 63, Kalyan Colony, Opposite Gourav Tower, Malviya Nagar, Jaipur, Rajasthan-302017	AHQPM7381P	XXXXXXXXX1897

E-mail ID of Company/Firm:- expertsrealty@gmail.com

- (iii) PAN Number of the promoter: **AAHFU5343H**
- (iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of subsection (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Name and Address of the Bank	Account No.	Account Type
Malviya Urban Co-Op Bank Limited, Vasundhara, Tonk Road Jaipur	40800070301000438	Retention Account

FOR UDAI GAJRAJ REAL ESTATE LLP

DESIGNATED PARTNER



(v) Detail of Project land: **Situated at 772/136, 138, 137, 142, 143, 144, 774/145 & 166, Village Rampurawas Goner, Tehsil Chaksu, Jaipur, Rajasthan, total area 31400.00 sq. mtr.**

(vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending related to project land, details of type of land and payments pending etc.

**NOT Applicable**

(vii) Agency to take up external development works \_\_\_\_\_  
Local Authority / Self Development: **Self Development**

(viii) Registration fee by way of a demand draft/bankers cheque dated \_\_\_\_\_ drawn on \_\_\_\_\_ bearing number \_\_\_\_\_ for an amount of Rs. 3,14,000...../- calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be ..... (given details of online payment such as transaction number, date etc.):  
Payment ID/PRN no. is 68637020240829153017, Transaction No. RERA-TRANS-5205 Payment Date and Time is 29.08.2024, 15:30:17

(ix) Any other information the applicant may like to furnish.

**Work is started on 15.08.2024 and will complete by 31.12.2024**

2. I/We enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter: **YES**

(ii) Audited balance sheet of the promoter for the preceding financial year: Audit of the firm is not required, so un-audited Balance Sheet is Available.

(iii) Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed

FOR UDAI GAJRAJ REAL ESTATE LLP

DESIGNATED PARTNER



along with legally valid documents for chain of title with authentication of such title: **YES**

- (iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **N/A**
- (v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **N/A**
- (vi) An authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: **N/A**
- (vii) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: **Yes Attached**
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Yes**

Udai Garaj Real Estate LLP

  
Designated Partner

- (ix) The location details of the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Yes Attached.**
- (xi) The number, type and the carpet area of apartments for sale in project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: **Sheet Attached**
- (xii) The number and areas of garage for sale in the project: **N/A**
- (xiii) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **N/A**
- (xiv) The names and address of his real estate agents if any, for the proposed project: **N/A**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

**Architect:**

**Name :** Anuj Sharma

**Address :** G-1, Cadmax Prism Tower, Lal Kothi Scheme, Jaipur

**Structure Engineer:** **N/A**

- (xvi) A declaration in Form-B. : **Attached**

(Note: If any of the above items is not application write "N.A." against the appropriate items)

Udai Gajraj Real Estate LLP

Designated Partner

3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely:-

(i)

(ii)

(iii)

.....

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my / our knowledge and belief.

Date: 20/8/2024

Place: Jaipur.

Yours faithfully  
Signature and Seal of the  
Udai Gajraj Real Estate LLP

Designated Partner  
Applicant(s)



भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50



FIFTY  
RUPEES  
Rs. 50

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

27 JUN 2024

6

नॉन जूडिशियल

BV 952495



### DECLARATION

Affidavit cum Declaration of **M/s Udai Gajraj Real Estate LLP**, promoter of  
the proposed project namely **"Swarn Bhoomi Udai Gajraj"**

**M/s Udai Gajraj Real Estate LLP** through its Partner Mr. **Sandeep Sharma**  
S/o Shri Tota Ram Sharma R/o 74-B, Phool Kunj, Gaurav Nagar, Civil  
Lines, Jaipur, Rajasthan promoter of the proposed project do hereby  
solemnly declare, undertake and state as under:-

1. That our project named **"Swarn Bhoomi Udai Gajraj"** situated at  
Khasra No. 772/136, 138, 137, 142, 143, 144, 774/145 & 166,  
Village Rampurawas Goner, Tehsil Chaksu, Jaipur, Rajasthan is new  
project.

