

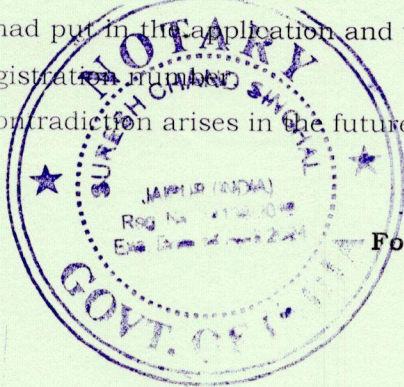


DECLARATION

Affidavit cum Declaration of Nirmal Kumar Kedia duly authorized by the promoter of the proposed project vide authorization dated 01-10-2022 (Authorization Letter Date).

I, Nirmal Kumar Kedia S/o Shiv Kumar Kedia aged 43 years R/o Kedia House, Near Nadi Ka Phatak, Murlipura, Jaipur-302039 duly authorized by the promoter of the proposed project "Keshvam Homeland" do hereby solemnly declare, undertake and state as under:

1. That our project **Keshvam Homeland** situated at **Khasra No. 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555 Total kita- 09, Rakba-1.69 Hact. [Village Mahapura, Tehsil-Sanganer]** & **Khasra No. 723/334, 724/335, 725/335, 526/335, 336, 338, 527/335, 675/334, 674/334, 574/347, 580/348, 663/360, 664/360, 756/662, 754/656, 659/359, 361, 752/665, 667/368, 772/666, 738/589, 592/386, 764/590, 750/633, 635/385, 770/634, 748/632, 746/629, 631/384, 744/628, 768/630, 766/625, 627/383, 742/624, 626/383, 569/382, 762/568, 669/380, 618/380, 571/382, 567/382, 736/570, 572/382, 734/566, 621/381, 623/381, 740/620, 622/381, 551/415, 732/543, 549/415, 547/415, 697/418, 672/418, 638/418, 546/415, 760/545, 758/544, 548/415, 673/418, 639/418, 550/415, 596/416, 597/416, 595/416, 730/601 Total Kita-66, Rakba- 8.31 Hact. [Village Chatarpura Urf Lalya Ka Bas, Tehsil-Sanganer], Jaipur, Rajasthan 302026** is a new project.
2. That we have not taken any bookings or advance payment in respect of this project or any plot till the date we had put in the application and will not take any booking or advance payment till we get our RERA registration number.
3. That if any contradiction arises in the future the deponent will be solely responsible for it.



For- M/s Kedia Landmark Limited Liability Partnership

Deponent
For KEDIA LANDMARK LLP

Designated Partner

Nirmal Kumar Kedia
(Authorized Signatory)

ATTESTED

VERIFICATION

NOTARY PUBLIC

I, Nirmal Kumar Kedia S/o Shiv Kumar Kedia aged 43 years R/o Kedia House, Near Nadi Ka Phatak, Murlipura, Jaipur-302039 do hereby verify that the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

(GOVT. OF INDIA)
JAIPUR (INDIA)

03 NOV 2022

Designated Partner
Deponent



AFFIDAVIT

Date: 01-11-2022

I, **Nirmal Kumar Kedia** S/o **Shiv Kumar Kedia** aged **43 years** R/o **Kedia House, Near Nadi Ka Phatak, Murlipura, Jaipur-302039** duly authorized by the promoter of the proposed project "**Keshvam Homeland**" do hereby solemnly declare, undertake and state as under:

1. That our project **Keshvam Homeland** situated at **Khasra No. 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555 Total kita- 09, Rakba-1.69 Hact. [Village Mahapura, Tehsil-Sanganer]** & **Khasra No. 723/334, 724/335, 725/335, 526/335, 336, 338, 527/335, 675/334, 674/334, 574/347, 580/348, 663/360, 664/360, 756/662, 754/656, 659/359, 361, 752/665, 667/368, 772/666, 738/589, 592/386, 764/590, 750/633, 635/385, 770/634, 748/632, 746/629, 631/384, 744/628, 768/630, 766/625, 627/383, 742/624, 626/383, 569/382, 762/568, 669/380, 618/380, 571/382, 567/382, 736/570, 572/382, 734/566, 621/381, 623/381, 740/620, 622/381, 551/415, 732/543, 549/415, 547/415, 697/418, 672/418, 638/418, 546/415, 760/545, 758/544, 548/415, 673/418, 639/418, 550/415, 596/416, 597/416, 595/416, 730/601 Total Kita-66, Rakba- 8.31 Hact. [Village Chatarpura Urf Lalya Ka Bas, Tehsil-Sanganer], Jaipur, Rajasthan 302026 is a new project.**
2. Our RERA designated bank account for the project "**Keshvam Homeland**" as per section 4(2)(1)(D) of the RERA Act, 2016.

Name	M/s. Kedia Landmark LLP RERA Retention Account
Bank	ICICI Bank Limited
Branch	Jaipur- Vaishali Nagar
IFSC Code	ICIC0000235
Bank Account Number	023505010812

3. Further I declare that any amount withdraw from the designated bank account shall be used for our project "**Keshvam Homeland**".
4. Further I declare that bank account shall not be used for any other real estate project or any other purpose whatever.

NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

For M/s Kedia Landmark Limited Liability Partnership

03 NOV 2022

Designated Partner
Nirmal Kumar Kedia
(Authorized Signatory)



Kedia Landmark L.L.P .

Toll Free: 1800-120-2323

Rajasthan's No. 1 Trusted Real Estate Brand

Head Office

Shop No. 8-11, Ganesh Nagar 6-A, Nadi Ka Phatak, Benar Road, Murlipura, Jaipur-39 | Tel. & Fax: 7877072737
Email: info@kediahomes.com | Web: www.kediahomes.com

TO WHOMSOEVER IT MAY CONCERN

Date: 01-11-2022

M/s Kedia Landmark Limited Liability Partnership through its authorized signatory Mr. Nirmal Kumar Kedia regarding our project **Keshvam Homeland** situated at Khasra No. 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555 Total kita- 09, Rakba-1.69 Hact. [Village Mahapura, Tehsil-Sanganer] & Khasra No. 723/334, 724/335, 725/335, 526/335, 336, 338, 527/335, 675/334, 674/334, 574/347, 580/348, 663/360, 664/360, 756/662, 754/656, 659/359, 361, 752/665, 667/368, 772/666, 738/589, 592/386, 764/590, 750/633, 635/385, 770/634, 748/632, 746/629, 631/384, 744/628, 768/630, 766/625, 627/383, 742/624, 626/383, 569/382, 762/568, 669/380, 618/380, 571/382, 567/382, 736/570, 572/382, 734/566, 621/381, 623/381, 740/620, 622/381, 551/415, 732/543, 549/415, 547/415, 697/418, 672/418, 638/418, 546/415, 760/545, 758/544, 548/415, 673/418, 639/418, 550/415, 596/416, 597/416, 595/416, 730/601 Total Kita-66, Rakba- 8.31 Hact. [Village Chatarpura Urf Lalya Ka Bas, Tehsil-Sanganer], Jaipur, Rajasthan 302026 declares that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Applicable**
3. NOC from Airport Authority of India: **Not Applicable**

Thanking You,
Yours Sincerely,

For- M/s Kedia Landmark Limited Liability Partnership

For KEDIA LANDMARK LLP

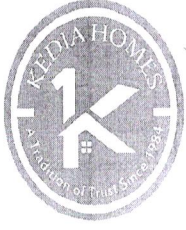
Designated Partner

Nirmal Kumar Kedia
(Authorized Signatory)

