



### AFFIDAVIT

I, **Ram Chandar Yadav** S/o Shri Har Sahay Yadav Age 47 years address: Yadav Farm, Ramchandrapura, Ajmer Road, Jaipur, Rajasthan (Aadhar No XXX-XXX-6161) Designated Partner of Aryan Landmark Developers LLP, duly authorised by the promoter of the proposed project, on behalf of promoter, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has opened a separate Bank Account for the Project “**Yaduraj SAMSARA**” situated at Khasra No. 423/420 Village Nangal Badgujran urf Fagodiyawala, Tehsil Sanganer, District Jaipur State- Rajasthan in compliance with and as part of the Provision of Real Estate (Regulation and Development) Act, 2016 and rules made there under, the details of which are mentioned hereunder:

S.No	Particulars	Details
1	Name of Bank Account Holder	Aryan Landmark Developers LLP Yaduraj SAMSARA RERA Account
2	Name of Bank	KOTAK MAHINDRA BANK
3	Bank Address	B-53/54, Hanuman Nagar, Gautam Marg, Vaishali Nagar, Jaipur-302021
4	Bank Account Number	0548995394
5	IFSC Code	KKBK0003547

2. Further, I declare on behalf of the Promoter, that any amount withdrawn from the designated aforesaid Bank Account shall be used only for our aforesaid project “**Yaduraj SAMSARA**”.
3. Further, I declare on behalf of the Promoter, that Bank Account shall not be shared for any other Real Estate Project or for any other purposes.

Date:10.01.2024

For Aryan Landmark Developers LLP  
ARYAN LANDMARK DEVELOPERS LLP

Place: JAIPUR

(Designated Partner)

  
DESIGNATED PARTNER

### VERIFICATION

I above mentioned Deponent, do hereby verify that the contents in Para No. 1 to 3 of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me.

Date: 10.01.2024

For Aryan Landmark Developers LLP  
ARYAN LANDMARK DEVELOPERS LLP

Place: JAIPUR

(Designated Partner)

**ATTESTED**  
CHENA RAM CHOUDHARY  
NOTARY PUBLIC  
(GOVT. OF INDIA)  
JAIPUR, INDIA  
10 JAN 2024

  
DESIGNATED PARTNER  
(Designated Partner)



क्र.सं. 8948 दिनांक

15 DEC 2023

दुद्राक का मूल्य

1000

क्रेता का नाम श्री/श्रीमती

श्री. लल्लू लाल साहू

पिता/पति का नाम

निवास स्थान

वास्त

धर्मपाल सिंह चौधरी

स्टाम्प विक्रेता लॉ. नं. 44/02

ज. दि. प्र. परिसर जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभाषित अभिभाग	
1. आधारभूत अवसरचन विधियों हस्तु (धारा 3-क)-10% रुपये	10
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-20% रुपये	20
कुल योग	30
हस्ताक्षर/स्टाम्प	





**Affidavit cum Declaration of Mr. Ramchandar Yadav, Desinated Partner of the proposed project vide their Board Resolution dated 10.01.2024**

1. I, Ram Chandar Yadav S/o Shri Har Sahay Yadav Age 47 years Address Yadav Farm, Ramchandrapura, Ajmer Road, Jaipur- Rajasthan- 302026 (Aadhar No. XXXX-XXXX-6161) Designated Partner of Aryan Landmark Developers LLP.

That our Project “**Yaduraj SAMSARA**” situated at Khasra No. **423/420** Village Nangal Badgujan urf Fagodiyawala, Tehsil Sanganer, District Jaipur State- Rajasthan is our New Project.

2. That we have not accepted any advance payment/booking from allottees towards the booking of Plot/apartment till the date of signing this declaration and even will not take till the time we got our RERA Registration Number.
3. That if any contradiction arises in future the Deponent will be responsible for it.

