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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AT 401823

CHAITANYA EASTLYN

CHENNAI.

14767

1.9.14

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
PHONE: 9445114347

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP is executed at Chennai on this the 10th day of October, 2014, by and between

1. **Mr V. MANU REDDY (PAN: AAEPR-4473-J)**, son of Mr V. Ramesh Kumar Reddy, Hindu, aged about 43 years, residing at "Adya", New No.8, First Street, Venus Colony, Alwarpet, Chennai-600 018, hereinafter called the "**PARTY OF THE FIRST PART",** which term shall, wherever the context so requires or permits, mean and include himself, his legal heirs, legal representatives, executors, administrators and assigns **OF THE ONE PART**;

V.MRX..

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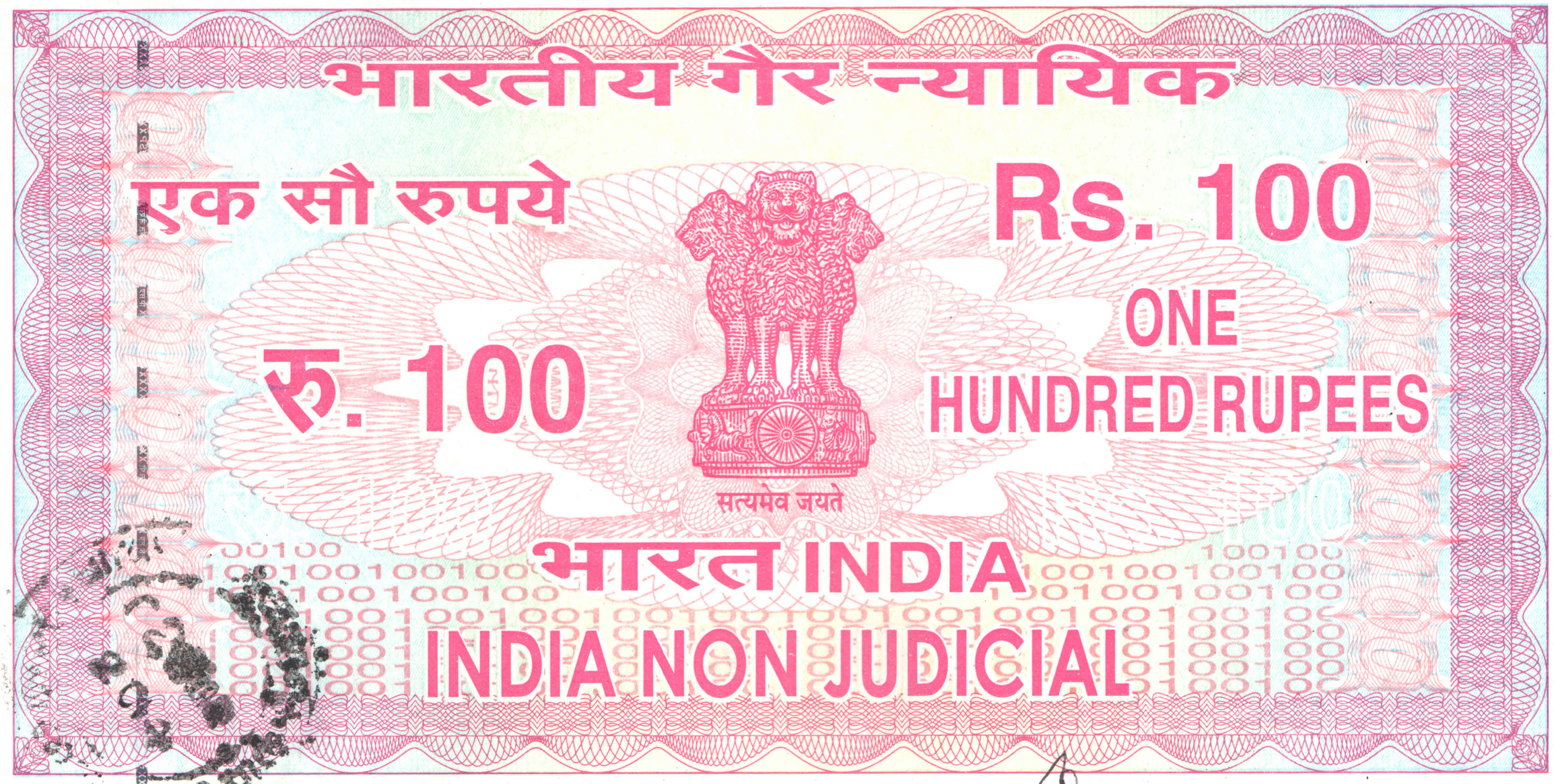
தமிழ்நாடு तमिलनाडु TAMILNADU