Corporate Office: 1, Gayatri Nagar-1st, Sanganer Flyover, Main Tonk Road, Jaipur-302029

Branch Office: F-110, Evershine Tower, Vaishali Nagar, Jaipur-302021

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TO WHOMSOEVER IT MAY CONCERN

Date: 01-11-2022

M/s Kedia Landmark Limited Liability Partnership through its authorized signatory **Mr. Nirmal Kumar Kedia** regarding our project **Keshvam Homeland** situated at Khasra No. 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555 Total kita- 09, Rakba-1.69 Hact. [Village Mahapura, Tehsil-Sanganer] & Khasra No. 723/334, 724/335, 725/335, 526/335, 336, 338, 527/335, 675/334, 674/334, 574/347, 580/348, 663/360, 664/360, 756/662, 754/656, 659/359, 361, 752/665, 667/368, 772/666, 738/589, 592/386, 764/590, 750/633, 635/385, 770/634, 748/632, 746/629, 631/384, 744/628, 768/630, 766/625, 627/383, 742/624, 626/383, 569/382, 762/568, 669/380, 618/380, 571/382, 567/382, 736/570, 572/382, 734/566, 621/381, 623/381, 740/620, 622/381, 551/415, 732/543, 549/415, 547/415, 697/418, 672/418, 638/418, 546/415, 760/545, 758/544, 548/415, 673/418, 639/418, 550/415, 596/416, 597/416, 595/416, 730/601 Total Kita-66, Rakba- 8.31 Hact. [Village Chatarpura Urf Lalya Ka Bas, Tehsil-Sanganer], Jaipur, Rajasthan 302026 declares that:

1. WATER SUPPLY PERMISSION: **Not Yet Available** (we undertake to submit such permission before we receive completion certificate of the said project or if received before we will be updating in the quarterly updates of our project.)

Thanking You,
Yours Sincerely,

For- M/s Kedia Landmark Limited Liability Partnership
For KEDIA LANDMARK LLP

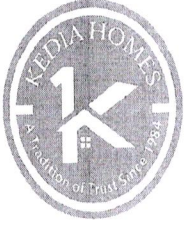
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DECLARATION

This is to certify that we have **not taken** any project loan or mortgage loan till date on our project "Keshvam Homeland" situated at Khasra No. 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555 Total kita- 09, Rakba-1.69 Hact. [Village Mahapura, Tehsil-Sanganer] & Khasra No. 723/334, 724/335, 725/335, 526/335, 336, 338, 527/335, 675/334, 674/334, 574/347, 580/348, 663/360, 664/360, 756/662, 754/656, 659/359, 361, 752/665, 667/368, 772/666, 738/589, 592/386, 764/590, 750/633, 635/385, 770/634, 748/632, 746/629, 631/384, 744/628, 768/630, 766/625, 627/383, 742/624, 626/383, 569/382, 762/568, 669/380, 618/380, 571/382, 567/382, 736/570, 572/382, 734/566, 621/381, 623/381, 740/620, 622/381, 551/415, 732/543, 549/415, 547/415, 697/418, 672/418, 638/418, 546/415, 760/545, 758/544, 548/415, 673/418, 639/418, 550/415, 596/416, 597/416, 595/416, 730/601 Total Kita-66, Rakba- 8.31 Hact. [Village Chatarpura Urf Lalya Ka Bas, Tehsil-Sanganer], Jaipur, Rajasthan 302026 from any bank or financial institution.

Place: Jaipur

Date: 01-11-2022

For- M/s Kedia Landmark Limited Liability Partnership
For KEDIA LANDMARK LLP

Designated Partner

Nirmal Kumar Kedia
(Authorized Signatory)

Corporate Office: 1, Gayatri Nagar-1st, Sanganer Flyover, Main Tonk Road, Jaipur-302029

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TO WHOMSOEVER IT MAY CONCERN

Date: 01-11-2022

M/s Kedia Landmark Limited Liability Partnership through its authorized signatory Mr. Nirmal Kumar Kedia regarding our project **Keshvam Homeland** situated at Khasra No. 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555 Total kita- 09, Rakba-1.69 Hact. [Village Mahapura, Tehsil-Sanganer] & Khasra No. 723/334, 724/335, 725/335, 526/335, 336, 338, 527/335, 675/334, 674/334, 574/347, 580/348, 663/360, 664/360, 756/662, 754/656, 659/359, 361, 752/665, 667/368, 772/666, 738/589, 592/386, 764/590, 750/633, 635/385, 770/634, 748/632, 746/629, 631/384, 744/628, 768/630, 766/625, 627/383, 742/624, 626/383, 569/382, 762/568, 669/380, 618/380, 571/382, 567/382, 736/570, 572/382, 734/566, 621/381, 623/381, 740/620, 622/381, 551/415, 732/543, 549/415, 547/415, 697/418, 672/418, 638/418, 546/415, 760/545, 758/544, 548/415, 673/418, 639/418, 550/415, 596/416, 597/416, 595/416, 730/601 Total Kita-66, Rakba- 8.31 Hact. [Village Chatarpura Urf Lalya Ka Bas, Tehsil-Sanganer], Jaipur, Rajasthan 302026 declares that:

1. Promoters i.e. **[M/s Kedia Landmark Limited Liability Partnership & its partners (i.e. Nirmal Kumar Kedia & Nitin Kedia), Mr. Mohan Lal Verma, & Mr. Indra Chaudhary (PoA Holder of 27 Khatedar) & 27 Khatedar (i.e., Ms. Anita, Mrs. Kamli Devi, Mr. Kanaram, Mr. Ganga Sahay, Mr. Ghasi Lal, Mr. Jagdish, Mr. Naveen, Mr. Nanuram, Mrs. Prabhati Devi, Mr. Badrinarayan, Mrs. Badam Devi, Mr. Babu Lal, Mr. Boduram, Mr. Bhura, Mr. Madan Lal, Ms. Mamta, Mr. Moti, Mr. Mohan, Mr. Rakesh, Mr. Ram Nath, Mr. Ramswaroop, Mr. Shyojiram, Mr. Shrawan Kumar, Mr. Sunil, Mr. Surajmal, Mr. Suvalal, Mrs. Sushila Devi]** don't have any police case or criminal record till now.
2. Proposed Project Land i.e. Khasra No. 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555 Total kita- 09, Rakba- 1.69 Hact. [Village Mahapura, Tehsil-Sanganer] & Khasra No. 723/334, 724/335, 725/335, 526/335, 336, 338, 527/335, 675/334, 674/334, 574/347, 580/348, 663/360, 664/360, 756/662, 754/656, 659/359, 361, 752/665, 667/368, 772/666, 738/589, 592/386, 764/590, 750/633, 635/385, 770/634, 748/632, 746/629, 631/384, 744/628, 768/630, 766/625, 627/383, 742/624, 626/383, 569/382, 762/568, 669/380, 618/380, 571/382, 567/382, 736/570, 572/382, 734/566, 621/381, 623/381, 740/620, 622/381, 551/415, 732/543, 549/415, 547/415, 697/418, 672/418, 638/418, 546/415, 760/545, 758/544, 548/415, 673/418, 639/418, 550/415, 596/416, 597/416, 595/416, 730/601 Total Kita-66, Rakba- 8.31 Hact. [Village Chatarpura Urf Lalya Ka Bas, Tehsil-Sanganer], Jaipur, Rajasthan 302026 has no litigations pending before any Court of law or Authority.

