

**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 Pratham**" to be set up at **Khasra No. 1091, 1092, 1093, 1094, 1096, 1097, 3042/1100, 3044/1104, 3046/1105, 3048/1106, 3049/3043, 3051/3045, 3053/3047, 1107, 1108, 3083/1109, 1110, 1114, 1115, 1116, 1118/2783, 1138, 1139, 3085/1140, 3087/1141, Village Kalwara, Tehsil Sanganer, Jaipur, Rajasthan-303904.**

1. The requisite particulars are as under:-

(i) Status of the applicant: **Limited Liability Partnership**

(ii)

- a) Name: **Kedia Landmark Limited Liability Partnership**
- b) Address: **Shop No. 10,11 First Floor, Ganesh Nagar, 6th A Benar Road, Near NadiKa Pathak, Jaipur-302012**
- c) Copy of registration certificate: **Certificate of Incorporation attached**
- d) Name, photograph and address of chairman/partner/director and authorised person etc.:

S.NO.	NAME	DESIGNATION	ADDRESS	PHOTO
1.	Nirmal Kumar Kedia	Partner	Kedia House, Near NadiKaPhatak, Murlipura, Jaipur-302039	
2.	Nitin Kedia	Partner	32 Kedia House, NangalJaisaBohra, Murlipura, Jaipur-302013	

For KEDIA LANDMARK LLP  


Authorised Signatory

(iii) PAN Number of the promoter: **AAQFK8395L**

(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: **777705224654**
5. Name Of Bank Account Holder: **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. 1091, 1092, 1093, 1094, 1096, 1097, 3042/1100, 3044/1104, 3046/1105, 3048/1106, 3049/3043, 3051/3045, 3053/3047, 1107, 1108, 3083/1109, 1110, 1114, 1115, 1116, 1118/2783, 1138, 1139, 3085/1140, 3087/1141, Village Kalwara, Tehsil Sanganer, Jaipur, Rajasthan-303904**
2. Total Area of Project (In sq. meters): **100000.00**
3. Phase Area (In sq. meters): **100000.00**
4. Total Saleable area (in sq. meters): **55864.16**
5. Fees to be paid to RAJ RERA In (INR): **₹10,00,000.00**
6. Number of Apartments / Plots: **474**
7. Sanctioned Number of Apartments / Plots: **432**
8. Proposed But Not Sanctioned Number Of Apartments / Plots: **42**

(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.: **Attached**

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

(viii) Registration fee of ☐ **10,00,000.00** paid through online payment: **Payment Proof Attached**

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

2. 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**

For KEDIA LANDMARK LLP

  
Authorised Signatory

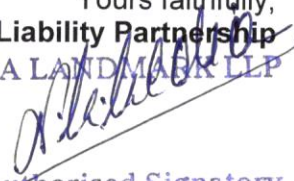
- (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Attached**
- (iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **DeclarationAttached**
- (v) 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**
- (vi) 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**
- (vii) 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: **DeclarationAttached**
- (viii) 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**
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**
- (x) 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**
- (xi) The number and areas of garage for sale in the project: **Attached**
- (xii) 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**
- (xiii) The names and addresses of his real estate agents, if any, for the proposed project: **Attached**
- (xiv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **DeclarationAttached**
- (xv) A declaration in Form-B: **Attached**

For KEDIA LANDMARK LLP

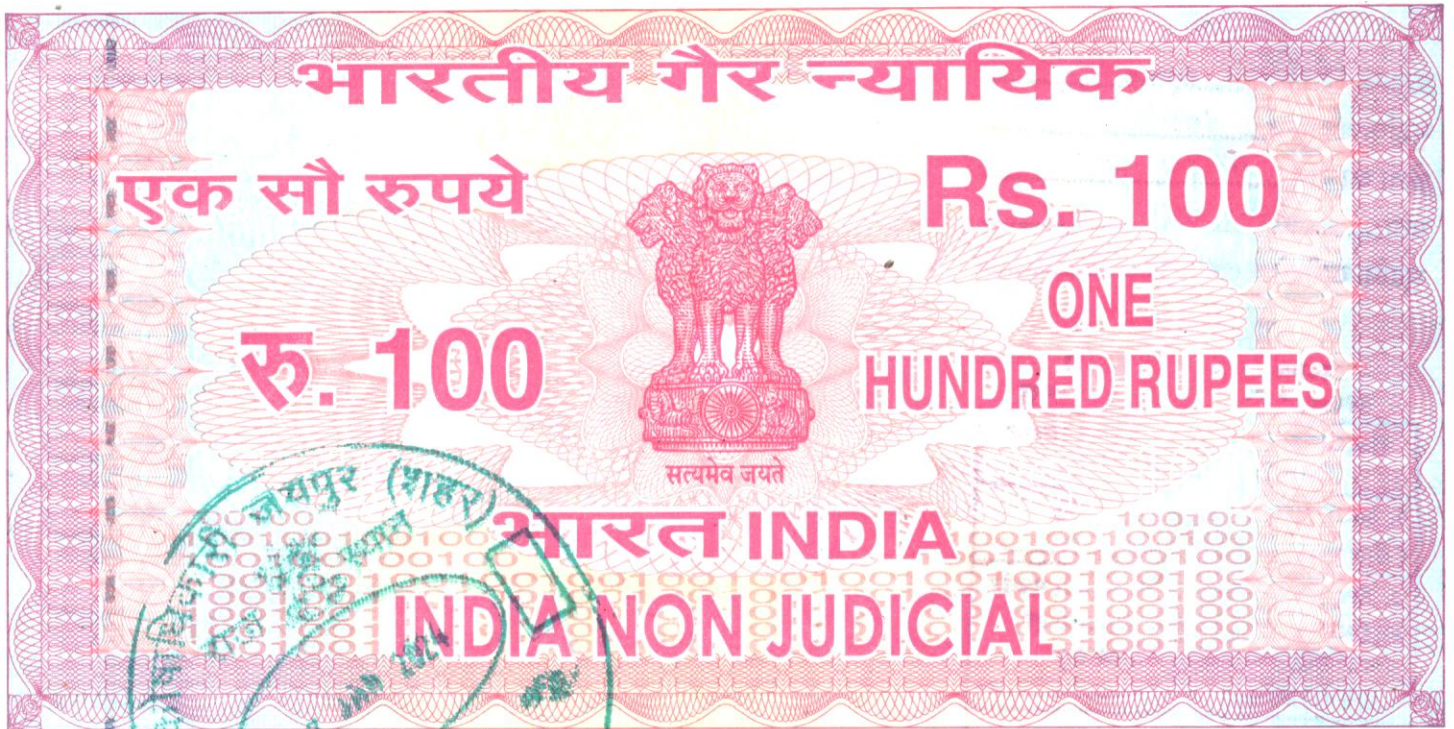
  
Authorised Signatory



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 thereunder, namely:-
- (i) PAN Card of the Promoter
  - (ii) Certificate of Incorporation for Address
  - (iii) Other Documents as per Attached Checklist
4. 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  
  
Authorised Signatory  
Nirmal Kumar Kedia  
(Authorized Signatory)

Date: 29-01-2024  
Place: Jaipur



राजस्थान RAJASTHAN

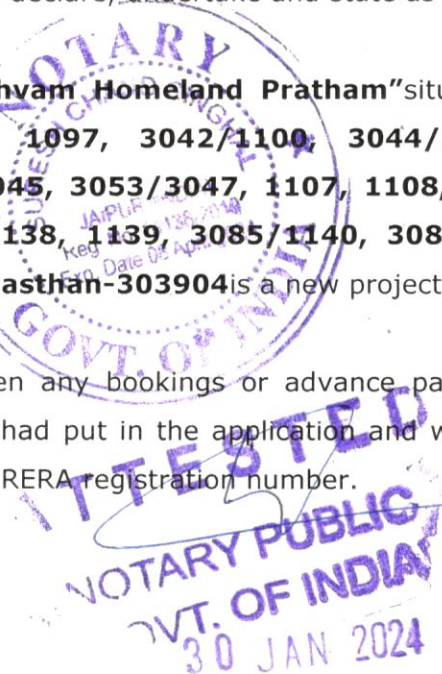
BS 592054

#### DECLARATION

Affidavit cum Declaration of Nirmal Kumar Kedia duly authorized by the promoter of the proposed project vide authorization dated 24-01-2024.