Udai Gajraj Real Estate LLP

Designated Partner

ATTESTED

20 AUG 2024

NOTARY PUBLIC JAIPUR  
(RAJ) INDIA



1 AUG 2024

क्र.सं. 2405 दिनांक 50  
रकम

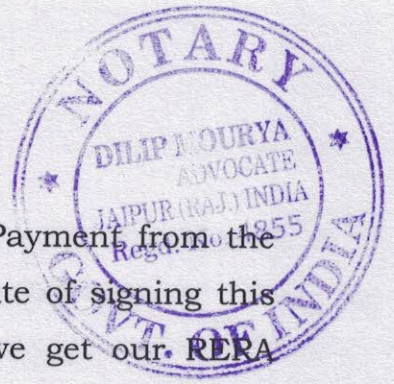
नाम 36 न गणराज की प 222 LLP  
पिता का नाम

पता बाबत

आशा टिक्कीवाल  
ला.नं. 36/96 स्टाम्प विक्रेता  
राजस्थान उच्च न्यायालय  
जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु	(धारा 3-क)-10% रुपये
2. नाय और उसकी नस्ल के संग्रहण और संवर्धन हेतु	(धारा 3-ख)-10% रुपये
कुल योग	
हस्ताक्षर स्टाम्प वेण्डर	





2. That we have not accepted any advance/booking Payment from the allottees towards the booking of the plot till the date of signing this declaration and even will not take till the time we get our RERA registration number.
3. That we have not done any marketing or any other promotions for the project **"Swarn Bhoomi Uday Gajraj"** till date of signing this declaration and even will not do till the time we get our RERA registration
4. That if any contradiction arises in the future the deponent will be responsible for the same.

FOR UDAI GAJRAJ REAL ESTATE LLP

DESIGNATED PARTNER

Deponent

#### Verification

I, **Sandeep Sharma** Son of Shri Tota Ram Sharma aged 42 years R/o 74-B, Phool Kunj, Gaurav Nagar, Civil Lines, Jaipur, Rajasthan Partner of **M/s Udai Gajraj Real Estate LLP** registered address of the Firm 302, Golden Sunrise Apartment, Lajpat Marg, C-Scheme, Ashok Nagar, Jaipur, Rajasthan-302001 do hereby verify that the contents in para no. 1 to 4 of my above affidavit are true and correct and nothing material has been concealed by me there from

FOR UDAI GAJRAJ REAL ESTATE LLP

DESIGNATED PARTNER

Deponent

ATTESTED  
20 AUG 2024  
NOTARY PUBLIC JAIPUR  
(RAJ.) INDIA



# UDAI GAJRAJ REAL ESTATE LLP

302, Golden Sunrise Apartment, Lajpat Marg, C-Scheme,  
Ashok Nagar, Jaipur

Email ID: [expertrealty@gmail.com](mailto:expertrealty@gmail.com)

## TO WHOMSOEVER IT MAY CONCERN

This is to certify that followings are the partners in the Limited Liability Partnership Firm M/s **Udai Gajraj Real Estate LLP**:-

1. Sandeep Sharma
2. Dharmendra Mehta

This is to further certify that said **Mr. Sandeep Sharma**, Partner be and is hereby authorized to sign affidavit cum declaration, Form-A or any other documents as required for registration of project "**Swarn Bhoomi Udai Gajraj**" situated Khasra No. 772/136, 138, 137, 142, 143, 144, 774/145 & 166, Village Rampurawas Goner, Tehsil Chaksu, Jaipur, Rajasthan with Rajasthan Real Estate Regulatory Authority.