Thanking You,
Yours Sincerely,

For- M/s Kedia Landmark Limited Liability Partnership

For KEDIA LANDMARK LLP

Designated Partner

Nirmal Kumar Kedia
(Authorized Signatory)



Kedia Landmark L.L.P .

Toll Free: 1800-120-2323

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Email: info@kediahomes.com | Web: www.kediahomes.com

Declaration

TO WHOMSOEVER IT MAY CONCERN

Date: 01-11-2022

M/s Kedia Landmark Limited Liability Partnership through its authorized signatory **Mr. Nirmal Kumar Kedia** regarding our project **Keshvam Homeland** situated at Khasra No. 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555 Total kita- 09, Rakba-1.69 Hact. [Village Mahapura, Tehsil-Sanganer] & Khasra No. 723/334, 724/335, 725/335, 526/335, 336, 338, 527/335, 675/334, 674/334, 574/347, 580/348, 663/360, 664/360, 756/662, 754/656, 659/359, 361, 752/665, 667/368, 772/666, 738/589, 592/386, 764/590, 750/633, 635/385, 770/634, 748/632, 746/629, 631/384, 744/628, 768/630, 766/625, 627/383, 742/624, 626/383, 569/382, 762/568, 669/380, 618/380, 571/382, 567/382, 736/570, 572/382, 734/566, 621/381, 623/381, 740/620, 622/381, 551/415, 732/543, 549/415, 547/415, 697/418, 672/418, 638/418, 546/415, 760/545, 758/544, 548/415, 673/418, 639/418, 550/415, 596/416, 597/416, 595/416, 730/601 Total Kita-66, Rakba- 8.31 Hact. [Village Chatarpura Urf Lalya Ka Bas, Tehsil-Sanganer], Jaipur, Rajasthan 302026 declares that:

Since our project "**Keshvam Homeland**", is new project. We have not appointed any Structural Engineer, HVAC & Plumbing Consultant or Any other consultant till date. As soon as we will appoint the same, we will inform the RERA authority before completion of project or in quarterly updates.

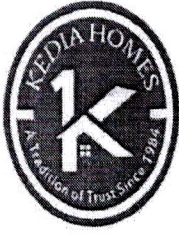
Thanking You,
Yours Sincerely,

For- M/s Kedia Landmark Limited Liability Partnership

For KEDIA LANDMARK LLP

Designated Partner

Nirmal Kumar Kedia
(Authorized Signatory)



Kedia Landmark L.L.P .

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Email: info@kediahomes.com | Web: www.kediahomes.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE BOARD MEETING OF DESIGNATED PARTNERS OF M/S KEDIA LANDMARK LIMITED LIABILITY PARTNERSHIP HELD ON 01.10.2022 AT THEIR REGISTERED OFFICE OF THE LLP AT SHOP NO. 10,11 First Floor, Ganesh Nagar, 6th A Benar Road, Near Nadi Ka Pathak, Jaipur, Rajasthan 302012.

RESOLVED THAT consent of the Board be and is hereby accorded to authorize **Mr. Nirmal Kumar Kedia** Designated Partner of the company to Signature on Allotment Letter, Possession Letter, Member List, Registry, Agreement to Sale, Sale Deed, Lease Deed, Any Banking Documents, all the regarding the RERA and Electricity Board and other Govt. Authorities in respect of Residential Scheme named "**Keshvam Homeland**" Khasra No. 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 723/334, 724/335, 725/335, 526/335, 336, 338, 527/335, 675/334, 674/334, 574/347, 580/348, 663/360, 664/360, 756/662, 754/656, 659/359, 361, 752/665, 667/368, 772/666, 738/589, 592/386, 764/590, 750/633, 635/385, 770/634, 748/632, 746/629, 631/384, 744/628, 768/630, 766/625, 627/383, 742/624, 626/383, 569/382, 762/568, 669/380, 618/380, 571/382, 567/382, 736/570, 572/382, 734/566, 621/381, 623/381, 740/620, 622/381, 551/415, 732/543, 549/415, 547/415, 697/418, 672/418, 638/418, 546/415, 760/545, 758/544, 548/415, 673/418, 639/418, 550/415, 596/416, 597/416, 595/416, 730/601 At Village Mahapura, Chatarpura Urf Lalya Ka Bas, Tehsil Sanganer, Jaipur, Rajasthan 302026 and to do such other acts and deeds as he may deem fit and proper this

Regard.

CERTIFIED TO BE TRUE

Designated Partner

For KEDIA LANDMARK LLP

Designated Partner

Nirmal Kumar Kedia

Designated Partner

For KEDIA LANDMARK LLP

Designated Partner

Nitin Kedia

To Whomsoever It May Concern

Date - 01-11-2022

On 01-10-2022 it was decided that M/s Kedia Landmark Limited Liability Partnership through partner Mr. Nirmal Kumar Kedia authorized signatory of the project Keshvam Homeland situated at Khasra No. 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555 Total kita- 09, Rakba-1.69 Hact. [Village Mahapura, Tehsil-Sanganer] & Khasra No. 723/334, 724/335, 725/335, 526/335, 336, 338, 527/335, 675/334, 674/334, 574/347, 580/348, 663/360, 664/360, 756/662, 754/656, 659/359, 361, 752/665, 667/368, 772/666, 738/589, 592/386, 764/590, 750/633, 635/385, 770/634, 748/632, 746/629, 631/384, 744/628, 768/630, 766/625, 627/383, 742/624, 626/383, 569/382, 762/568, 669/380, 618/380, 571/382, 567/382, 736/570, 572/382, 734/566, 621/381, 623/381, 740/620, 622/381, 551/415, 732/543, 549/415, 547/415, 697/418, 672/418, 638/418, 546/415, 760/545, 758/544, 548/415, 673/418, 639/418, 550/415, 596/416, 597/416, 595/416, 730/601 Total Kita-66, Rakba- 8.31 Hact. [Village Chatarpura Urf Lalya Ka Bas, Tehsil-Sanganer], Jaipur, Rajasthan 302026 be and is hereby authorized to sign and execute all the necessary documents required in Real Estate Regulation Act (RERA) on behalf of the Landowners [M/s Kedia Landmark Limited Liability Partnership, Mr. Mohan Lal Verma, & Mr. Indra Chaudhary (PoA Holder of 27 Khatedar)] of Project Keshvam Homeland

For KEDIA LANDMARK LLP

Designated Partner

M/s Kedia Landmark Limited Liability Partnership
(Landowner)



Mr. Mohan Lal Verma
(Landowner)



Mr. Indra Chaudhary -
(Landowner - Authorized Representative of 27 Khatedar via PoA dated 30-06-2022)

Accepted by:

For KEDIA LANDMARK LLP

Designated Partner

M/s Kedia Landmark Limited Liability Partnership
(Authorized Signatory)

Signed by the Land Owner of Project Keshvam Homeland & Accepted by Mr. Nirmal Kumar Kedia

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

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project "Keshvam Homeland" to be set up at Khasra No. 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555 Total kita- 09, Rakba-1.69 Hact. [Village Mahapura, Tehsil-Sanganer] & Khasra No. 723/334, 724/335, 725/335, 526/335, 336, 338, 527/335, 675/334, 674/334, 574/347, 580/348, 663/360, 664/360, 756/662, 754/656, 659/359, 361, 752/665, 667/368, 772/666, 738/589, 592/386, 764/590, 750/633, 635/385, 770/634, 748/632, 746/629, 631/384, 744/628, 768/630, 766/625, 627/383, 742/624, 626/383, 569/382, 762/568, 669/380, 618/380, 571/382, 567/382, 736/570, 572/382, 734/566, 621/381, 623/381, 740/620, 622/381, 551/415, 732/543, 549/415, 547/415, 697/418, 672/418, 638/418, 546/415, 760/545, 758/544, 548/415, 673/418, 639/418, 550/415, 596/416, 597/416, 595/416, 730/601 Total Kita-66, Rakba- 8.31 Hact. [Village Chatarpura Urf Lalya Ka Bas, Tehsil-Sanganer], Jaipur, Rajasthan 302026.