I, **Nirmal Kumar Kedia** S/o **Shiv Kumar Kedia** aged about **44 years** R/o **Kedia House, Near NadiKaPhatak, Murlipura, Jaipur-302039** duly authorized by the promoter "**M/sKedia Landmark Limited Liability Partnership**" of the proposed project "**Keshvam Homeland Pratham**" do hereby solemnly declare, undertake and state as under:

1. That our project "**Keshvam Homeland Pratham**" situated at **Khasra No. 1091, 1092, 1093, 1094, 1096, 1097, 3042/1100, 3044/1104, 3046/1105, 3048/1106, 3049/3043, 3051/3045, 3053/3047, 1107, 1108, 3083/1109, 1110, 1114, 1115, 1116, 1118/2783, 1138, 1139, 3085/1140, 3087/1141, Village Kalwara, Tehsil Sanganer, Jaipur, Rajasthan-303904** 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.



For KEDIA LANDMARK LLP

Authorised Signatory

क्रमांक 10886 दिनांक 29/01/24

मुद्रांक का मूल्य 150/-

क्रेता का नाम जेडिआ मेसर्स LLP

पता मेधास रोड, पनवल

मुद्रांक खरीदने का आधार और तारीख 29/01/24

उपरोक्त स्थिति

स्टाम्प विवरण 21/12

490-ए, राजस्थान सरकार, जयपुर

राजस्थान सरकार	अन्तर्गत
स्टाम्प	कार
1. आधारभूत	हेतु
(धारा 3 -क)	10/-
2. गाय और	संवर्धन
हेतु (धारा 3 -क)	आयदाओं एवं
व्यय निर्मित	व्यय हेतु
(10+10) 20%	20/-
कुल योग 30/-	
स्ताक्षर स्वाक्षर	



3. That if any contradiction arises in the future the deponent will be solely responsible for it.

**Deponent**

**For- M/s Kedia Landmark Limited Liability Partnership**

For KEDIA LANDMARK LLP

*Nirmal Kumar Kedia*  
Authorised Signatory  
**Nirmal Kumar Kedia**

**(Authorized Signatory)**

**VERIFICATION**

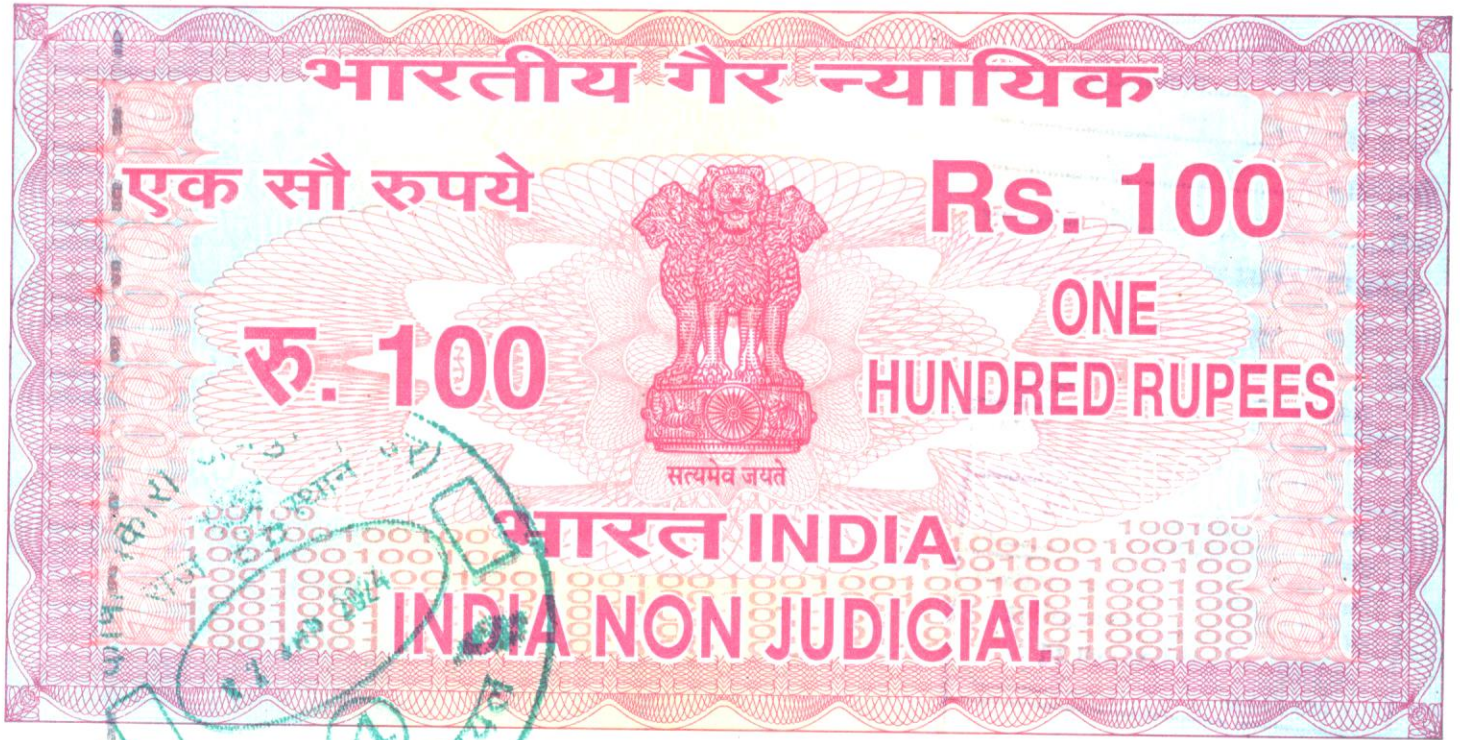
I, **Nirmal Kumar Kedia S/o Shiv Kumar Kedia** aged about **44 years** R/o **Kedia House, Near NadiKaPhatak, Murlipura, Jaipur-302039** do hereby verify that the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For KEDIA LANDMARK LLP

*Nirmal Kumar Kedia*  
Authorised Signatory  
**Deponent**



**TESTED**  
**NOTARY PUBLIC**  
**GOVT. OF INDIA**  
**30 JAN 2024**



राजस्थान RAJASTHAN

BS 592055

**AFFIDAVIT**

Date: 29-01-2024

I, **Nirmal Kumar Kedia S/o Shiv Kumar Kedia** aged about **44 years** R/o **Kedia House, Near Nadi Ka Phatak, Murlipura, Jaipur-302039** duly authorized by the promoter "**M/s Kedia Landmark Limited Liability Partnership**" of the proposed project "**Keshvam Homeland Pratham**" do hereby solemnly declare, undertake and state as under:

1. That our project "**Keshvam Homeland Pratham**" situated at **Khasra No. 1091, 1092, 1093, 1094, 1096, 1097, 3042/1100, 3044/1104, 3046/1105, 3048/1106, 3049/3043, 3051/3045, 3053/3047, 1107, 1108, 3083/1109, 1110, 1114, 1115, 1116, 1118/2783, 1138, 1139, 3085/1140, 3087/1141, Village Kalwara, Tehsil Sanganer, Jaipur, Rajasthan-303904** is a new project.
2. Our RERA designated bank account for the project "**Keshvam Homeland Pratham**" as per section 4(2)(1)(D) of the RERA Act, 2016.