AT 401824

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
PHONE: 9445114347

AND

2. **Mr V. PAVAN REDDY (PAN: ADJPR-6503-R)**, son of Mr V. Vasanth Kumar Reddy, Hindu, aged about 47 years, residing at Flat No.3A, Lamech Residency, No.58, Spurtank Road, Chetpet, Chennai – 600 031 (earlier at No.3, Fourth Avenue, Harrington Road, Chetpet, Chennai-600 031), hereinafter called the "**PARTY OF THE SECOND PART",** which term shall, wherever the context so requires or permits, mean and include himself, his legal heirs, legal representatives, executors, administrators and assigns **OF THE OTHER PART; WITNESSETH:**



தமிழ்நாடு तमिलनाडु TAMILNADU

AT 401825

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1.9.14

CHAITANYA EASTLYN
CHENNAI.

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
PHONE: 9445114347

WHEREAS the Parties herein have executed a Deed of Partnership dated 11.07.2011 to carry on business in Partnership as Promoter/Developer/Builder for developing the property bearing Door No.59, M.G.R. Road, Kalakshetra Colony, Besant Nagar, Chennai-600 090, under the name and style "CHAITANYA EASTLYN";

WHEREAS the Parties herein have registered the aforesaid Partnership with the Registrar of Firms, Chennai Central, and the Registrar of Firms, Chennai Central assigned Registration No.891 of 2014 to the aforesaid Partnership as evidenced by the Certificate dated 05.09.2014. The construction of the aforesaid Project has come to an end;

WHEREAS the Parties herein have decided to continue to carry on the business in Partnership as Promoter/Developer/Builder of immovable properties and also to carry on other related business in Real Estate including buying and selling of immovable properties under the same name and style "CHAITANYA EASTLYN";

WHEREAS the Parties herein have decided to reduce the terms and conditions agreed to between them into writing;

NOW THIS DEED OF PARTNERSHIP WITNESSETH AS FOLLOWS:

01. The name and style of the Partnership is "CHAITANYA EASTLYN".

02. The business in Partnership shall be deemed to continue from 14.06.2014, i.e. the date on which the Project in Besant Nagar was completed.

03. The business of the Partnership shall be carried on at "Kakani Towers", Second Floor, 15, Khader Nawaz Khan Road, Chennai-600 006 and at such other place or places as may be mutually agreed upon.

04. The Object of the Partnership is to carry on business as Promoter/Developer/Builder for development of the immovable properties and also carry on other related business in Real Estate including buying and selling of immovable properties. The Partnership may also carry on such other business as the Parties hereto may from time to time decide.

05. The Partnership is at Will.

06. The Capital of the Partnership Firm is Rs.50,000/- (Rupees Fifty Thousand only) contributed by the Parties hereto EQUALLY.

07. The Capital may be increased or decreased at the choice of the Parties hereto. Such increased capital amount shall carry an interest of 12% per annum.

08. The Profit and Loss of the Partnership shall be shared by the Parties herein EQUALLY (i.e., 50:50).

09. Proper Books of Accounts shall be kept at the Principal place of business of the Firm and shall at all times be open to inspect by any Partner who shall also be entitled to take such extracts or copies there from as he thinks fit.

10. The Books of Accounts shall be closed on 31st March every year. A statement of Profit and Loss Account and a Balance Sheet as on 31st March of each year shall be prepared, audited and signed by all the Partners. At the end of each year and as soon as practicable, after the end of every year during the continuance of the Partnership, the net profit/loss shall be divided and credited/debited to the account of each party in proportion to the shares specified in Clause 08 supra. The first closure of the Accounts of the Firm will be on 31st March 2012.

11. The Bank Account/s shall be opened in the name of the Partnership Firm, "CHAITANYA EASTLYN" with any Bank jointly by the Parties herein and the same shall be operated by either of the Parties herein. If the Firm wants to close such account/s, the same shall be closed by the Parties herein jointly. The existing Bank Accounts of the Firm shall be continuously operated by either of the Parties herein. In case the Parties intend to close the existing Bank Accounts, the same shall be closed jointly by the Parties herein at any time as the Parties desire.