Deponent

For Aryan Landmark Developers LLP

  
DESIGNATED PARTNER  
( Designated Partner )

**Verification**

I, Ram Chandar Yadav S/o Shri Har Sahay Yadav Age 47 years address Yadav Farm, Ramchandrapura, Ajmer Road, Jaipur, Rajasthan do hereby verify that the content in Para No. 1 to 3 of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me.

Verified by me at Jaipur on this 10.01.2024


Deponent

Date: 10.01.2024

For Aryan Landmark Developers LLP  
ARYAN LANDMARK DEVELOPERS LLP

  
DESIGNATED PARTNER  
( Designated Partner )

Place: Jaipur

  
**ATTESTED**  
CHENA RAM CHOUDHARY  
NOTARY PUBLIC  
(GOVT. OF INDIA)  
JAIPUR, INDIA  
10 JAN 2024



क्र. 8849

15 DEC 2023

मुद्राक का मूल्य

100

क्रेता का नाम श्री/श्रीमती

Dr. Arjun Kumar Samrat

पिता/पति का नाम

निवास स्थान

वास्त

Dr. Arjun Kumar Samrat

धर्मपाल सिंह चौधरी

स्टाम्प विक्रेता लॉ. नं. 44/02

ज. दि. पा. परिसर नयापुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभाविता अंश	
1 आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	100
2 गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)-20% रुपये	200
कुल योग	300
हस्ताक्षर स्टाम्प गण्डक	

**TO WHOM SO EVER IT MAY CONCERN**

This is with relation to our Project **“Yaduraj SAMSARA”** situated at Khasra No. 423/246 Village Nangal Badgujan urf Fagodiyawala, Tehsil Sanganer, District Jaipur, State- Rajasthan will not require NOC of following as per local bye laws:

- |      |                             |   |                |
|------|-----------------------------|---|----------------|
| i)   | Fire NOC                    | - | Not Applicable |
| ii)  | Airport Authority NOC       | - | Not Applicable |
| iii) | Environmental Clearance NOC | - | Not Applicable |

**For Aryan Landmark Developers LLP**  
ARYAN LANDMARK DEVELOPERS LLP

  
DESIGNATED PARTNER  
( Designated Partner )

**Date:** 10.01.2024

**Place:** Jaipur



**DECLARATION CUM UNDERTAKING**

I, **Ram Chandar Yadav**, S/o Shri Har Sahay Yadav, Designated Partner of the Company i.e. **M/s Aryan Landmark Developers LLP**, do hereby declare that the **Water Permission** is not available for our project **“Yaduraj SAMSARA”**, We shall intimate the RERA as and when the desired permission/ connection is obtained from the appropriate Authority.

**For Aryan Landmark Developers LLP**  
ARYAN LANDMARK DEVELOPERS LLP



**(DESIGNATED PARTNER)**

Date: 10.01.2024

Place: Jaipur

**Declaration**

**M/s Aryan Landmark Developers LLP** through its authorised signatory/ Designated Mr. Ram Chandar Yadav regarding our “**Yaduraj SAMSARA**” situated at Khasra No. 423/420 Village Nangal Badgujran urf Fagodiyawala, Tehsil Sanganer, District Jaipur, State- Rajasthan declare that we have appointed Mr. Joginder Singh as Engineer and Structural Engineer, Dilip Agarwal as CA, Anuj Sharma as Architect and not appointed Real Estate Agent, Contractor, Structural Engineer, HVAC Consultants, Plumbing consultants and till date. As soon as we will appoint the same we will inform to RERA Authority before completion of the Project.

**For Aryan Landmark Developers LLP**

  
**( Designated Partner )**

Date: 10.01.2024

Place: JAIPUR

**DECLARATION OF NO CRIMINAL RECORD**

In reference to our Project **“Yaduraj SAMSARA”** situated at Khasra No. 423/420 Village Nangal Badgujan urf Fagodiyawala, Tehsil Sanganer, District Jaipur, State- Rajasthan

I, Ram Chandar Yadav, S/o Shri Har Sahay Yadav, Age 47 years, Address: Yadav Farm, Ramchandrapura, Ajmer Road, Jaipur, Rajasthan (Aadhar No XXX-XXX-6161), Designated Partner of Aryan Landmark Developers LLP, do hereby solemnly declare that No Criminal Case is neither pending against me or any of the other Partners of the Company and Land Owner nor we have been convicted in any criminal case in the Past.