Name	Kedia Landmark LLP Rera Retention Account
Bank	ICICI Bank Limited
Branch	Jaipur - Vaishali Nagar
IFSC Code	ICIC0000235
Bank Account Number	777705224654

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

For- **M/s Kedia Landmark Limited Liability Partnership**

For KEDIA LANDMARK LLP

**Nirmal Kumar Kedia**  
(Authorized Signatory)

**ATTESTED**  
**NOTARY PUBLIC**  
**GOVT. OF INDIA**

30 JAN 2024



क्रमांक 10887 दिनांक 29/01/24

मुद्रांक का मूल्य 150/-

क्रेता का नाम वैश्या मोशन एलए

पता मेरु रोड, जयपुर

मुद्रांक खरीदने का अर्थ ~~क्रेता को~~ 875 (रुपय)

उपरोक्त

स्टाम्प विधि 21/12  
490-ए, राजस्थान, जयपुर

राजस्थान का	अन्तर्गत
राज्य	राज्य
1. आधार	हेतु
(धारा 3 -)	10
2. ग्राहक	व्यक्ति और संवर्ग
3. धारा 3	भाष्यद्वारा एवं
नव निर्माण	हेतु
10+10+20 रु	95
कुल योग 306	
प्रमाणित 29.01	



# 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

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

Tel. & Fax: 7877072737

**TO WHOMSOEVER IT MAY CONCERN**

Date: 25-01-2024

M/s Kedia Landmark Limited Liability Partnership through its authorized signatory Mr. Nirmal Kumar Kedia regarding our project "Keshvam Homeland Pratham" situated at Khasra No. 1091, 1092, 1093, 1094, 1096, 1097, 3042/1100, 3044/1104, 3046/1105, 3048/1106, 3049/3043, 3051/3045, 3053/3047, 1107, 1108, 3083/1109, 1110, 1114, 1115, 1116, 1118/2783, 1138, 1139, 3085/1140, 3087/1141, Village Kalwara, Tehsil Sanganer, Jaipur, Rajasthan-303904 declares that:

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

For- M/s Kedia Landmark Limited Liability Partnership

For KEDIA LANDMARK LLP

*Nirmal Kumar Kedia*  
Authorized Signatory

**Nirmal Kumar Kedia**  
(Authorized Signatory)





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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.)

For- M/s Kedia Landmark Limited Liability Partnership

For KEDIA LANDMARK LLP

Authorised Signatory

Nirmal Kumar Kedia  
(Authorized Signatory)



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

Tel. & Fax: 7877072737

## DECLARATION

This is to certify that we have **not taken** any project loan or mortgage loan till date on our project "Keshvam Homeland Pratham" situated at Khasra No. 1091, 1092, 1093, 1094, 1096, 1097, 3042/1100, 3044/1104, 3046/1105, 3048/1106, 3049/3043, 3051/3045, 3053/3047, 1107, 1108, 3083/1109, 1110, 1114, 1115, 1116, 1118/2783, 1138, 1139, 3085/1140, 3087/1141, Village Kalwara, Tehsil Sanganer, Jaipur, Rajasthan-303904 from any bank or financial institution.

Place: Jaipur

Date: 25-01-2024

For- M/s Kedia Landmark Limited Liability Partnership

For KEDIA LANDMARK LLP

Authorised Signatory

**Nirmal Kumar Kedia**  
(Authorized Signatory)





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**Date: 25-01-2024**

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1. Promoter firm i.e. M/s Kedia Landmark Limited Liability Partnership & its partners (i.e. Nirmal Kumar Kedia & Nitin Kedia) don't have any police case or criminal record till now.
2. Proposed Project Land i.e. Khasra No. 1091, 1092, 1093, 1094, 1096, 1097, 3042/1100, 3044/1104, 3046/1105, 3048/1106, 3049/3043, 3051/3045, 3053/3047, 1107, 1108, 3083/1109, 1110, 1114, 1115, 1116, 1118/2783, 1138, 1139, 3085/1140, 3087/1141, Village Kalwara, Tehsil Sanganer, Jaipur, Rajasthan-303904 has no litigations pending before any Court of law or Authority.

**For- M/s Kedia Landmark Limited Liability Partnership**

For KEDIA LANDMARK L.L.P

Authorised Signatory

**Nirmal Kumar Kedia  
(Authorized Signatory)**



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**TO WHOMSOEVER IT MAY CONCERN**

Date: 25-01-2024

M/s Kedia Landmark Limited Liability Partnership through its authorized signatory **Mr. Nirmal Kumar Kedia** regarding our project "Keshvam Homeland Pratham" situated at Khasra No. 1091, 1092, 1093, 1094, 1096, 1097, 3042/1100, 3044/1104, 3046/1105, 3048/1106, 3049/3043, 3051/3045, 3053/3047, 1107, 1108, 3083/1109, 1110, 1114, 1115, 1116, 1118/2783, 1138, 1139, 3085/1140, 3087/1141, Village Kalwara, Tehsil Sanganer, Jaipur, Rajasthan-303904 declares that:

Since our project "Keshvam Homeland Pratham", 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.

For- M/s Kedia Landmark Limited Liability Partnership

For KEDIA LANDMARK LLP

*Nirmal Kumar Kedia*  
Authorized Signatory  
Nirmal Kumar Kedia  
(Authorized Signatory)





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Tel. & Fax: 7877072737

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF M/S KEDIA LANDMARK LIMITED LIABILITY PARTNERSHIP HELD AT THE REGISTERED OFFICE OF THE FIRM AT SHOP NO. 10,11 FIRST FLOOR, GANESH NAGAR, 6TH A BENARROAD, NEAR NADI KA PATHAK, JAIPUR-302012 ON 24-01-2024 AT 02:45 PM**

**"RESOLVED THAT** Mr. Nirmal Kumar Kedia authorized signatory of the firm be and is hereby authorized to sign and execute all the necessary documents required Real Estate (Regulation and Development) Act, 2016 & Rajasthan Real Estate (Regulation and Development) Rules, 2017 on behalf of the firm."

For KEDIA LANDMARK LLP

Authorised Signatory

**Nirmal Kumar Kedia  
(Partner)**

FOR Kedia Landmark Limited Liability Partnership

For KEDIA LANDMARK LLP

Authorised Signatory

**Nitin Kedia  
(Partner)**



**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, 2023 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. **Basis for Qualified Opinion**

With reference to Note 6 of Trade Payables and Note No. 10 Trade Recivables and other notes of loans and advance received and paid as at 31st March, 2023, in the absence of third-party confirmation, Reconciliation, if any and other supportive audit evidence, we are unable to comment upon such balances.

**Qualified Opinion**

In our opinion and to the best of our information and according to the explanations given to us, except for the effects of the matter described in the Basis for Qualified Opinion paragraph above, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the LLP as at 31st March, 2023, and its profit for the year ended on that date. We are independent of the entity in accordance with the ethical requirements that are relevant to our audit of the financial statements, and we have fulfilled our other responsibilities in accordance with these requirements.