1. The requisite particulars are as under:-

(i) Status of the applicant:

- Limited Liability Partnership
- Individual
- Individual (PoA Holder of 27 Khatedar)

(ii)

a) Name:

- Kedia Landmark Limited Liability Partnership
- Mr. Mohan Lal Verma
- Mr. Indra Chaudhary (PoA Holder of 27 Khatedar)

b) Address:

- Shop No. 10,11 First Floor, Ganesh Nagar, 6th A Benar Road, Near Nadi Ka Pathak, Jaipur-302012
- Khedi Milk, Kheerwa, Jaipur-303328
- Lalya Ka Bas, Mahapura, Tehsil- Sanganer, Jaipur-302026





c) Copy of registration certificate:

- Certificate of Incorporation attached
- PAN & Aadhaar Attached
- PAN & Aadhaar Attached

d) Name, photograph and address of chairman/partner/director and authorised person etc.:

For KEDIA LANDMARK LLP

Designated Partner

S.NO.	NAME	DESIGNATION	ADDRESS	PHOTO
1.	Nirmal Kumar Kedia	Landowner (Partner - Kedia Landmark Limited Liability Partnership)	Kedia House, Near Nadi Ka Phatak, Murlipura, Jaipur-302039	
2.	Nitin Kedia	Landowner (Partner - Kedia Landmark Limited Liability Partnership)	32 Kedia House, Nangal Jaisa Bohra, Murlipura, Jaipur-302013	
3.	Mohan Lal Verma	Landowner	Khedi Milk, Kheerwa, Jaipur-303328	
4.	Indra Chaudhary	Landowner (PoA Holder of 27 Khatedar)	Lalya Ka Bas, Mahapura, Tehsil-Sanganer, Jaipur-302026	

For KEDIA LANDMARK LLP

Designated Partner

(iii) PAN Number of the promoter:

- Kedia Landmark Limited Liability Partnership -> AAQFK8395L
- Mr. Mohan Lal Verma -> AMPPV4298N
- Mr. Indra Chaudhary (PoA Holder of 27 Khatedar) -> BDTPC6683A

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

1. Bank Name: **ICICI Bank Limited**
2. Branch Name: **Jaipur - Vaishali Nagar**
3. IFSC Code: **ICIC0000235**
4. Bank A/C Number: **023505010812**
5. Name Of Bank Account Holder: **M/s. Kedia Landmark LLP RERA Retention Account**
6. Bank Address: **C-2, Saurav Towers, Vaishali Nagar, Jaipur 302021**

(v) Details of project land :

1. Address: **Khasra No. 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555 Total kita-09, Rakba-1.69 Hact. [Village Mahapura, Tehsil-Sanganer] & Khasra No. 723/334, 724/335, 725/335, 526/335, 336, 338, 527/335, 675/334, 674/334, 574/347, 580/348, 663/360, 664/360, 756/662, 754/656, 659/359, 361, 752/665, 667/368, 772/666, 738/589, 592/386, 764/590, 750/633, 635/385, 770/634, 748/632, 746/629, 631/384, 744/628, 768/630, 766/625, 627/383, 742/624, 626/383, 569/382, 762/568, 669/380, 618/380, 571/382, 567/382, 736/570, 572/382, 734/566, 621/381, 623/381, 740/620, 622/381, 551/415, 732/543, 549/415, 547/415, 697/418, 672/418, 638/418, 546/415, 760/545, 758/544, 548/415, 673/418, 639/418, 550/415, 596/416, 597/416, 595/416, 730/601 Total Kita-66, Rakba- 8.31 Hact. [Village Chatarpura Urf Lalya Ka Bas, Tehsil-Sanganer], Jaipur, Rajasthan 302026**
2. Total Area of Project (In sq. meters): **1,00,000.00**
3. Phase Area (In sq. meters): **1,00,000.00**
4. Total Saleable area (in sq. meters): **52545.12**
5. Fees to be paid to RAJ RERA In (INR): **₹ 10,00,000.00**
6. Number of Apartments / Plots: **471**
7. Sanctioned Number of Apartments / Plots: **414**
8. Proposed But Not Sanctioned Number Of Apartments / Plots: **57**

(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.: N/A

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

(viii) Registration fee Registration fee through online payment;

For KEDIA LANDMARK LLP

Designated Partner

Transaction No.:
Date & Time:
Amount: ₹ 10,00,000.00
PRN No. / UTR No.:

(ix) Any other information the applicant may like to furnish. : N/A

5. I/we enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter: **Attached**
- (ii) Audited balance sheet of the promoter for the preceding financial year: **Attached**
- (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 along with legally valid documents for chain of title with authentication of such title: **Attached**
- (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: **Declaration Attached**
- (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: **MoU executed between all Landowner Attached**
- (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: **Attached**
- (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: **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: **Declaration Attached**


For KEDIA LANDMARK LLP

Designated Partner

- (ix) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
 - (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
 - (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: **Attached**
 - (xii) The number and areas of garage for sale in the project: **Attached**
 - (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: **Attached**
 - (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **Attached**
 - (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Declaration Attached**
 - (xvi) A declaration in Form-B: **Attached**
6. 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 thereunder, namely:-
- (i) PAN Card of the Promoter
 - (ii) Certificate of Incorporation for Address
 - (iii) Other Documents as per Attached Checklist
7. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,
For- M/s Kedia Landmark Limited Liability Partnership

For KEDIA LANDMARK LLP


Designated Partner
Nirmal Kumar Kedia
(Authorized Signatory)

Date: 01-11-2022

Place: Jaipur



INDEPENDENT AUDITORS' REPORT

To,
The Partners of
Kedia Landmark Limited Liability Partnership

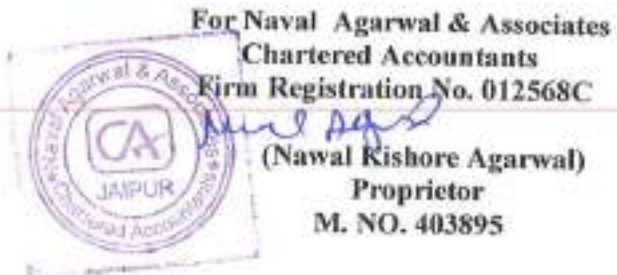
1. We have audited the attached Balance Sheet of **Kedia Landmark Limited Liability Partnership** for the year ended as at 31st March, 2022 also the Profit & Loss Account for the year ended on that date annexed thereto. These financial statements are the responsibility of the management. Our responsibility is to express an opinion on this financial statement based on our audit.
2. We have conducted our audit in accordance with auditing standards generally accepted in India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.
3. We further report that:
 - a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b) In our opinion proper books of account as required by law have been kept by the LLP, so far as appears from our examination of those books;
 - c) The Balance Sheet and profit & loss a/c dealt with by this Report is in agreement with the books of account;
 - d) In our opinion, the Balance Sheet and profit & loss a/c dealt with by this report comply with the accounting standards to the extent applicable;
 - e) In our opinion and to the best of our information and according to the explanations given to us, the said accounts read together with the Significant Accounting Policies and notes thereon give the information required by the Limited Liability Partnership Act, 2008 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India :



- i) In the case of the Balance Sheet of the state of affairs of the LLP as at 31st March, 2022;
- ii) In the case of the Profit & Loss Account, of the Loss for the year ended on that date.