Place Jaipur

Date 20/8/2024

Udai Gajraj Real Estate LLP

Signature of the Applicant

For Udai Gajraj Real Estate LLP

(Sandeep Sharma)  
Partner

(Dharmendra Mehta)  
Partner



# UDAI GAJRAJ REAL ESTATE LLP

302, Golden Sunrise Apartment, Lajpat Marg, C-Scheme,  
Ashok Nagar, Jaipur  
Email ID: [expertrealty@gmail.com](mailto:expertrealty@gmail.com),

## DECLARATION OF NO CRIMINAL RECORD

In reference to the project "**Swarn Bhoomi UdaJ Gajraj**" situated at Khasra No. 772/136, 138, 137, 142, 143, 144, 774/145 & 166, Village Rampurawas Goner, Tehsil Chaksu, Jaipur, Rajasthan

**Sandeep Sharma** Son of Shri Tota Ram Sharma, R/o 74-B, Phool Kunj, Gaurav Nagar, Civil Lines, Jaipur, Rajasthan & **Dharmendra Mehta** S/o Shri Amar Chand Mehta R/o House No. 63, Kalyan Colony, Opposite Gourav Tower, Malviya Nagar, Jaipur, Rajasthan-302017, Partners of **M/s UdaJ Gajraj Real Estate LLP** registered address of the Firm 302, Golden Sunrise Apartment, Lajpat Marg, C-Scheme, Ashok Nagar, Jaipur, Rajasthan-302001, do hereby solemnly declare that no criminal or police cases are pending against us. There is no litigation pending against the land and project in any court and there is no any registration in other state other than Rajasthan.

Place Jaipur  
Date 20/08/2024

UdaJ Gajraj Real Estate LLP

Signature of the Applicant  
For UdaJ Gajraj Real Estate LLP

Designated Partner  
(Sandeep Sharma)  
Partner

Designated Partner  
(Dharmendra Mehta)  
Partner



# UDAI GAJRAJ REAL ESTATE LLP

302, Golden Sunrise Apartment, Lajpat Marg, C-Scheme,  
Ashok Nagar, Jaipur

Email ID: [expertrealty@gmail.com](mailto:expertrealty@gmail.com),

## DECLARATION CUM UNDERTAKING

In reference to the project "**Swarn Bhoomi Uday Gajraj**" situated at Khasra No. 772/136, 138, 137, 142, 143, 144, 774/145 & 166, Village Rampurawas Goner, Tehsil Chaksu, Jaipur, Rajasthan

I **Sandeep Sharma** Son of Shri Tota Ram Sharma aged 42 years R/o 74-B, Phool Kunj, Gaurav Nagar, Civil Lines, Jaipur, Rajasthan Partner of **M/s Udai Gajraj Real Estate LLP** registered address of the Firm 302, Golden Sunrise Apartment, Lajpat Marg, C-Scheme, Ashok Nagar, Jaipur, Rajasthan-302001, hereby declare that we have not yet appointed any Real Estate Agent, Contractor, Structural Engineer, HVAC consultants, Plumbing Consultants or any other consultants except Architect, Chartered Accountant and Engineer as on date. If we appoint any consultant before the completion of the project, we will inform RERA authority accordingly.

We hereby declare that whatever has been stated above is true to the best of our knowledge, correct and nothing material has been concealed there from.

Place Jaipur  
Date 05/09/24

Signature of the Applicant

**For Udai Gajraj Real Estate LLP**

FOR UDAI GAJRAJ REAL ESTATE LLP

(Sandeep Sharma)

DESIGNATED PARTNER



# UDAI GAJRAJ REAL ESTATE LLP

302, Golden Sunrise Apartment, Lajpat Marg, C-Scheme,  
Ashok Nagar, Jaipur

Email ID: [expertrealty@gmail.com](mailto:expertrealty@gmail.com),

## Declaration

It is hereby declared that I Sandeep Sharma, partner of the M/s Udai Gajraj Real Estate LLP, promoter of the proposed project "**Swarn Bhoomi Uday Gajraj**" situated at Khasra No. 772/136, 138, 137, 142, 143, 144, 774/145 & 166, Village Rampurawas Goner, Tehsil Chaksu, Jaipur, Rajasthan.