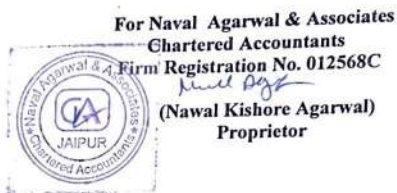


4. We further report that:

- 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 31<sup>st</sup> March, 2023;
  - ii) In the case of the Profit & Loss Account, of the Profit for the year ended on that date.

Place: Jaipur  
Dated: 29-09-2023

UDIN:- 23403895BHAVNY4200  
M. NO. 403895





# KEDIA LANDMARK LIMITED LIABILITY PARTNERSHIP

Balance Sheet as at March 31, 2023

(Amount in `)

Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
<b>I CONTRIBUTION AND LIABILITIES</b>			
<b>(1) Partners' Funds</b>			
(a) Contribution	1	100,000.00	100,000.00
(b) Reserves and surplus	2	37,645,752.47	(21,244,999.45)
(c) Partners Current account	3	21,394,131.07	75,491,747.69
<b>(2) Non-current liabilities</b>			
(a) Long-term borrowings	4	2,701,964.37	5,852,417.60
(b) Deferred tax liabilities		-	-
(c) Other Long term liabilities		-	-
(d) Long-term provisions		-	-
<b>(3) Current liabilities</b>			
(a) Short-term borrowings	5	8,703,000.00	6,903,000.00
(b) Trade payables	6	15,978,275.46	161,921,981.00
(c) Other current liabilities	7	311,779,996.87	144,073,028.84
(d) Short-term provisions		-	-
<b>Total-I</b>		<b>398,303,120.24</b>	<b>373,097,175.68</b>
<b>II ASSETS</b>			
(a) Fixed assets		-	-
(b) Investments		-	-
(c) Loans and advances	8	40,263,164.00	67,758,428.00
(d) Inventories	9	259,955,709.35	285,879,841.90
(e) Trade receivables	10	29,428,601.00	15,783,346.00
(f) Cash and cash equivalents	11	68,561,307.89	3,367,643.78
(g) Other current assets	12	94,338.00	307,916.00
<b>Total-II</b>		<b>398,303,120.24</b>	<b>373,097,175.68</b>

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 Agarwal*

(Nawal Kishore Agarwal)  
Proprietor  
M.No 403895



Place: - Jaipur  
Dated: - 29-09-2023

In witness and confirmation of facts  
For Kedia Landmark LLP

*Nirmal Kumar Kedia*  
(Nirmal Kumar Kedia)  
Designated Partner  
(00092650)

*Nitin Kedia*  
(Nitin Kedia)  
Designated Partner  
(01291077)

# KEDIA LANDMARK LIMITED LIABILITY PARTNERSHIP

Notes accompanying to the financial statements for the year ended March 31, 2023

## Note 1: - Partners Contribution- Fixed Capital Account

Particulars	As at 31.03.23	As at 31.03.22
	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
<b>Total</b>	<b>100,000.00</b>	<b>100,000.00</b>

## Note 2: - Reserve & Surplus

Particulars	As at 31.03.23	As at 31.03.22
	Amount (₹)	Amount (₹)
<b>a) Surplus</b>		
Opening Balance	(21,244,999.45)	(14,663,845.19)
(+) Net Profit/ (Net Loss) for the Current year	58,890,751.92	(6,581,154.26)
(+) Transfer from Reserves		
(-) Transfer to Reserves	-	-
(-) Tax Paid	-	-
(-) Transfer to Partner's	-	-
<b>Total</b>	<b>37,645,752.47</b>	<b>(21,244,999.45)</b>

## Note 3: - Partners Current Capital A/c

Particulars	As at 31.03.23	As at 31.03.22
	Amount (₹)	Amount (₹)
<b>a) Shri Nirmal Kumar Kedia</b>		
Opening Balance	54,642,326.25	47,739,397.72
Add: - Additions (Net)	-	1,149,262.00
Add: - Interest on contribution	5,883,480.06	5,753,666.53
Add: - Remuneration	-	-
Add: - Transfer from Reserve and Surplus	-	-
Less:- Income tax	-	-
Less:- Withdrawals (Net)	50,751,677.77	-
<b>Closing Balance</b>	<b>9,774,128.54</b>	<b>54,642,326.25</b>
<b>b) Shri Nitin Kedia</b>		
Opening Balance	20,849,421.44	25,288,993.21
Add: - Additions (Net)	-	-
Add: - Interest on contribution	2,222,581.09	2,748,428.23
Add: - Remuneration	-	-
Add: - Transfer from Reserve and Surplus	-	-
Less:- Income Tax	-	-
Less:- Withdrawals (Net)	11,452,000.00	7,188,000.00
<b>Closing Balance</b>	<b>11,620,002.53</b>	<b>20,849,421.44</b>
<b>Total</b>	<b>21,394,131.07</b>	<b>75,491,747.69</b>



For KEDIA LANDMARK LLP

*[Signature]*  
Designated Partner

For KEDIA LANDMARK LLP

*[Signature]*

Designated Partner

# KEDIA LANDMARK LIMITED LIABILITY PARTNERSHIP

## Note 4: - Long Term Borrowings

Particulars		As at 31.03.23	As at 31.03.22
		Amount (₹)	Amount (₹)
Amdhara Bank OD A/c		2,701,964.37	5,852,417.60
<b>Total</b>		<b>2,701,964.37</b>	<b>5,852,417.60</b>

## Note 5: - Short Term Borrowings

Particulars		As at 31.03.23	As at 31.03.22
		Amount (₹)	Amount (₹)
Bhrami Buildstate LLP		-	2,150,000.00
Gaurav Dadheech		2,800,000.00	2,800,000.00
Home Land LLP		1,953,000.00	1,953,000.00
Yash Buildstate LLP		3,950,000.00	
<b>Total</b>		<b>8,703,000.00</b>	<b>6,903,000.00</b>

## Note 6: - Trade Payable

Particulars		As at 31.03.23	As at 31.03.22
		Amount (₹)	Amount (₹)
a) O/s from Less than One Year		15,978,275.46	161,775,956.00
b) O/s from More than One Year		-	146,025.00
<b>Total</b>		<b>15,978,275.46</b>	<b>161,921,981.00</b>

## Note 7: - Other Current Liabilities

Particulars		As at 31.03.23	As at 31.03.22
		Amount (₹)	Amount (₹)
Advances Against plots (As per list enclosed)		129,677,500.68	5,747,393.00
Audit Fees Payable		101,000.00	71,000.00
Rent Payable		-	120,000.00
TDS Payable		889,870.00	2,079,000.00
Salary Payable		-	926.00
Kedia Real Estate LLP		136,234,339.90	102,890,362.00
Radha Govind Colonizers		540,003.84	500,003.84
Expenses (Development) to be incurred on plots sold			
Kedia Z Capital		32,377,927.00	32,664,344.00
Keshwam Home Land		6,431,271.62	
Shri Krishna Home Land Vatsalya		5,528,083.83	
Union Bank of India (Debit Balance Due to Reconciliation)		-	-
<b>Total</b>		<b>311,779,996.87</b>	<b>144,073,028.84</b>



For KEDIA LANDMARK LLP

Designated Partner

For KEDIA LANDMARK LLP

Designated Partner



# KEDIA LANDMARK LIMITED LIABILITY PARTNERSHIP

## Note 8: - Loans and advances

Particulars		As at 31.03.23	As at 31.03.22
		Amount (₹)	Amount (₹)
Short term loans and advances (As per list enclosed)		40,263,164.00	67,758,428.00
<b>Total</b>		<b>40,263,164.00</b>	<b>67,758,428.00</b>