There is no litigation pending against the land and the Project in any Court.

**For Ayan Landmark Developers LLP**

ARYAN LANDMARK DEVELOPERS LLP

  
( Designated Partner )

Date:10.01.2024

Place: Jaipur



## **NON-ENCUMBRANCE CERTIFICATE**

It is hereby declare that there is no encumbrance on our Project “**Yaduraj SAMSARA**” situated at Khasra No. 423/420 Village Nangal Badgujan urf Fagodiyawala, Tehsil Sanganer, District Jaipur, State- Rajasthan and land of Project is free from all encumbrances.

**For Aryan Landmark Developers LLP**

ARYAN LANDMARK DEVELOPERS LLP

  
(Designated Partner)

Date:10.01.2024

Place: JAIPUR



**CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING OF ARYAN LANDMARK DEVELOPERS LLP ON TUESDAY 10th JANUARY 2024, AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 2C, SWAROOP COLONY, DCM, AJMER ROAD, JAIPUR- 302019 AT 11.00 P.M.**

**AUTHORIZATION OF SHRI RAM CHANDAR YADAV FOR RERA REGISTRATION**

**“RESOLVED THAT**, the consent of Board of Directors of the Company be and is hereby accorded to Shri Ram Chandar Yadav , Designated Partner of the Company for the execution of agreements, signing Papers, undertakings, Affidavits and to move and file any other essential documents as may be considered necessary for obtaining registration of the Project **“Yaduraj SAMSARA”** situated at Khasra No. **423/420** Village Nangal Badgujan urf Fagodiyawala, Tehsil Sanganer, District Jaipur, State- Rajasthan under the Real Estate (Regulations and Development Act) 2016 (RERA Department) in the State of Rajasthan for and on behalf of the Company.

**“RESOLVED FURTHER THAT** Shri **Ram Chandar Yadav** Designated Partner of the Company be and is hereby authorised to do all such acts, deeds and things which may be considered incidental and necessary for giving effect to the aforesaid resolution.”

**ACCEPTED**  
ARYAN LANDMARK DEVELOPERS LLP

  
**DESIGNATED PARTNER**  
**(RAM CHANDAR YADAV)**

**CERTIFIED TO BE TRUE**

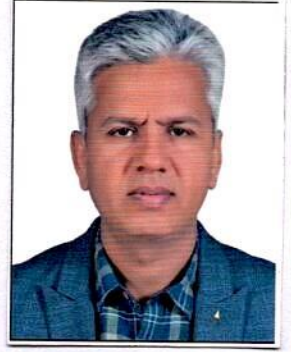
**FOR ARYAN LANDMARK DEVELOPERS LLP**

ARYAN LANDMARK DEVELOPERS LLP      ARYAN LANDMARK DEVELOPERS LLP

**DESIGNATED PARTNER**      **DESIGNATED PARTNER**  
**(RAJENDRA YADAV)**      **(HEM RAJ YADAV)**





**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 **"YADURAJ SAMSARA"** to be set up at Khasra No. 423/420 Village Nangal Badgujan urf Fagodiyawala, Tehsil Sanganer, 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:

**Limited Liability Partnership**

ii) (In case of individual)

- (a) Name: N.A.  
(b) Father's Name: N.A.  
(c) Occupation: N.A.  
(d) Permanent address: N.A.  
(e) Photograph: N.A.  
(f) Contact details (Phone No., e-mail, Fax No.): N.A.