NOC require/not require from the concern Authority is as follows:-

1. Airport NOC : Not Applicable
2. NOC for Fire : Not Applicable
3. Permission of water supply: Not available, currently, source of Water supply would be Bore-well/Tube-well. However, in future will apply for the same to concerned authority and will be submitted to RERA Authority before completion of project or by way of Project Profile Modification.
4. Environmental NOC : Not Applicable

**For and behalf of M/s Udai Gajraj Real Estate LLP**

FOR UDAI GAJRAJ REAL ESTATE LLP

DESIGNATED PARTNER

**(Sandeep Sharma)**

**Partner**



# UDAI GAJRAJ REAL ESTATE LLP

302, Golden Sunrise Apartment, Lajpat Marg, C-Scheme,  
Ashok Nagar, Jaipur

Email ID: [expertrealty@gmail.com](mailto:expertrealty@gmail.com)

## ENCUMBRANCE DETAILS

This is to certify that there is no encumbrance on M/s **Udai Gajraj Real Estate LLP** having its registered office situated at 302, Golden Sunrise Apartment, Lajpat Marg, C-Scheme, Ashok Nagar, Jaipur, Rajasthan-302001 for the project undertaken and named as "**Swarn Bhoomi Udai Gajraj**" situated at Khasra No. 772/136, 138, 137, 142, 143, 144, 774/145 & 166, Village Rampurawas Goner, Tehsil Chaksu, Jaipur, Rajasthan having a total land area of 31400 Sq. mtr. From any Bank, Non Banking Financial Company or any other Financial Institution.

**For M/s Udai Gajraj Real Estate LLP**

Udai Gajraj Real Estate LLP

Designated Partner

**(Sandeep Sharma)**

Partner







# UDAI GAJRAJ REAL ESTATE LLP

302, GOLDEN SUNRISE APARTMENT, LAJPAT MARG, S-C-SCHEME,  
ASHOK NAGAR, JAIPUR

EMAIL ID : expertsrealty@gmail.com

List of Partners of M/s Udai Gajraj Real Estate LLP:-

S. No.	Name of the Partner	Address of the Partner	PAN of the Partner	Aadhar of the Partner	Photo of Partner	Signature of Partner
1.	Sandeep Sharma	74B, Gaurav Nagar, Civil Lines, Jaipur, Rajasthan-302003	BKXPS5727G	XXXXXXXX2966		
2.	Dharmendra Mehta	House No. 63, Kalyan Colony, Opposite Gourav Tower, Malviya Nagar, Jaipur, Rajasthan-302017	AHQPM7381P	XXXXXXXX1897		

For & Behalf of M/s Udai Gajraj Real Estate LLP

Udai Gajraj Real Estate LLP

(Sandeep Sharma)

Designated Partner

Partner



**INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT**

[Where the data of the Return of Income in Form ITR-1(SAHA)), 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)

Assessment  
Year  
2023-24

PAN	AAHFU5343H		
Name	UDAI GAJRAJ REAL ESTATE LLP		
Address	302, GOLDEN SUNRISE APPARTMENT , LAJPAT MARG, C-SCHEME , JAIPUR , 27-Rajasthan, 91-INDIA, 302001		
Status	Firm	Form Number	ITR-5
Filed u/s	139(5)-Revised	e-Filing Acknowledgement Number	520567551211123

Taxable Income and Tax Details	Current Year business loss, if any	1	3,393
	Total Income	2	0
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	0
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	0
	(+) Tax Payable /(-) Refundable (7-8)	9	(+) 0
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 21-Nov-2023 12:45:57 from IP address 223.235.201.100  
and verified by SHARMA SANDEEP having PAN BKXPS5727G on 21-Nov-2023  
using paper ITR-Verification Form /Electronic Verification Code \_\_\_\_\_ generated through mode \_\_\_\_\_