## Note 9:- Inventories

Particulars		As at 31.03.23	As at 31.03.22
		Amount (₹)	Amount (₹)
Land		1,838,142.90	228,581,442.90
Scheme- Kedia Z Capital		44,299,408.00	46,821,284.00
Scheme- Keshawam Homeland		101,691,266.00	-
Scheme- Shri Krishna Homeland Vatsalya		85,435,380.00	-
Development Exp attributable to Closing Stock Kedia Z Capital		10,603,569.00	10,477,115.00
Development Exp attributable to Closing Stock Keshawam Homeland		10,773,565.28	-
Development Exp attributable to Closing Stock Shri Krishna Homeland Vatsalya		5,314,378.17	-
<b>Total</b>		<b>259,955,709.35</b>	<b>285,879,841.90</b>

## Note 10:- Trade Receivables

Particulars		As at 31.03.23	As at 31.03.22
		Amount (₹)	Amount (₹)
a) Outstanding for Less than 6 month		13,895,636.00	15,783,346.00
b) Outstanding for more than 6 month		15,532,965.00	-
<b>Total</b>		<b>29,428,601.00</b>	<b>15,783,346.00</b>

## Note 11: - Cash and Cash equivalents

Particulars		As at 31.03.23	As at 31.03.22
		Amount (₹)	Amount (₹)
HDFC Bank		675,823.80	1,869,791.00
ICICI A/C 812 Ret.		26,178,847.80	-
ICICI A/C 809 Current Account		21,081,443.02	-
ICICI A/C 0849 Collection		4,561,000.00	-
ICICI A/C 817 Collection		7,040,000.00	-
ICICI A/C 0848 Ret		8,385,157.22	-
PNB		6,489.50	9,616.50
Union Bank of India		201,249.07	996,424.30
Vijaya Bank (BOB)		58,644.98	63,364.98
Vijaya Bank-232 (BOB)		116,161.00	116,249.50
Cash in Hand		256,491.50	312,197.50
<b>Total</b>		<b>68,561,307.89</b>	<b>3,367,643.78</b>



For KEDIA LANDMARK LLP

Designated Partner

For KEDIA LANDMARK LLP

Designated Partner

Note 12: - Other Current Assets

KEDIA LANDMARK LIMITED LIABILITY PARTNERSHIP

Particulars	As at 31.03.23	As at 31.03.22
	Amount (₹)	Amount (₹)
Security Deposit With Sri Nath India Oil	50,000.00	50,000.00
Stamp Advances (Mahesh Jhalani)	-	32,100.00
Income Tax Refundable (AY 2020-21)	33,708.00	33,708.00
TDS Deposited	10,630.00	182,108.00
HDFC FDR	-	10,000.00
<b>Total</b>	<b>94,338.00</b>	<b>307,916.00</b>

Note 13: - Income

Particulars	As at 31.03.23	As at 31.03.22
	Amount (₹)	Amount (₹)
Sales-Kedia Z Capital	9,389,669.00	11,846,772.00
Sales - Keshwam Home Land	76,927,676.00	-
Sales - Shri Krishnam Home Land Vatsasly	62,917,405.00	-
Sales - Gas Godam	-	7,730,000.00
<b>Total</b>	<b>149,234,750.00</b>	<b>19,576,772.00</b>



For KEDIA LANDMARK LLP

Designated Partner

For KEDIA LANDMARK LLP

Designated Partner

**Kedia Landmark LLP**

Sr.No.	Particulars	Amount (₹)
1	<b>Sundry Creditors as on 31.03.2023</b>	
	<b><u>Outstanding less than one year</u></b>	
1	Mohan Lal Verma	7,274,590.66
2	LL Ram Singh Meena	4,100,000.00
3	Hareshwar Printers	120,140.00
4	Home Land Real Estate Pvt Ltd	2,260,180.80
5	Jitendra Kumar	16,677.00
6	Mehdnara Kumar Dhanka	16,677.00
7	Munni Devi	200,000.00
8	Mohit Vijayvergiya	2,000.00
9	Narendra Singh Nathawat	200,950.00
10	Shankar Lal Choudhary	190,359.00
11	Shree Shyam Iron Work	151,604.00
12	Shree Shyam Solar & Electronic	475,000.00
13	Solar Tech Solution	20,021.00
14	Suman Kumari	950,076.00
	<b>Total</b>	<b>15,978,275.46</b>

**Outstanding more than one year**

**Total**

**2 Advance against booking as on 31.03.2023**

	<b>Keshawam Home Land Advance</b>	
1	Abhay Singh Plot No. 12 Keshwam HL	150002.00
2	Aditya Ruhella P.No. 27 Keshwam HL	100000.00
3	Amita Sharma P.No. 171 Keshwam HL	1417000.00
4	Amit Kumar Sharma P.No. C-03 Keshwam HL	100001.00
5	Anil James P.No. 142 Keshwam HL	250000.00
6	Anil James P.No. 143 Keshwam HL	250000.00
7	Anil Kumar Saini P.No. C-41 Keshwam HL	158000.00
8	Ankit Pareek P.No. 55 Keshwam HL	1200000.00
9	Anuradha Kumari P.No. 105 Keshwam HL	1258992.00
10	Anurag Choudhary P.No. 41 Keshwam HL	200000.00
11	Anurag P.No. 180 Keshwam HL	840341.00
12	Ashish Rajvansh P.No. 16 Keshwam HL	300000.00
13	Ashok K Meena(Afsana) P.No. 174 Keshwam HL	3583652.00
14	Ashok K Meena(Afsana) P.No. 175 Keshwam HL	3983652.00
15	Ashok Kumar Sharma Plot No.172 Keshwam	151000.00



For KEDIA LANDMARK LLP

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16	Brijendra Singh P.No. 66 Keshwam HL	1100000.00
17	Chitralkha Kumawat P.No. C-05 Keshwam HL	600000.00
18	Daman Prithiani P.No. 13 Keshwam HL	317585.80
19	Dharminder Sethi P.No. 127 Keshwam HL	100.00
20	Gangadhar Bhadala P.No. 59 Keswam HL	1300000.00
21	Gangadhar Bhadala P.No. 60 Keswam HL	1300047.20
22	Geeta Devi P.No. 61 Keshwam HL	1300000.00
23	Geeta Devi P.No. 62 Keshwam HL	900000.00
24	Gourika Makhija P.No. 120 Keshwam HL	250000.00
25	Hansraj Meena Plot No. 01 Keshwam	51000.00
26	Hari Singh C- 01 Keshwam HI	500000.00
27	Hemant Gupta P.No. 135 Keshwam HL	429562.00
28	Himanshu Chauhan P.No. 82 Keshwam HL	5020000.00
29	Jyoti Vaishnav Plot No. 74 Keshwam H L	3850568.80
30	Manish Junja Plot No. C-49 Keshwam	695000.00
31	Manju Kanwar P.No. 35 Keshwam Homeland	391000.00
32	Manmohan Gangwal P.No. C-46 Keshwam HL	441100.00
33	Manoj Kumar Sharma P.No. 128 Keshwam HL	1146202.00
34	Manoj Meena P.No. 182 Keshwam HL	1060000.00
35	Manoj Sharma P.No. C-48 Keshwam HL	3830050.00
36	Mansingh Basethia P.No. 50 Keshwam HL	350000.00
37	Mitali Bhatt P.No. 36 Keshwan HL	4177666.00
38	M/SShree Ganesh Construction P No. C-37 Keshwam HL	50000.00
39	Muniraj Khangarot P.No. 46 Keshwam HL	51000.00
40	Muskan Khemnani P.No. 02 Keshwam HL	100000.00
41	Narendra Kushwaha P.No. 28 Keshwam HL	500000.00
42	Narendra Kushwaha P.No. 29 Keshwam HL	1200000.00
43	Narendra Kushwaha P.No. 30 Keshwam HL	1000000.00
44	Neelam Sharma P.No. 141 Keshwam HL	250000.00
45	Partibha Narania P.No. 25 Keshwam HL	869335.00
46	Pooja Pareek P.No. 56 Keshwam HL	1200000.00
47	Pooja Pawar P.No. 145 Keshwam HL	291000.00
48	Prateek Goyan P.No. C-08 Keshwam HL	800000.00
49	Puneet Jangid P.No. 132 Keshwam HL	100000.00
50	Radheshyam Sarsainiya P No. C-44 Keshwam HI	421000.00
51	Rahul Pareek P.No. 57 Keshwam HL	1300000.00
52	Rahul Tamarkar P.No. C-9 Keshwam HL	440000.00
53	Rajendra Kumar Patel P.No. 21 Keshwam HL	200000.00
54	Rajkumar Rathi Chanchal P.No. 184 Keshwam HL	301000.00
55	Ramavtar Pareek P.No. 53 Keshwam HL	850000.00
56	Ram Chander Jat P.No. C-39 & C- 40 Keshwam HL	6500000.00
57	Ram Krishan P.No. C-11 Keshwam HL	100000.00
58	Ranveer Singh Nathawat P.No. C-4 Keshwam HL	100000.00
59	Ravindra Kumar P.No. 58 Keshwam HL	1300000.00