or

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

(a) Name: **ARYAN LANDMARK DEVELOPES LLP**

(b) Address: **2C, Swaroop Colony, DCM, Ajmer Road, Jaipur-302019, Rajasthan**

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **(As per attachment A.)**

(d) Main objects: Real Estate Business

**ARYAN LANDMARK DEVELOPERS LLP**

  
**DESIGNATED PARTNER**



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

**Name: Ram Chandar Yadav.**

**Address: Yadav Farm, Ramchandrapura, Ajmer Road, Jaipur.**

(iii) PAN Number of the promoter: **AAWFA1781C**

(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:

**Details of Bank Accounts:**

<b>Bank Name</b>	<b>KOTAK MAHINDRA BANK</b>
<b>Branch Name</b>	<b>Hanuman Nagar, Vaishali Nagar, Jaipur</b>
<b>Account Name</b>	<b>ARYAN LANDMARK DEVELOPERS LLP-Yaduraj SAMSARA Rera Account</b>
<b>Account No</b>	<b>0548995394</b>
<b>IFSC Code</b>	<b>KKBK0003547</b>

(v) Details of project land:

<b>Project Name</b>	<b>Yaduraj SAMSARA</b>
<b>Khasra No</b>	<b>Khasra No. 423/420</b>
<b>Village</b>	<b>Village Nangal Badgujan urf Fagodiyawala, Tehsil Sanganer, District Jaipur, State- Rajasthan</b>
<b>Total Project Area(Sq.Mtrs.)</b>	<b>32292.00</b>
<b>Saleable Area (Sq.Mtrs.)</b>	<b>18463.12</b>
<b>Open Area (Sq.Mtrs)</b>	<b>12929.15</b>

(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. **Yaduraj Enclave (Completed Township), Yaduraj Oxygen Acres (Completed Township), Yaduraj Oxygen Acre Phase II (InProgress), Yaduraj Prime (Completed Township), Yaduraj Prime Phase II(Completed Township).**

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

(viii) Registration fee by way of a demand draft/bankers cheque dated 12.01.24 drawn on \_\_\_\_\_ bearing number RERA-TANS-458 for an amount of Rs. 322920/- 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.....(give details of online payment such as transaction number, date etc.):

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

ARYAN LANDMARK DEVELOPERS LLP

  
DESIGNATED PARTNER



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

- (i)authenticated copy of the PAN card of the promoter: **Enclosed.**
- (ii)audited balance sheet of the promoter for the preceding financial year: **Enclosed.**
- (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: **Enclosed.**
- (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: **NO ENCUMBRANCES.**
- (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: **Enclosed.**
- (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: **Enclosed.**
- (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: **Enclosed.**
- (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:
- (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: **Enclosed.**
- (x)proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Enclosed**
- (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:
  - (xii)the number and areas of garage for sale in the project: **NA**
- (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: **NA**
- (xiv)the names and addresses of his real estate agents, if any, for the proposed project: **NA**
- (xv)the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

ARYAN LANDMARK DEVELOPERS LLP

  
DESIGNATED PARTNER



(xvi)a declaration in Form-B.

(Note: If any of the above items is not applicable 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 thereunder, namely:-N.A.

(i)


(ii)

(iii)

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

Yours faithfully,




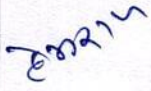
ARYAN LANDMARK DEVELOPERS LLP

  
DESIGNATED PARTNER  
Signature and seal of the applicant(s)

Date:10.01.2024

Place:JAIPUR

Name of Promoters:

S.NO.	NAME	ADDRESS	PHOTO	SIGN.
01	Rajendra Kumar Yadav	30, Ajmer Road, Ramchandrapura, Jaipur		
02	Hemraj Yadav	30, Ajmer Road, Ramchandrapura, Jaipur		