System Generated

Barcode/QR Code



AAHFU5343H05520567551211230b7944ebe8741bab21c54a2b1f081635d5ec0b83

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

Udai Gajraj Real Estate LLP  
Designated Partner



Name of Assessee UDAI GAJRAJ REAL ESTATE LLP  
Address 302,GOLDEN SUNRISE APPARTMENT,LAJPAT MARG,  
C-SCHEME,JAIPUR,RAJASTHAN,302001  
Status Firm  
Residential Status Resident  
Assessment Year 2023-2024  
Ward  
Year Ended 31.3.2023  
PAN AAHFU5343H  
Partnership Deed 15/11/2022  
Nature of Business REAL ESTATE AND RENTING SERVICES-Other real estate/renting services  
n.e.c(07005),Trade Name:Udai Gajraj Real Estate LLP  
Original Return 31/07/2023 Acknowledgement No: 131853760310723  
Bank Name Malviya Urban Co-Op Bank Ltd ,Sahkar Marg, Baise Godam, jaipur ,A/C  
NO:40800070301000394 ,Type: Current ,IFSC: HDFC0CMUCBL  
Tele: (141) Mob:9829062787  
Tele(Office): Mob:9829062787

### Computation of Total Income (revised)

Income from Business or Profession (Chapter IV D)(Maximum Salary Rs.1,50,000) -3,393

Profit as per Profit and Loss a/c -3,393  
Total -3,393

### Gross Total Income

Gross Total Income as -ve figure is not allowed in return form. 0

### Total Income

Round off u/s 288 A 0

Deduction u/s 10AA,35AD, 80H to 80RRB (except sec.80P) not claimed hence AMT not applicable.

Udai Gajraj Real Estate LLP

Designated Partner

Tax Due @ 30% 0  
Tax Payable 0

Assessee come in existence 15/11/2022 hence no interest calculated for installment before this date  
Due Date for filing of Return July 31, 2023

### Statement of Current Year Loss Adjustment

Head/Source of Income	Current Year Income	House Property Loss of the Current Year Set off	Business Loss of the Current Year Set off	Other Sources Loss of the Current Year Set off	Current Year Income Remaining after Set off
Loss to be adjusted			3393		
House Property	NIL		NIL	NIL	NIL
Business	NIL	NIL		NIL	NIL
Speculation Business	NIL	NIL	NIL	NIL	NIL
Short term Capital Gain	NIL	NIL	NIL	NIL	NIL
Long term Capital Gain	NIL	NIL	NIL	NIL	NIL
Other Sources	NIL	NIL	NIL		NIL
Total Loss Set off		NIL	NIL	NIL	
Loss Remaining after set off		NIL	3393	NIL	

### Statement of Business losses Brought/Carried Forward

Assessment Year	Brought Forward	Set off	Carried Forward
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Current Year Loss

Total

			3393
0	0		3393

**Bank Account Detail**

S. No.	Bank	Address	Account No	MICR NO	IFSC Code	Type
1	Malviya Urban Co-Op Bank Ltd	Sahkar Marg, Baise Godam, jaipur	40800070301000394		HDFC0CMUCBL	Current(Primary)

**Details of Taxpayer Information Summary (TIS)**

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Purchase of immovable property	6800000		
2	Sale of land or building	40800000		

Udai Gajraj Real Estate LLP

Designated Partner

Signature

(SHARMA SANDEEP)

For UDAI GAJRAJ REAL ESTATE LLP

Date-07.08.2024

CompuTax : U-5-AS [UDAI GAJRAJ REAL ESTATE LLP]