For KEDIA LANDMARK LLP

*[Signature]*  
Designated Partner

For KEDIA LANDMARK LLP

*[Signature]*  
Designated Partner

60	Rekha Gupta Plot No. 54 Keshvam HL	1700000.00
61	Sandeep Mahlotra Plot No. C7 KESHWAM	600000.00
62	Sanjay Singh Tanwar P.No. 192 Keshvam HL	1250000.00
63	Shree Ganesh Construction P.No. C-36 Keshvam HL	50000.00
64	Sitaram Agrawal P.No. 72 & 73 Keshvam HL Cancel	1533548.00
65	Sonalika P.No. 118 Keshvam HL	511000.00
66	Suman Meena P.No. 256 Keshvam HL	1500000.00
67	Suman Saini P.No. 7 Keshvam HL	690000.00
68	Sunita Jangid P.No. 02 Keshvam HL Cancel	500000.00
69	Sunita Jangid P.No. C-7 Keshvam HL Cancel	600000.00
70	Sunita Tanwar P.No. 100 Keshvam HL	1000000.00
71	Suresh Kumar Ahir P.No. 122 Keshvam HL	31000.00
72	Varunika Sharm P No. 34 Keshvam HL	351000.00
73	Vikas Gupta P.No. 147 Keshvam HL	2002768.00
74	Vikas Modi P.No. 81 Keshvam HL	1500000.00
75	Vishal Sharma P.No. 131 Keshvam HL	946084.00

**Shri Krishnam Home Land Vatsalya**

76	Arpita Jain P.No. 3 KHLV	4770000.00
77	Ashok Kumawat P.No. 39 KHLV	1000000.00
78	Bhanu Prakash Sharma P.No. 26 KHLV	51000.00
79	Deepak Joshi P.No. 27 KHLV	21000.00
80	Diksha Jangid P.No. 24 KHLV	3955966.00
81	Dinesh Mann P.No. 47 KHLV	1817330.00
82	Gopal Plot No. 67 KHLV	360000.00
83	Harshita Gupta P.No. 60 KHLV	100000.00
84	Hazari Lal Meena P.No. 13 KHLV	400000.00
85	Himanshu Joshi P.No. 65 KHLV	3581899.00
86	Indrajeet P.No. 37 KHLV Cancel	21000.00
87	Kamal Morya P.No. 58 KHLV	292000.00
88	Kamal Singhadiya HLV II	21000.00
89	Kamlesh Agarwal P.No. 10 KHLV	500000.00
90	Khem Raj Baseta P.No. 64 KHLV	3118960.00
91	Kushal Saini Plot No. 25 KHLV	300000.00
92	Magan Chand Sharma P.No. 16 KHLV	211000.00
93	Mahavir Singh Rajawa P.No. 29& 30 KHLV	7333000.00
94	Manish Kumar P.No. 23 KHLV	730000.00
95	Manoj Kumar Verma P.No. 53 KHLV	100000.00
96	Meena Kanwar P.No. 70 KHLV	4735359.00
97	Mohit Kalra P.No. 50 KHLV	100002.00
98	Namit Dinesh P.No. 66 KHLV	322101.00
99	Navjot Singh P.No. 26 KHLV	483635.88
100	Neelam Sharma P.No. 59 KHLV	2517885.00
101	Pankaj Meena P.No. 37 KHLV	100000.00
102	Parikshit Rawat P.No. 02 KHLV	51000.00



For KEDIA LANDMARK LLP

*[Signature]*  
Designated Partner

For KEDIA LANDMARK LLP

*[Signature]*  
Designated Partner

103	Parikshit Rawat P.No. 7 KHLV	300000.00
104	Pimky Khandelwal Plot No. 38 KHLV	301000.00
105	P. No. L-61 Bhagchand Bhadana H.L.V. IInd	25000.00
106	Pradeep Kumar Agrawal P.No. 6 KHLV	100000.00
107	Premwati P No. C-02 KHLV	321000.00
108	Raghvender Singh Tanwar C-01 KHLV	50000.00
109	Rajesh Holkar P.No. 68 & 69 KHLV	100000.00
110	Ramavtar and Pankaj P.No. 52 KHLV	51000.00
111	Ram Bhajan Jatav P.No. 73 KHLV	1854513.00
112	Ravi Kant Khatri P.No. 43 KHLV	452000.00
113	Ravinder Kumar P.No. 42 KHLV	51001.00
114	Sandeep Sharma P.No. 1 KHLV	300000.00
115	Shalini Mathuriya P.No. C-12 KHLV	50000.00
116	SnehLata Saini Plot 28 KHLV	1731000.00
117	Subhash Chand Meena P.No. 15 KHLV	3955966.00
118	Suman Saini P.No. 31 KHLV	401000.00
119	Surendra Singh P.No. C-11 KHLV	1101000.00
120	Suresh CHandra Agarwal P No. 9 KHLV	500000.00
121	Yogesh Kumar Meena P.No. 40 KHLV	240000.00

**Kedia Z Capital Advance**

122	Abdul Manhan Plot No. 28 KP	160000.00
123	Ashok Kumar Jain (EWS)	10000.00
124	Ajay Sharma Plot No. 41 KP	237010.00
125	Gajanand Sharma Shop No. S-33 And S-34 , 3 Kp	615000.00
126	Govind Chaturvedi Plot No. 74 Kp	690000.00
127	Himmat Singh Shop No. R-2 KP	5000.00
128	Jitendra Sharma Plot No. 27 KP	160000.00
129	Jyoti Soni Plot No. 195 KP	124500.00
130	Manik Chand Gahlot Plot No. 322 KP	50000.00
131	Manik Chand Ghalot Plot No. 338 KP	50000.00
132	Masoom Mandolia Plot No. 1 KP	186776.00
133	Masoom Mandoliya Shop 37 & 38 Kp	25000.00
134	Mukut Bihari Plot 66 Kp	11000.00
135	Narendra Singh Hada(Ramesh) Plot No. 204 KP	250000.00
136	Naurti Devi Jain Plot No. 196 KP	11000.00
137	Nitin Sharma Plot No. 102A KP	5000.00
138	Pratap Singh Bhati / Bhawar Kanwar 304 Kp	11000.00
139	Rakesh Kumar Jat Shop No. R-5 KP	105000.00
140	Ram Ji Lal Meena P No 17 KP	11000.00
141	Ravi G Vivanta Plot No. 322 KP	51000.00
142	Ravi Saini Plot No 242 KP	1120000.00
143	Rekha Devi Plot No 49 KP	51100.00
144	Shri Ram Yadav (Amar Chand Yadav) P No 243 KP	10000.00
145	Shri Ram Yadav P No 244 KP	10000.00
146	Vinod Meghwanshi Plot No 68 KP	5100.00