Place: Jaipur
Dated: 29-09-2022

UDIN:- 22403895AWTCXF5892



KEDIA LANDMARK LIMITED LIABILITY PARTNERSHIP

Balance Sheet as at March 31, 2022

(Amount in ₹)

Particulars	Note No.	As at March 31, 2022	As at March 31, 2021
I CONTRIBUTION AND LIABILITIES			
(1) Partners' Funds			
(a) Contribution	1	100,000.00	100,000.00
(b) Reserves and surplus	2	(21,244,999.45)	(14,663,845.19)
(c) Partners Current account	3	75,491,747.69	73,028,390.93
(2) Non-current liabilities			
(a) Long-term borrowings	4	5,852,417.60	270,817.70
(b) Deferred tax liabilities		-	-
(c) Other Long term liabilities		-	-
(d) Long-term provisions		-	-
(3) Current liabilities			
(a) Short-term borrowings	5	6,903,000.00	-
(b) Trade payables	6	161,921,981.00	627,900.00
(c) Other current liabilities	7	144,073,028.84	45,196,278.84
(d) Short-term provisions		-	-
Total-I		373,097,175.68	104,559,542.28
II ASSETS			
(a) Fixed assets		-	-
(b) Investments		-	-
(c) Loans and advances	8	67,758,428.00	23,218,019.00
(d) Inventories	9	285,879,841.90	71,782,514.90
(e) Trade receivables	10	15,783,346.00	7,432,266.00
(f) Cash and cash equivalents	11	3,367,643.78	832,084.38
(g) Other current assets	12	307,916.00	1,294,658.00
Total-II		373,097,175.68	104,559,542.28

Significant Accounting Policies and Notes to the Financial Statements are integral part of this balance sheet.

As per our audit report of even date
For Naval Agarwal & Associates
 Chartered Accountants
 Firm Registration No: - 012568C

(Naval Kishore Agarwal)
 Proprietor
 M.No 403895



In witness and confirmation of facts
For Kedia Landmark LLP

(Nirmal Kedia)
 Designated Partner
 (00092650)

(Nitin Kedia)
 Designated Partner
 (01291077)

Place: - Jaipur

Dated: - 29-09-2022

KEDIA LANDMARK LIMITED LIABILITY PARTNERSHIP
Profit and Loss Account for the Year ended 31st March, 2022

(Amount in `)

Particulars	Note No.	For the year ended March 31, 2022	For the year ended March 31, 2021
I. Income			
Sales	13	19,576,772.00	14,385,188.00
Other income	14	5,200.00	944,662.00
Total Income		19,581,972.00	15,329,850.00
II. Expenses:			
Purchase and registration charges	15	226,743,300.00	-
Change in Inventory	16	(214,097,327.00)	11,563,585.43
Direct Expenses	17	3,633,968.00	1,506,143.00
Employee benefit expenses	18	-	2,431,259.00
Financial Expenses	19	515,099.50	791,776.60
Other expenses	20	865,991.00	2,268,093.51
Interest on Partner's Contribution	21	8,502,094.76	6,356,987.41
Total expenses		26,163,126.26	24,917,844.95
III. Profit before tax (I-II)		(6,581,154.26)	(9,587,994.95)
IV. Provision for Taxes		-	-
V. Profit / (Loss) after tax for the year		(6,581,154.26)	(9,587,994.95)
VI. Profit transferred to Reserve and Surplus		(6,581,154.26)	(9,587,994.95)
VII. Profit / (Loss) carried to Balance Sheet		-	-

Notes to accounts and schedule 13 to 21 are integral part of this Profit & Loss A/c

As per our audit report of even date
For Naval Agarwal & Associates
Chartered Accountants
Firm Registration No: - 012568C

Naval Agarwal

(Naval Kishore Agarwal)
Proprietor
M.No 403895



In witness and confirmation of facts
For Kedia Landmark LLP

Nirmal Kedia

(Nirmal Kedia)
Designated Partner
(00092650)

Nitin Kedia

(Nitin Kedia)
Designated Partner
(01291077)

Place: - Jaipur

Dated: - 29-09-2022

Note 1: - Partners Contribution- Fixed Capital Account

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Shri Nirmal Kumar Kedia - (Ratio-50%)		50,000.00	50,000.00
Shri Nitin Kedia - (Ratio-50%)		50,000.00	50,000.00
Total		100,000.00	100,000.00

Note 2: - Reserve & Surplus

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
a) Surplus			
Opening Balance		(14,663,845.19)	(5,075,850.24)
(+) Net Profit/ (Net Loss) for the Current year		(6,581,154.26)	(9,587,994.95)
(+) Transfer from Reserves			
(-) Transfer to Reserves			
(-) Tax Paid		-	-
(-) Transfer to Partner's		-	-
Total		(21,244,999.45)	(14,663,845.19)

Note 3: - Partners Current Capital A/c

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
a) Shri Nirmal Kumar Kedia			
Opening Balance		47,739,397.72	34,065,976.78
Add: - Additions (Net)		1,149,262.00	9,292,005.00
Add: - Interest on contribution		5,753,666.53	4,381,415.94
Add: - Remuneration		-	-
Add: - Transfer from Reserve and Surplus		-	-
Less:- Income tax		-	-
Less:- Withdrawals (Net)		-	-
Closing Balance		54,642,326.25	47,739,397.72
b) Shri Nitin Kedia			
Opening Balance		25,288,993.21	19,977,864.74
Add: - Additions (Net)		-	3,335,557.00
Add: - Interest on contribution		2,748,428.23	1,975,571.47
Add: - Remuneration		-	-
Add: - Transfer from Reserve and Surplus		-	-
Less:- Income Tax		-	-
Less:- Withdrawals (Net)		7,188,000.00	-
Closing Balance		20,849,421.44	25,288,993.21
Total		75,491,747.69	73,028,390.93

For KEDIA LANDMARK LLP

Designated Partner



Note 4: - Long Term Borrowings

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Amdhara Bank OD A/c		5,852,417.60	270,817.70
Total		5,852,417.60	270,817.70

Note 5: - Short Term Borrowings

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Bhrami Buildestate LLP		2,150,000.00	-
Gaurav Dadheech		2,800,000.00	-
Home Land LLP		1,953,000.00	-
Total		6,903,000.00	-

Note 6: - Trade Payable

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
a) O/s from Less than One Year		161,775,956.00	627,900.00
b) O/s from More than One Year		146,025.00	-
Total		161,921,981.00	627,900.00

Note 7: - Other Current Liabilities

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Advances Against plots (As per list enclosed)		5,747,393.00	12,309,300.00
Audit Fees Payable		71,000.00	51,000.00
Rent Payable		120,000.00	60,000.00
TDS Payable		2,079,000.00	-
Salary Payable		926.00	114,315.00
Kedia Real Estate LLP		102,890,362.00	-
Radha Govind Colonizers		500,003.84	300,003.84
Provision for Income Tax (Net of Advance tax and TDS)		-	-
Expenses (Development) to be incurred on plots sold		32,664,344.00	32,361,660.00
Union Bank of India (Debit Balance Due to Reconciliation)		-	-
Total		144,073,028.84	45,196,278.84