**ARYAN LANDMARK DEVELOPERS LLP**

**LLPIN:AAB-1059**

**Balance Sheet as on 31st March 2023**

Particulars	Notes	Current Year	Previous Year
<b>Equity &amp; Liabilities</b>			
Partner's Funds			
Fixed Capital Account	1	25,00,000.00	25,00,000.00
Current Capital Account	1	2,01,49,170.86	1,00,76,869.75
<b>Liabilities</b>			
<b>Loans &amp; Advances</b>			
Secured loans	2	5726586.04	0.00
Unsecured Loans & Advances	3	9,26,42,788.00	3,12,46,975.00
<b>Other Liabilities</b>			
Current Liabilities & Provisions		0.00	0.00
Other Provisions	4	23,809.00	39,419.00
Duties & Taxes	5	13,38,071.00	10,98,870.00
Sundry Creditors	6	22,33,18,255.00	14,04,82,639.51
Advances from Debtors	7	13,00,09,298.00	1,71,26,075.00
<b>Total</b>		<b>47,57,07,977.90</b>	<b>20,25,70,848.26</b>
<b>Assets</b>			
Fixed Assets	8	92,28,774.53	26,03,219.53
Non- Current Investment	9	11,56,31,963.68	1,62,66,800.29
<b>Other Current Assets</b>			
Current Assets and Loan & advances		0.00	0.00
Inventories(Raw Material)	10	23,66,91,608.91	15,89,07,874.00
Sundry Debtors	11	6,77,32,578.00	17,01,402.00
Advance To Creditors	12	95,81,550.00	50,33,267.68
Cash & Cash Equivalents	13	1,92,35,428.40	6,67,862.71
Other Assets	14	1,76,06,073.24	1,73,90,421.00
<b>Total</b>		<b>47,57,07,977.90</b>	<b>20,25,70,848.27</b>

*The Notes referred to above from an integral part of Balance Sheet*

*As per our report of even date*

**For H.C. Bothra & Associates**

**Chartered Accountants**

**(Firm's Reg. No. 008950C)**

**Aryan landmark developers LLP**

**DILIP C AGARWAL**

**Partner**

**M.No.079983**

**UDIN:**

**Date:**

**Place: Jaipur**



**ARYAN LANDMARK DEVELOPERS LLP**

**DESIGNATED PARTNER**

**ARYAN LANDMARK DEVELOPERS LLP**

**DESIGNATED PARTNER**



**ARYAN LANDMARK DEVELOPERS LLP**

LLPIN:AAB-1059

**Statement of Profit & Loss for the year ended 31st March 2023**

<b>Particulars</b>	<b>Notes</b>	<b>Current Year</b>	<b>Previous Year</b>
<b><u>Income</u></b>			
Sales	15	19,55,15,047.40	3,52,78,164.90
Other Income	16	39,63,725.90	24,05,651.00
<b><u>Total income</u></b>		<b>19,94,78,773.30</b>	<b>3,76,83,815.90</b>
<b><u>Expenses</u></b>			
Purchases		11,73,87,927.00	13,64,03,149.00
Change in inventory	17	(7,77,83,734.91)	(12,48,18,861.00)
Direct expenses	18	8,73,42,785.58	74,02,480.76
Statutory Audit Fees		88500.00	88,500.00
Legal & Professional Fees		139240.00	0.00
Depreciation	8	11,55,451.00	4,53,577.00
Interest to partners		3,00,000.00	3,00,000.00
Partners Remuneration		3,00,000.00	3,00,000.00
Other expenses	19	6,04,94,403.53	1,31,05,989.75
<b><u>Total expenditure</u></b>		<b>18,94,24,572.19</b>	<b>3,32,34,835.51</b>
Net Profit/(Loss) (before taxes)		1,00,54,201.11	44,48,980.39

*The Notes referred to above from an  
integral part of Balance Sheet  
As per our report of even date*

**For H.C. Bothra & Associates**

**Aryan landmark developers LLP**

**Chartered Accountants  
(Firm's Reg. No. 008950C)**

**ARYAN LANDMARK DEVELOPERS LLP**

  
**DILIP C AGARWAL**

**Partner**

**M.No.079983**

**UDIN:**

**Date:**

**Place: Jaipur**





**DESIGNATED PARTNER**