For KEDIA LANDMARK LLP

*(Signature)*  
Designated Partner

For KEDIA LANDMARK LLP

*(Signature)*

Designated Partner



**Cancelled Booking Advance**

147	Babu Kanwar P.No. 52 Keshwam HL	51000.00
148	Bharti Gupta Plot No. 31 Keshwam	41000.00
149	Kusum Agarwal P.No. C- 44 Keshwam HL Cancel	779140.00
150	Anupama Saini P.No. 67 KHLV Cancel	50000.00
151	Ashok Kumar P.No. 2 KHLV Cancelled	100000.00
152	Bhupendra Mahawar P.No. 19 KHLV Canceled	21000.00
153	Dinesh Bishnoi HLV II Cancel	100000.00
154	Plot No. 65 Rohit Rajpal HLV II	51000.00

**Total****129,677,500.68****3 Loans & Advances as on 31.03.2023**

1	Bhrami Buildstate LLP	1,150,000.00
2	Ram Singh Meena	6,700,000.00
3	Chatar Singh	350,000.00
4	Cad Max Consultancy Pvt Ltd	400,000.00
5	Chopra Trading & Builders	22,087,847.00
6	Meenakshi Parasar	250,000.00
7	Pamncham Sharma	101,081.00
8	Raghu Raj Bhati	547,500.00
9	Raj Construction Company	6,366,736.00
10	Ravi Kant Parashar	400,000.00
11	Shiv Pal Singh	360,000.00
12	Shri Kant Parashar	700,000.00
13	Surekha Parashar	650,000.00
14	Vipul Sharma	200,000.00

**Total****40,263,164.00****4 Trade Receivable as on 31.03.2023****a) Outstanding for Less than 6 months  
Keshwam Home Land**

1	Amitesh Kumar Singh P.No. 212 Keshwam HL	4286884.00
2	Anita Kumari P.No. 124 Keshwam HL	2202.00
3	Anuradha Rani P.No. 67 Keshwam HL	163000.00
4	Babu Kunwar P No. C-02 Keshwam HL	1858110.00
5	Denam Chaturvedi P.No. 37 Keshwam HL	2999.00
6	Hemender Singh P.No. 06 Keshwam HL	299998.00
7	Pushpa Sharma P.No. 79 Keshwam HL	100000.00
8	Sudha Yadav & Rohit Yadan P.No. 38 Keshwam HL	5136825.00
9	Tejpal Saini P.No. 206 Keshwam HL	1950000.00
10	Vikas Dave P No. 04 Keshwam HL	7202.00



For KEDIA LANDMARK LLP

Designated Partner

For KEDIA LANDMARK LLP

Designated Partner

**Shri Krishna Home Land Vatsalya**

11	Man Singh Basethia P.No. 22 KHLV	50418.00
12	Pooja Morya P.No. 57 KHLV	37998.00

**Total**

**13,895,636.00**

**a) Outstanding for More than 6 months**

1	Ashish Mishra Plot 125 & 125 A Kp	49000.00
2	Chitra Gupta P No 73 KP	251070.00
3	Jagdish Kumar Prajapat 48 Kp	500000.00
4	Monika Kedia KP	2673560.00
5	Nirmal Kedia KP A/c	3017000.00
6	Nitin Kedia KP	668680.00
7	Om Prakash Soni Plot No 92 KP	46134.00
8	Pahad Singh S/o Nag Singh S-91 Kp	1060000.00
9	Praveen Singh Mal Shop No S-90 KP	511000.00
10	Priti Pareek & Prateek Pareek Shop S-61	30000.00
11	Priti Pareek & Prateek Pareek Shop S-62	30000.00
12	Pushpa Devi (Puran & Sunil) P No 312 KP	1061720.00
13	Ram Kishan Pareek Plot No. 75 KP	475000.00
14	Rekha Pareek & Prateek Pareek Shop S-63	30000.00
15	Rekha Pareek & Prateek Pareek Shop S-64	30000.00
16	Renu Sharma Shop No. S-15 KP	79000.00
17	Rishabh Bohra & Nikita Agarwal 133 Kp	750465.00
18	Ritu Kedia KP A/c	2341840.00
19	Ruchir Malpani Plot No. 219 Kp	610976.00
20	Sanjeev Sinha/ Madhu Sinha PNO. 13,146B,147 S13,S14	166055.00
21	Santosh Devi Meena R-17 KP	15000.00
22	Seeta Meena and Manoj Kumar Meena Plot No. 313 KP	5500.00
23	Seeta Meena and Manoj Kumar Meena Plot No. 314 KP	5500.00
24	Shankar Singh R-2 A KP	15000.00
25	Shashank Shekhar P No 250 KP	450000.00
26	Shiv Lal Yadav (Dinesh Kumar Yadav) Plot No. 180KP	117695.00
27	Shweta Sailani And Vikas Nigam P No 38 KP	520001.00
28	Sitaram Sharma P No 194 KP	22769.00

**Total**

**15,532,965.00**



For KEDIA LANDMARK LLP

*[Signature]*  
Designated Partner

For KEDIA LANDMARK LLP

*[Signature]*

Designated Partner

# Kedia Landmark LLP

## Statement of Closing Stock (Land) as on 31.3.2023

Sr. No.	Particulars of Land	Opening Balance		Area Increase/Decreased	Purchases/Other/Transfer/Exc.		Transferred from scheme		Comm. \ charge s	Total		Transf in Scheme/ Plots		Land Sold		Closing Balance	
		Area	Amount (₹)		Area	Amount (₹)	Area	Amount (₹)		Area	Amount (₹)	Area	Amount (₹)	Area	Amount (₹)	Area	Amount (₹)
1	Agriculture Land Ramnaghpura Vatika (Hect)	0.0969	1838142.90	0.00	0.00	0.00	0.00	0.00	0.00	0.0969	1838142.90	0.00	0.00	0.00	0.0000	0.00	0.0969
		0.10	1838142.90	0.00	0.00	0.00	0.00	0.00	0.00	0.10	1838142.90	0.00	0.00	0.00	0.00	0.10	1838142.90
	Total																
2	Agriculture Land Ajmer Road at Bhankrota and Mahapura (Hec)	5.1050	226743300.00	0.00	0.0730	4462000.00	0.00	0.00	0.00	5.1780	231205300.00	5.1780	231205300.00	0.0000	0.00	0.0000	0.00
		5.11	226743300.00	0.00	0.0730	4462000.00	0.00	0.00	0.00	5.1780	231205300.00	5.18	231205300.00	0.00	0.00	0.00	0.00
	Total																
Grand Total		5.20	228581442.90	0.00	0.07	4462000.00	0.00	0.00	0.00	5.27	233043442.90	5.18	231205300.00	0.00	0.00	0.10	1838142.90