For KEDIA LANDMARK LLP

Designated Partner



Note 8: - Loans and advances

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Short term loans and advances (As per list enclosed)		67,758,428.00	23,218,019.00
Total		67,758,428.00	23,218,019.00

Note 9:- Inventories

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Land		228,581,442.90	8,967,678.90
Scheme- Kedia Z Capital		46,821,284.00	52,445,723.00
Development Exp attributable to Closing Stock		10,477,115.00	10,369,113.00
Total		285,879,841.90	71,782,514.90

Note 10:- Trade Receivables

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
a) Outstanding for more than 6 month		15,783,346.00	7,432,266.00
Total		15,783,346.00	7,432,266.00

Note 11: - Cash and Cash equivalents

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Andhra Bank		-	94,979.10
HDFC Bank		1,869,791.00	176,085.00
PNB		9,616.50	-
Union Bank of India		996,424.30	73,071.30
Vijaya Bank (BOB)		63,364.98	48,084.98
Vijaya Bank-232 (BOB)		116,249.50	117,932.00
Cash in Hand		312,197.50	321,932.00
Total		3,367,643.78	832,084.38

Note 12: - Other Current Assets

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Prepaid Expenses		-	-
Security Deposit With Sri Nath India Oil		50,000.00	50,000.00
Stamp Advances (Mahesh Jhalani)		32,100.00	32,100.00
Income Tax Refundable (AY 2020-21)		33,708.00	955,450.00
TDS Deposited		182,108.00	257,108.00
HDFC FDR		10,000.00	-
Advance Tax (AY 2021-22)		-	-
Total		307,916.00	1,294,658.00

For KEDIA LANDMARK LLP
(Signature)
 Designated Partner



Note 13: - Income

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Sales-Kedia Z Capital		11,846,772.00	1,921,188.00
Sales - Agriculture Land Harnathpura		7,730,000.00	12,464,000.00
Total		19,576,772.00	14,385,188.00

Note 14: - Other Income

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Misc Receipts		200.00	933,350.00
Balance Written Off		5,000.00	11,312.00
Total		5,200.00	944,662.00

Note 15: - Purchases

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Purchase and registry charges		226,743,300.00	-
Total		226,743,300.00	-

Note 16: - Changes in inventory

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Opening Stock		71,782,514.90	83,346,100.33
Less: - Closing Stock		285,879,841.90	71,782,514.90
Total		(214,097,327.00)	11,563,585.43

Note 17: - Direct Expenses

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
-Kedia Z Capital			
Development Expenses		3,633,968.00	1,501,183.00
Stamp Purchase		-	4,960.00
Total		3,633,968.00	1,506,143.00

For KEDIA LANDMARK LLP

Designated Partner



Note 18: - Employee Benefit Expenses

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Salary & Incentives		-	2,431,259.00
Total		-	2,431,259.00

Note 19: - Financial Expenses

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Interest on OD		443,258.00	733,764.00
Processing Fees		64,837.20	48,500.00
Bank Charges		7,004.30	9,512.60
		515,099.50	791,776.60

Note 20: - Other Expenses

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Audit Fees		71,000.00	51,000.00
Brokerage		101,130.00	331,873.00
Electric Expenses		10,904.00	-
Insurance		-	31,842.00
Interest on TDS		649.00	1,031.00
Late Filing Fees of TDS Return		3,736.00	-
Legal and Professional Fees		133,472.00	345,444.00
Rera Registraton and Extension Fees		-	560,003.84
Rent Exp Benar Road		60,000.00	60,000.00
Rent Exp Evershine Office		480,000.00	480,000.00
ROC Fees		5,100.00	8,250.00
Round Off		-	4.41
Vehical Running and Maintenance		-	398,645.26
Total		865,991.00	2,268,093.51

For KEDIA LANDMARK LLP

Designated Partner



Note 21: - Interest on Partner's Contribution

Particulars		As at 31.03.22	As at 31.03.21
		Amount (₹)	Amount (₹)
Nirmal Kumar Kedia		5,753,666.53	4,381,415.94
Nitin Kedia		2,748,428.23	1,975,571.47
	Total	8,502,094.76	6,356,987.41

As per our audit report of even date

For Naval Agarwal & Associates

Chartered Accountants

Firm Registration No: - 012568C

Naval Agarwal

(Naval Kishore Agarwal)

Proprietor

M.No 403895



In witness and confirmation of facts

For Kedia Landmark LLP

Nirmal Kedia
 (Nirmal Kedia)
 Designated Partner
 (00092650)

Nitin Kedia
 (Nitin Kedia)
 Designated Partner
 (01291077)

Place: - Jaipur

Dated: - 29-09-2022

Kedia Landmark LLP

Sr.No.	Particulars	Amount (₹)
1	Sundry Creditors as on 31.03.2022	
	Outstanding less than one year	
1	Anurag Chouhan	
2	Monika Kedia Rent	5,056.00
3	Naval Agarwal & Associates	30,000.00
4	Ritu Kedia Rent	45,900.00
5	LL Bhagwan Sahai Choudhary	480,000.00
6	LL Madan Lal Choudhary	8,045,000.00
7	LL Ram Narayan	8,045,000.00
8	LL Ravindra Singh Jain Mahapura Land	24,135,000.00
9	LL Suva Lal Choudhary	30,600,000.00
10	LL Teja Ram Choudhary	24,135,000.00
11	LL Gyan Chand Agarwal	8,045,000.00
		58,210,000.00
	Total	161,775,956.00
	Outstanding more than one year	
1	Monika Kedia Brokerage	
2	Neha Daryani	48,125.00
3	Ritu Kedia Brokerage	250.00
4	Saroj Kedia Rent	48,125.00
5	Suman Sharma	48,125.00
		1,400.00
	Total	146,025.00
2	Advance against booking as on 31.03.2022	
1	Abdul Manhan Plot No. 28 KP	160,000.00
2	Ashish Sharma Plot-81, 82, 83, 122, 123 KP	625,000.00
3	Daksh Infosoft Pvt Ltd. Plot No. 215 KP and 216 KP	1,316,693.00
4	Gajanand Sharma Shop No. S-33 And S-34, 3 Kp	615,000.00
5	Govind Chaturvedi Plot No. 74 Kp	690,000.00
6	Himmat Singh Shop No. R-2 KP	5,000.00
7	Jitendra Sharma Plot No. 27 KP	160,000.00
8	Joginder Pal P No 228 KP	111,000.00
9	Jyoti Soni Plot No. 195 KP	124,500.00
10	Manik Chand Gahlot Plot No. 322 KP	50,000.00
11	Manik Chand Ghalot Plot No. 338 KP	50,000.00
12	Mukut Bihari Plot 66 Kp	11,000.00
13	Narendra Singh Hada(Ramesh) Plot No. 204 KP	250,000.00
14	Naurti Devi Jain Plot No. 196 KP	11,000.00
15	Nitin Sharma Plot No. 102A KP	5,000.00
16	Parmanand Raigar P No 129 KP	86,000.00
17	Pratap Singh Bhati / Bhawar Kanwar 304 Kp	11,000.00
18	Pratap Singh P No 39 KP	11,000.00
19	Rakesh Kumar Jat Shop No. R-5 KP	105,000.00
20	Ram Ji Lal Meena P No 17 KP	11,000.00
21	Rashmi Sharma P No. 146-A, Kedia Capital	11,000.00
22	Ravi Saini Plot No 242 KP	1,120,000.00
23	Rekha Devi Plot No 49 KP	51,100.00
24	Shri Ram Yadav (Amar Chand Yadav) P No 243 KP	10,000.00
25	Shri Ram Yadav P No 244 KP	10,000.00
26	Shweta Plot No. 207 Kp	21,000.00
27	Sunila Kumar Ray Plot 41-42 Kp cancel	100,000.00
28	Vikram Pal Singh Plot No. 51 KP	11,000.00
29	Vinod Meghwanshi Plot No 68 KP	5,100.00
	Total	5,747,393.00