12. Both the Parties herein shall take part in carrying on the business of the Firm and each Partner shall act for common benefit. Both the Parties shall look after the day-to-day affairs, management and all other affairs of the Firm jointly.

13. The Partners may decide payment of monthly remuneration to them in due course.

14. Interest at the rate of 12% P.A. shall be paid/credited, on the Amount outstanding to credit of respective capital and current accounts of the Partners at the end of the financial year.

15. If any additional funds are required for the smooth running of the Business, the same shall be borrowed by the Partners jointly from bank/s, etc., on such rates of interest, on behalf of the Firm and in the name of the Firm. The personal loans of the Partners borrowed on their individual capacity shall not bind either on the profit of the Firm or on the assets of the Firm.

16. No Partner shall be entitled to transfer his share of Interest in the Partnership except in favour of the other Partner or their heirs, during the continuance of the Partnership.

17. All the documents, agreements, papers, etc. pertaining to the business of the Firm shall be signed/executed by either of the Parties.

18. All the transactions of the Partnership shall be carried on in the name of the Firm only.

19. The Parties hereto may advance money to the Firm as and when required and monies so advanced shall be treated as loan from the Parties concerned and the same shall carry an interest of 12% per annum. The interest on such loans shall be paid to the Party/ies concerned on quarterly basis. Such advance shall be withdrawn by the Party/ies as and when he/they decide/s. Such advance/s shall be brought into the Firm only with the consent of both the Parties hereto in writing.

20. New Partner/s may be admitted into the Partnership with the written consent of both the Parties herein on the terms and conditions that may be agreed to.

21. Every Partner shall be truthful, just and honest in all the dealings of the Partnership and shall disclose truly all matters and affairs of the Partnership to the other without any suppression or concealment.

22. No Party to these presents shall without the consent of the other Party:

(a) Lend monies or deliver any of the assets of the Firm to any person or persons whom the other or others might have prohibited him from dealing with;

(b) Give any security or promise for the payment of money on account of the Firm;

(c) Secure surety or guarantee for any person or do or knowingly suffer anything whereby the Partnership property may be endangered;

(d) Draw, accept or endorse any bill of exchange or promissory note on account of the Firm;

(e) Assign or charge his share in the assets or profits of the Firm;

(f) Remit the whole or any part of any debt or sum due to the Firm;

(g) Dispose of by pledge or otherwise any part of the Partnership Property; and

(h) Transfer or dispose of his share to any other person other than the Partner without the consent of all the Partners.

23. All the disputes arising out of this Partnership or as to interpretation, operation or enforcement of terms of this Partnership between the Partners shall be referred to a mutually agreed Arbitrator, if the Parties in dispute so agree, otherwise refer the arbitration as per the Arbitration and Conciliation Act, 1996, as amended from time to time. The Venue of the Arbitration is at Chennai and the Language for Arbitration is English.

24. The Courts at Chennai only has the jurisdiction to try any matters pertaining to or arising out of this Partnership Deed.

25. If any Partner decides to retire from the Firm, such Partner shall give 3 (three) months notice to the other Partner in writing.

26. Death, Insolvency or retirement of a Partner shall not dissolve the Firm.

V.MX..

27. In the event of retirement or death of a Partner, the retired Partner or the legal heirs of the deceased shall be entitled to be paid the amounts due to the Partner within a reasonable time; in any case not later than twelve months from the date of retirement/death. In such an event, the remaining Partner shall continue to carry on the business by admitting another partner or as a Sole Proprietor.

28. By unanimous consent in writing, any of the foregoing clauses may be amended to any extent.

29. In all other respects same as provided above, Partnership shall be governed by and regulated under the provisions of the Indian Partnership Act, 1932, as amended from time to time.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands on the day, month and year first above written.

V. NMX..
PARTY OF THE FIRST PART

PARTY OF THE SECOND PART

WITNESSES:

1. (A. SUNDARA PANDIAN). S/O. R. ADAIKKALAM. D-1, ANMOL CASTLE, 48/6, NAIDU STREET 4TH LANE, KOTTURPURAM, CHENNAI-600085.

2. CS. DITANASEKARAN), S/O. C. SUBBIAH, 142 SCHOOL ST., MUGAPPAIR WEST, CHENNAI- 600037.



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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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