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*(Signature)*  
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# Kedia Landmark LLP

Statement of Stock (Scheme) as on 31.12.2023

Statement of Stock (Scheme) as on 31.3.2023																														
S. No.	Particulars	Opening Stock				Purchase/Sales Return				Area Transferred/Increased.				Area Decreased/Transferred				Total Amount (₹)	Rate per sq. Mtr.	Net Sales				Closing Balance				Amount of Closing Stock (₹)		
		Area		Comm.		Amount(₹)		Area		Comm.		Amount(₹)		Res.		Comm.				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.			
a) Schemes on which development to be carried by assessee																														
1	Kedia Z Capital	18794.53	2171.18	46821284.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46821284.00	2233.23	1129.25	0.00	17665.28	2171.18	44299408.00							
2	Keshavn HomeLand ds	0.00	0.00	0.00	0.00	0.00	0.00	14104.22	1671.55	124656300.00	0.00	0.00	0.00	0.00	0.00	0.00	124656300.00	7901.76	2631.82	274.50	11472.40	1397.05	101691266.00							
	Shri Krishna Home Land Ventures	0.00	0.00	0.00	0.00	0.00	0.00	10149.38	1170.28	106549000.00	0.00	0.00	0.00	0.00	0.00	0.00	106549000.00	9412.74	2169.89	73.20	7979.49	1097.08	85455380.00							
3	Varadaya	0.00	0.00	0.00	0.00	0.00	0.00	24253.60	2841.83	231205300.00	0.00	0.00	0.00	0.00	0.00	0.00	27802684.00	5930.96	347.70	37117.17	4665.31	231426054.00								
Total (A)		18794.53	2171.18	46821284.00	0.00	0.00	0.00	24253.60	2841.83	231205300.00	0.00	0.00	0.00	0.00	0.00	0.00	27802684.00	5930.96	347.70	37117.17	4665.31	231426054.00								



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**Kedia Landmark LLP**  
**STATEMENT OF DEVELOPMENT EXPENSES AS ON 31.03.2023**

a) Development cost per Sq. Mtr.

1) Total Development expenses incurred during the year	1,993,969.00
2) Total Area on which development expenses incurred (Residential Area in sq mtr)	
Sold up to Previous Year	36282.39
Sold during the year	1129.25
Closing Stock	57248.10
Development cost per sq Mtr.	34.830

b) Statement of future liability for plots sales and Development expenses on closing stock as on 31.03.2023

Sr. No.	Particulars	Dev. cost per Sq. Mtr.	Development cost per Sq. Mtr. Incurred	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 Previous Year (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	499.719	34.830	534.549	865.451	1129.250	36282.387	37411.637	32377927.00	32664344.00	-286417.00	19836.466	10603569.00
	<b>Total</b>						1129.250	36282.387	37411.637	32377927.000	32664344.000	-286417.00	19836.466	10603569.000



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Designated Partner

Total Amt. debited to P & L

1,707,552.00

## 12-11-Feedmark LLP

### STATEMENT OF DEVELOPMENT EXPENSES AS ON 31.03.2019

<sup>a)</sup> Development cost per Sq. Mtr.

development cost per Sq. Mm.

Residential Area in sq mtr)

which development expenses incurred (Net development expenses)

Sold up to Previous Year  
8-11 during the year

Sold during the  
Closing Stock

www.ginseng

Development cost per sq Mtr.

1992

--- closing stock as on 31.03.2023

[illegible]

Total

Total Aml debited to P & L

19,637,841.28



For KEDIA LAMPWORKS

For KEDIA LANDMARK LLP

Designated Partner

Designated Partner



**Kedia Landmark LLP**  
**STATEMENT OF DEVELOPMENT EXPENSES AS ON 31.03.2023**

**a) Development cost per Sq. Mtr.**

1) Total Development expenses incurred during the year	6,627,718.84
2) Total Area on which development expenses incurred (Residential Area in sq mtr)	
Sold up to Previous Year	0.00
Sold during the year	2243.09
Closing Stock	9076.57
Development cost per sq Mtr.	585.505

**b) Statement of future liability for plots sales and Development expenses on closing stock as on 31.03.2023**

Sr. No.	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 in current year	Total development expenses incurred	Balance Dev. Expenses to be incurred	Area Sold During Year (In Sq Mtr.)	Area Sold Up to Previous Year (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	Shri Krishna Home Land	3050.00	0.000	585.51	2464.495	2243.090	0.000	2243.090	5528083.83	0.00	5528083.83	9076.570	5314278.17
	<b>Total</b>					<b>2243.090</b>	<b>0.000</b>	<b>2243.090</b>	<b>5528083.830</b>	<b>0.000</b>	<b>5528083.830</b>	<b>9076.570</b>	<b>5314278.170</b>

Total Amt. debited to P & L

12,155,902.67



For KEDIA LANDMARK LLP

For KEDIA LANDMARK LLP

Designated Partner

**Kedia Landmark Limited Liability Partnership**  
Shoop No. 10-11, First Floor, Ganesh Nagar 6<sup>th</sup> 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 31-03-2023.

**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 stock of the land and plots is valued on the basis of the actual cost and other exp. Incurred to develop the land/plots/schemes in their proportion. The area of the plots measured on the basis of the layout plan and maps of the scheme, The area measured on the basis of the layout plan and map may be differ due to actual measurement of land and any other reasons of the approving authority. In these situations, the actual area taken in the financial statement may change i.e., increased/decreased. The management is reviewed at reasonable intervals of the positions of the land/scheme according the explanation of the management.

**ii) Valuation of Schemes: -**

The scheme developed by the LLP is valued at cost of the land transferred to equipped the scheme. Such cost is increased by other expenses incurred to make the scheme salable. The expenses paid to JDA and other regulatory authority as well as development expenses incurred or to be incurred by LLP itself is also taken the part of the cost of the scheme. The closing stock is valued on the basis of land cost and other cost as described above in their proportion of the total area and unsold area.

- iii) **Valuation of Lands: -** The valuation of land has been made at cost including all expenses incurred for acquisition of land. The closing stock



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of the land is valued in proportion of the remaining area unused as total cost of the land.

- b) The detailed qty. details and valuation of closing stock has been given in chart forming part of audited balance sheet.

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 have 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 on the basis of projections received. A fair and reasonable cost has been taken of development to arrive the actual cost of sale made. 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.



For KEDIA LANDMARK LLP

Designated Partner

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- 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:

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: -**

- We have tried to obtain the confirmation from Sundry Debtors, Creditors, Loans and Advances, Unsecured Loans and other third party balance and received except few persons
- Previous year figures have been re-arranged/re-grouped, whenever it was necessary to presentation of the LLP's Financial Statements.
- We reliance is based on entries passed in books of accounts where supporting bills/vouchers not available with firm.
- No amount is payable at the end of the year to any enterprises registered under MSMED Act. 2006 as the best knowledge of the management.
- Contingent liability not provided for is Nil.
- Value of imports on CIF Basis is Rs. Nil
- Expenditure in foreign currency is Rs. Nil 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

*Naval Agarwal*

(Nawal Kishore Agarwal)  
Proprietor  
M.No 403895

Place: - Jaipur

Dated: - 29-09-2023



In witness and confirmation of facts  
**For Kedia Landmark LLP**

*Nirmal Kumar Kedia*

(Nirmal Kumar Kedia)  
Designated Partner  
(00092650)

*Nitin Kedia*

(Nitin Kedia)  
Designated Partner  
(01291077)