For KEDIA LANDMARK LLP

Designated Partner



Kedia Landmark LLP

Sr.No.	Particulars	Amount (₹)
3	Loans & Advances as on 31.03.2022	
1	Birda Meena (LL Bilwa)	348,000.00
2	Chanda Lal (LL Bilwa)	139,000.00
3	Chopra Trading and Builders	17,127,847.00
4	Gopal Lal Meena (LL Bilwa)	87,000.00
5	Kana Ram (LL Bilwa)	174,000.00
6	Mool Chand (LL Bilwa)	348,000.00
7	Ram Avtar (LL Bilwa)	139,000.00
8	Sitaram Meena (LL Bilwa)	87,000.00
9	Suroj Kedia	450,000.00
10	Ritu Kedia	450,000.00
11	Ram Singh Meena	700,000.00
12	Kailash Chand Sharma	18,150,000.00
13	Shiv Kumar Sharma	28,000,000.00
14	Chatar Singh	350,000.00
15	Raghu Raj Bhati	547,500.00
16	Shiv Pal Singh	360,000.00
17	Vipul Sharma	200,000.00
18	Pancham Sharma	101,081.00
	Total	67,758,428.00

4	Trade Receivable as on 31.03.2022	
	a) Outstanding for more than 6 months	
1	Ashish Mishra Plot 125 & 125 A Kp	299,000.00
2	Chitra Gupta P No 73 KP	251,070.00
3	Jagdish Kumar Prajapat 48 Kp	500,000.00
4	Monika Kedia KP	2,673,560.00
5	Nirmal Kedia KP A/c	3,017,000.00
6	Nitin Kedia KP	668,680.00
7	Om Prakash Soni Plot No 92 KP	46,134.00
8	Pahad Singh S/o Nag Singh S-91 Kp	1,060,000.00
9	Praveen Singh Mal Shop No S-90 KP	511,000.00
10	Priti Pareek & Prateek Pareek Shop S-61	30,000.00
11	Priti Pareek & Prateek Pareek Shop S-62	30,000.00
12	Pushpa Devi (Puran & Sunil) P No 312 KP	1,061,720.00
13	Ram Kishan Pareek Plot No. 75 KP	475,000.00
14	Rekha Pareek & Prateek Pareek Shop S-63	30,000.00
15	Rekha Pareek & Prateek Pareek Shop S-64	30,000.00
16	Renu Sharma Shop No. S-15 KP	79,000.00
17	Rishabh Bohra & Nikita Agarwal 133 Kp	750,465.00
18	Ritu Kedia KP A/c	2,341,840.00
19	Ruchir Malpani Plot No. 219 Kp	610,976.00
20	Sanjeev Sinha/ Madhu Sinha PNO. 13,146B,147 S13,S14	166,055.00
21	Santosh Devi Meena R-17 KP	15,000.00
22	Seeta Meena and Manoj Kumar Meena Plot No. 313 KP	5,500.00
23	Seeta Meena and Manoj Kumar Meena Plot No. 314 KP	5,500.00
24	Shankar Singh R-2 A KP	15,000.00
25	Shashank Shekhar P No 250 KP	450,000.00
26	Shiv Lal Yadav (Dinesh Kumar Yadav) Plot No. 180KP	117,695.00
27	Shweta Sailani And Vikas Nigam P No 38 KP	520,001.00
28	Sitaram Sharma P No 194 KP	22,769.00
29	Vijay Singh Plot No. 140 KP	381.00

For KEDIA LANDMARK LLP

Total

15,783,346.00

Designated Partner



Kedia Landmark LLP

Statement of Stock (Scheme) as on 31.3.2022

Sl. No.	Particulars	Opening Stock						Purchase/Sales Return				Area Transferred/Increased				Area Decreased/Transferred				Amount paid to JDA	Total Amount (₹)	Rate per sq. Mtr.	Net Sales			Closing Balance			Amount of Closing Stock (₹)
		Area		Amount (₹)		Area		Amount (₹)		Area		Amount (₹)		Res.		Comm.		Res.					Comm.		Res.		Comm.		
		Res.	Comm.	Res.	Comm.	Res.	Comm.	Res.	Comm.	Res.	Comm.	Res.	Comm.	Res.	Comm.	Res.	Comm.	Res.	Comm.				Res.	Comm.	Res.	Comm.			
	Kedia Z Capital	21295.3960	2189.1800	52445723.00	0.0000	0.0000	0.00	0.0000	0.0000	0.00	0.0000	0.0000	0.00	0.0000	0.0000	0.00	52445723.00	2233.199	2500.5570	18.0000	18794.8330	2171.180	46521254.0						
	Total (A)	21295.3960	2189.1800	52445723.00	0.0000	0.0000	0.00	0.0000	0.0000	0.00	0.0000	0.0000	0.00	0.0000	0.0000	0.00	52445723.00	2233.199	2500.5570	18.0000	18794.8330	2171.180	46521254.0						

Schemes on which development is to be carried by assesse

Kedia Z

Capital

Total (A)

For KEDIA LANDMARK LLP

[Signature]
Designated Partner



STATEMENT OF DEVELOPMENT EXPENSES AS ON 31.03.2022

1) Development cost per Sq. Mtr.

1) Total Development expenses incurred during the year

3,331,284.00

2) Total Area on which development expenses incurred (Residential Area in sq mtr)

Sold up to Previous Year 33763.83

Sold during the year 2518.56

Closing Stock 20966.01

37248.40

Development cost per sq Mtr.

58,190

Statement of future liability for plots sales and Development expenses on closing stock as on 31.03.2022

Particulars	Dev. cost per Sq. Mtr. to be incurred (As per Certificate up to Previous year by the Partner)	Development Cost per Sq. Mtr. Incurred up to Previous year	Dev. Cost per Sq. Mtr. Incurred in current year	Total development expenses incurred	Balance Dev. Expenses to be incurred	Area Sold During Year (In Sq Mtr.)	Area Sold Up to Year Previous (In Sq Mtr.)	Total Area Sold on which liability to be create (In Sq Mtr.)	future liability for plots sales	Opening Liability	Net Liability to be charges from P&L A/c	Closing stock (In Sq. Mtr.)	Development exp. incurred on Closing Stock
1. Kedia Z Capital	1400.00	441,529	58,190	499,719	900,281	2518.557	33763.830	36282.387	32664344.00	32361660.00	302684.00	20966.013	10477115.00
Total						2518.557	33763.830	36282.387	32664344.000	32361660.000	302684.00	20966.013	10477115.00



