

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	Udai Gajraj Real Estate LLP
(b)	Address	302, Golden Sunrise Apartment, Lajpat Marg, C- Scheme, Ashok Nagar, Jaipur, Rajasthan-302001
	Site Address	133, 134, 135, 146, 147, 773/136 & 775/145, 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	40800070301000435	Retention A/c

FOR UDAI GAJRAJ REAL ESTATE LLP

DESIGNATED PARTNER

(v) Detail of Project land: **Situated at 133, 134, 135, 146, 147, 773/136 & 775/145, Village Rampurawas Goner, Tehsil Chaksu, Jaipur, Rajasthan, total area 16700.00 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...1,67,000...../- 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 73047820240902125036, Transaction No. RERA-TRANS-5331, Payment Date and Time is 02-09-2024 12:50:36

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

FOR UDAI GAJRAJ REAL ESTATE LLP

DESIGNATED PARTNER

- (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**
- (ix) The location details of the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**

Udai Garaj Real Estate LLP


Designated Partner

- (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: Not Applicable

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

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

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 Gargi Real Estate LLP

Designated Partner
Applicant(s)

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

BV 952494



DECLARATION

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

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 C-Block**" situated at Khasra No. 133, 134, 135, 146, 147, 773/136 & 775/145, 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

12 AUG 2024

क्र.सं. 2406

रकम 50

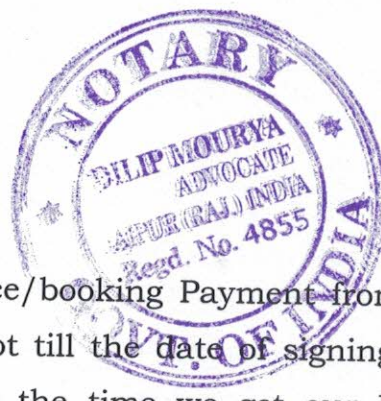
नाम आशा विचारीवाल

पिता का नाम उदयजीराम जी

पता बाबत

आशा विचारीवाल
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	5
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ए)-10% रुपये	10
कुल योग	
हस्ताक्षर स्टाम्प वेंडर	



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 C-Block"** 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 3 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, S-C-SCHEME,
ASHOK NAGAR, JAIPUR
EMAIL ID : expertsrealty@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, Form-G, Form-B, Application Form or any other documents as required for registration of project "**Swarn Bhoomi C-Block**" situated Khasra No. 133, 134, 135, 146, 147, 773/136 & 775/145, 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

Designated Partner
(Sandeep Sharma)
Partner

Udai Gajraj Real Estate LLP
Designated Partner
(Dharmendra Mehta)
Partner

UDAI GAJRAJ REAL ESTATE LLP

302, GOLDEN SUNRISE APARTMENT, LAJPAT MARG, S-C-SCHEME,

ASHOK NAGAR, JAIPUR

EMAIL ID : expertsrealty@gmail.com

DECLARATION OF NO CRIMINAL RECORD

In reference to the project "**Swarn Bhoomi C-Block**" situated at Khasra No. 133, 134, 135, 146, 147, 773/136 & 775/145, 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 Amarchand Mehta R/o House No. 63, Kalyan Colony, Opposite Gourav Tower, Malviya Nagar, Jaipur, Rajasthan-302017, Partners 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 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 20/8/2024

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, S-C-SCHEME,
ASHOK NAGAR, JAIPUR

EMAIL ID : expertsrealty@gmail.com

DECLARATION CUM UNDERTAKING

In reference to the project "**Swarn Bhoomi C-Block**" situated at Khasra No. 133, 134, 135, 146, 147, 773/136 & 775/145, 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
Partner

UDAI GAJRAJ REAL ESTATE LLP

302, GOLDEN SUNRISE APARTMENT, LAJPAT MARG, S-C-SCHEME,

ASHOK NAGAR, JAIPUR

EMAIL ID : expertsrealty@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 C-Block**" situated at Khasra No. 133, 134, 135, 146, 147, 773/136 & 775/145, 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, S-C-SCHEME,

ASHOK NAGAR, JAIPUR

EMAIL ID : expertsrealty@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 C-Block**" situated at Khasra No. 133, 134, 135, 146, 147, 773/136 & 775/145, Village Rampurawas Goner, Tehsil Chaksu, Jaipur, Rajasthan having a total land area of 16700 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, C-Scheme,

Ashok Nagar, Jaipur

Email ID: expertrealty@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	XXXXXXXXX2966		
2.	Dharmendra Mehta	House No. 63, Kalyan Colony, Opposite Gourav Tower, Malviya Nagar, Jaipur, Rajasthan-302017	AHQPM7381P	XXXXXXXXX1897		

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

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

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
		Sandeep Sharma	
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>
		Dharmendra Mehta	
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
		Sandeep Sharma	
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>
		Dharmendra Mehta	
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	ANNEXURE 'C'
	AMOUNT
FS Realty Ventures LLP	5,00,000.00
	<u>5,00,000.00</u>

LIST OF BANK BALANCE

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

LIST OF LOANS AND ADVANCES

PARTICULARS	ANNEXURE 'E'
	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