Udai Gajraj Real Estate LLP

Designated Partner



**UDAI GAJRAJ REAL ESTATE LLP**

302, Golden Sunrise Apartment, Lajpat Marg, C-Scheme, Ashok Nagar ,Jaipur, Rajasthan, India-302001

(LLPIN: ABC-8370)

**BALANCE SHEET AS ON 31ST MARCH 2023**

ANNEXURE		March 31, 2023
<b>1 Partner's fund</b>		
a Partner's Fixed Capital	A	1,00,000.00
b Partner's Current Capital	B	1,33,07,607.00
<b>Total Partner's Capital (a+b)</b>		<b>1,34,07,607.00</b>
<b>2 Loan Funds</b>		
a Secured loans From Bank		-
b Unsecured loans		
Long Term From Other	C	5,00,000.00
<b>Total Loan Funds (a+b)</b>		<b>5,00,000.00</b>
<b>3 Deferred tax liability</b>		
<b>4 Sources of funds (1+2+3)</b>		<b>1,39,07,607.00</b>
<b>1 Fixed assets</b>		
a Gross: Block		-
b Depreciation		-
c Capital work-in-progress		-
e <b>Total (a+c)-b</b>		-
<b>2 Investments</b>		-
<b>3 Deferred tax Assets</b>		-
<b>4 Current assets, loans and advances</b>		
i Current assets		-
Inventories		
Finished Goods/Traded Goods		5,92,00,000.00
		<b>5,92,00,000.00</b>
ii Sundry Debtors		-
iii Cash and Bank Balance		
a Cash In Hand		-
b Balance with banks	D	5,203.00
c <b>Total (a+b)</b>		<b>5,203.00</b>
iv Other Current Assets		-
<b>Total Current assets (i+ii+iii+iv)</b>		<b>5,92,05,203.00</b>
b Loans and advances		
Loan and Advances	E	5,000.00
Balance with Tax Authorities, etc.		-
<b>Total</b>		<b>5,000.00</b>
<b>Total of current assets, loans &amp; advances (a+b)</b>		<b>5,92,10,203.00</b>
c Current liabilities and provisions		
Current liabilities	F	4,53,12,980.00
Sundry Creditors		
<b>Total</b>		<b>4,53,12,980.00</b>
d <b>Net current assets (a+b-c)</b>		<b>1,38,97,223.00</b>
<b>5 Miscellaneous expenditure not written off or adjusted</b>		10,384.00
<b>6 Total, application of funds (1+2+3+4+5)</b>		<b>1,39,07,607.00</b>

**AUDITOR'S REPORT: Please refer to our annexed Audit report of even date.**

For UDAI GAJRAJ REAL ESTATE LLP

(Sandeep Sharma)  
DPIN: 01955437

(Dharmendra Mehta)  
DPIN: 00862714

PLACE: JAIPUR  
DATE: 30/09/2023

Udai Gajraj Real Estate LLP  
Designated Partner



**UDAI GAJRAJ REAL ESTATE LLP**

(LLPIN: ABC-8370)

302, Golden Sunrise Apartment, Lajpat Marg, C-Scheme, Ashok Nagar ,Jaipur, Rajasthan, India-302001