For KEDIA LANDMARK LLP

Designated Partner

Total Amt. debited to P & L

3,633,968.00

Kedia Landmark LLP

Statement of Closing Stock (Land) as on 31.3.2022

Particulars of Land	Opening Balance		Area Increase/Decreased	Purchases/Other/Transfer/Exc.		Transferred from scheme		JDA charge/s	Comm./Brokerage Charges	Total		Transf in Scheme/ Plots		Land Sold		Closing Balance	
	Area	Amount (₹)		Area	Amount (₹)	Area	Amount (₹)			Area	Amount (₹)	Area	Amount (₹)	Area	Amount (₹)	Area	Amount (₹)
Agriculture Land Hansathpura (Sq Yard)	233.32	7129536.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	233.32	7129536.00	0.00	0.00	233.32	7129536.00	0.00	0.00
	233.32	7129536.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	233.32	7129536.00	0.00	0.00	233.32	7129536.00	0.00	0.00
	Total																
Agriculture Land Ramnaghpura Vardha (Hect)	0.0969	1838142.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0969	1838142.90	0.00	0.00	0.00	0.0969	1838142.90	0.00
	0.10	1838142.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	1838142.90	0.00	0.00	0.00	0.10	1838142.90	0.00
	Total																
Agriculture Land Ajmer Road at Bhankrota and Makapura (Hect)	0.0000	0.00	0.00	5.1050	226743300.00	0.00	0.00	0.00	0.00	5.1050	226743300.00	0.00	0.00	0.00	0.00	5.1050	226743300.00
	0.00	0.00	0.00	5.1050	226743300.00	0.00	0.00	0.00	0.00	5.1050	226743300.00	0.00	0.00	0.00	0.00	5.11	226743300.00
	Total																
Grand Total		8967678.90			226743300.00			0.00	0.00		235710978.90					228581442.90	

For KEDIA LANDMARK LLP



Designated Partner

Kedia Landmark Limited Liability Partnership
Shoop No. 10-11, First Floor, Ganesh Nagar 6th A, Benar Road, Near Nadi Ka Pathak,
Jaipur-302012
LLP:- AAH-1530

Significant Accounting Policies and Notes to the account for the year ended on 31-03-2022.

A) SIGNIFICANT ACCOUNTING POLICIES:

1. ACCOUNTING CONVENTION AND SYSTEM OF ACCOUNTING

- a) The financial statements are prepared on accrual basis under the historical cost convention and on the basis of going concern and relevant presentation requirements under relevant law and Income Computation Disclosure Standards (ICDS) I to X issued by CBDT, wherever applicable.
- b) The assessee has followed the mercantile system of accounting except in case of expenses of small amount (not having material effect), which are accounted for on paid basis. The accounting policies are in consistent with the accounting policies adopted in previous year and there is no change in the accounting policies.

2. CLOSING STOCK: -

- a) Closing stock is valued at cost including all incidental expenses incurred to acquire such stock or develop such stock, which is more specifically mentioned as under: -
 - i) Stock Position of plots & Valuation of Stock: -
The area of plots has been taken on the basis of map of scheme. As per the explanation given by the assessee, the actual areas of the land map vary from the plot area given in maps because of the variation on actual measurement of land. The maps of the scheme are not been prepared after actual measurement of the land but on the basis of Khasra and village map in revenue records. After taking the physical possession of the land the actual measurement of the land would be carried out and this exercise may give revision of scheme plan and consequently stock position may increase or decrease. The increase/decrease in plot/land area is taken as certified by assessee.
 - ii) Valuation of Schemes: -
The assessee follows the "at cost (included development expenses, if any incurred in the scheme) method, while valuation of the closing stock of land. The size of the plots for the valuation purpose has been taken on the basis the plot area shown in original map of scheme.
 - iii) Valuation of Lands: - The valuation of land has been made at cost including all expenses incurred for acquisition of land.
- b) The detailed qty. details and valuation of closing stock has been given in chart forming part of audited balance sheet.

Designated Partner



3. **REVENUE RECOGNITION: -**

- a) The assessee has recognized the revenue in case of sales of plots when the title of the plots has been transferred to the buyer (i.e. when the possession has been given) and ultimate collection is certain. The figure of sales made through patta/unregistered sales deeds is relied as entered in books of accounts.
- b) During the financial year, there was no revenue which was not recognized in the financial statement as per best knowledge of the management.
- c) To the best of our examination/determination/knowledge and as per information and explanation given by management or available with management and on the basis of our test check of books of accounts there is no revenue which is to be taxed as per deeming fictions of the Income Tax Act, 1961.

4. **BORROWING COST: -**

Borrowing costs that are attributable to acquisition or construction of qualifying assets are capitalized as part of cost of such asset. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to Revenue. During the year no borrowing cost has been capitalized in any of the assets/project as no such cost has been incurred by the assessee.

5. For the year under consideration no contingent assets and contingent liabilities has been identified by the assessee and no provision on this account has been made in books of accounts on this account.

6. **DEVELOPMENT EXPENSES AND PROVISION FOR DEVELOPMENT EXPENSES: -**

- a) Development Expenses incurred, during the year, on land plots/scheme has been proportionate between plots sold during the year and closing stock of land plots. Proportionate development Exp. Incurred on closing stock of land has been shown in closing stock. The detailed working of development expenses incurred and its treatment has been given along with balance sheet.
- b) The provision has been made regarding estimated development cost to be incurred on development work to be carried out as per rules & regulation of JDA attributable on the plots/retail commercial sales of which has been booked during the year. The provision has been made on the basis of estimation of cost estimated on the basis of projections received. The detail working and disclosure of development expenses incurred and its provisioning is given in sheet annexed with balance sheet which is forming part of balance sheet.
- c) The JDA charges which are directly attributable to particular scheme/plots has been added in costing of such schemes/plots and other charges paid to JDA for development of schemes has been charged as development expenses.

7. Rest of the ICDS not specifically covered in the accounting policies are either not applicable on the assessee or the same has been duly complied with.

8. **Provision for Taxation:**

For KEDIA LANDMARK LLP

Designated Partner



The provision for current Income Tax is provided by the Estimated Income Tax Payable by LLP. As per the Provisions of Income Tax Act, 1961.

9. Fixed Assets and Depreciation:

There are no fixed assets with the LLP during the year and at the time of preparation of financial statement, therefore amortization of depreciation was not made in the financial statement.

B. NOTES TO ACCOUNTS: -

- a. Sundry Debtors, Creditors, Loans and Advances, Unsecured Loans and other third party balance are subject to reconciliation and confirmation and adjustment; if any will be made at that time.
- b. Previous year figures have been re-arranged/re-grouped, whenever it was necessary to presentation of the LLP's Financial Statements.
- c. Reliance is placed on entries passed in books of accounts where supporting bills/vouchers not available with firm.
- d. No amount is payable at the end of the year to any enterprises registered under MSMED Act, 20016 as per best knowledge of the management.
- e. Contingent liability not provided for is Nil.
- f. Value of imports on CIF Basis is Rs. Nil
- g. Expenditure in foreign currency is Rs. Nil
- h. Earnings in foreign currency is Rs. Nil

As per our audit report of even date
For Naval Agarwal & Associates
Chartered Accountants
Firm Registration No: - 012568C

(Nawal Kishore Agarwal)
Proprietor
M.No 403895

Place: - Jaipur

Dated: - 29-9-2022



In witness and confirmation of facts
For Kedia Landmark LLP

(Nirmal Kedia)
Designated Partner
(00092650)

(Nitin Kedia)
Designated Partner
(01291077)