**PROFIT & LOSS ACCOUNT FOR THE YEAR ENDING 31ST MARCH 2023**

ANNEXURE

March 31, 2023

1 Sales/Gross receipts of business or profession (Net of returns and refunds and duty or tax, if any)	-
2 Duties,taxes & cess, received or receivable, in respect of goods & services sold or supplied	-
3 Other Income	-
4 Closing Stock	5,92,00,000.00
5 Totals of credits to profit & loss account (1+2+3+4)	5,92,00,000.00
6 Opening Stock	-
7 Purchase (net of refunds & duty or tax, If any)	5,44,00,000.00
8 Direct Expenses	48,00,000.00
9 Compensation to employees (Salary )	-
10 Convince Exp.	-
11 Audit Fees	-
12 Bank Charges	797.00
13 ROC Filing charges	-
14 Other expenses	2,596.00
15 Profit before interest,depreciation and taxes [5-(6+7+8+9to14)]	(3,393.00)
16 Interest	-
17 Depreciation	-
18 Profit before Before Partner's Remuneration & Interest	(3,393.00)
19 Partner's Interest	-
20 Partner's Remuneration	-
21 Profit after Partner's Remuneration & Interest	(3,393.00)
22 Provision for current tax	-
23 Provision for Deferred Tax	-
24 Profit after tax (21 - 22 - 23)	(3,393.00)
25 Balance brought forward from previous year	-
26 Amount available for appropriation (24+25)	(3,393.00)
27 Transferred to reserves and surplus	-
28 Balance carried to balance sheet in partner's account (26-27)	(3,393.00)

AUDITOR'S REPORT: Pleases refer to our annexed Audit report of even date.

For UDAI GAJRAJ REAL ESTATE LLP

(Sandeep Sharma)  
DPIN: 01955437

(Dharmendra Mehta)  
DPIN: 00862714

PLACE: JAIPUR  
DATE: 30/09/2023

Udai Gajraj Real Estate LLP  
Designated Partner



**UDAI GAJRAJ REAL ESTATE LLP**  
(LLPIN: ABC-8370)

**ANNEXURE 'A'**

**PARTNERS FIXED CAPITAL ACCOUNT FOR THE YEAR ENDING 31ST MARCH, 2023**

PARTICULARS	AMOUNT	PARTICULARS	AMOUNT
		<b>Sandeep Sharma</b>	
To Withdrawals	-	By Balance B/f	-
To Balance C/f	67,000.00	By Addition	67,000.00
	<u>67,000.00</u>		<u>67,000.00</u>
		<b>Dharmendra Mehta</b>	
To Withdrawals	-	By Balance B/f	-
To Balance C/f	33,000.00	By Addition	33,000.00
	<u>33,000.00</u>		<u>33,000.00</u>

**ANNEXURE 'B'**

**PARTNERS CURRENT CAPITAL ACCOUNT FOR THE YEAR ENDING 31ST MARCH, 2023**

PARTICULARS	AMOUNT	PARTICULARS	AMOUNT
		<b>Sandeep Sharma</b>	
To Withdrawals	2,00,000.00	By Balance B/f	-
To Balance C/f	88,41,455.25	By Addition	90,44,000.00
	<u>90,41,455.25</u>	By Profit/ (Loss)	(2,544.75)
			<u>90,41,455.25</u>
		<b>Dharmendra Mehta</b>	
To Withdrawals	-	By Balance B/f	-
To Balance C/f	44,66,151.75	By Addition	44,67,000.00
	<u>44,66,151.75</u>	By Profit/ (Loss)	(848.25)
			<u>44,66,151.75</u>

**LIST OF UNSECURED LOAN**

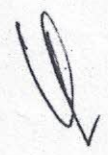
PARTICULARS	AMOUNT
FS Realty Ventures LLP	5,00,000.00
	<u>5,00,000.00</u>

**LIST OF BANK BALANCE**

PARTICULARS	AMOUNT
Malviya Urban Co-Operative Limited	5,203.00
	<u>5,203.00</u>

**LIST OF LOANS AND ADVANCES**

PARTICULARS	AMOUNT
Ashhwath And Nine Jewel Hôtels LLP	5,000.00
	<u>5,000.00</u>

Udai Gajraj Real Estate LLP

Designated Partner



UDAI GAJRAJ REAL ESTATE LLP  
(LLPIN: ABC-8370)

LIST OF SUNDRY CREDITORS

PARTICULARS  
OTHER LIABILITIES

ANNEXURE 'F'  
AMOUNT

ADVS & Associates  
Creditors for Land

12,980.00  
4,53,00,000.00  
4,53,12,980.00



Udai Gajraj Real Estate LLP  
  
Designated Partner