

RE

REGULATORY RECORD

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தமிழ்நாடு தமில்நாடு TAMILNADU

28/10/2020

RAM MAHARAJ

[Signature]

CD 010130

N. JYOTHISELVAM
STAMP VENDOR
L. No. 06CH(S) 2008.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

DEED OF PARTNERSHIP

This DEED OF PARTNERSHIP entered into this 29th day of October, 2020 at Chennai by and between:

1. Mr. RAM MAHARAJ (PAN: AVKPM2944G) S/o Shri. R. SUNDARESWARAN, residing at No: 66-69 3A, Newry Sreeshaa Apartments, 2nd Avenue, Indira Nagar, Adyar, Chennai - 600020, herein after referred to as the PARTY OF THE FIRST PART.
2. Mrs. R. LAVANYA (PAN: AFHPL5824R) D/o Shri. A. RATHNASWAMI, residing at No: 66-69 3A, Newry Sreeshaa Apartments, 2nd Avenue, Indira Nagar, Adyar, Chennai - 600020, herein after referred to as the PARTY OF THE SECOND PART
3. Mrs. M. AMRIITHA (PAN: ASGPA5509G) D/o Shri. L C MANOHARAN, residing at Old No 76 New No 2, Ameer John Street, Choolaimedu, Chennai - 600094, herein after referred to as the PARTY OF THE THIRD PART

[Signature]

M. Amriitha.

[Signature]

[Signature]



தமிழ்நாடு TAMILNADU

28/10/2022

RAM MAHARAS

[Signature]

CD 010131

N. JYOTHISELVAM
STAMP VENDOR
L. No. 09CH(S) 2008.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

4. Mrs. KAVI MANJULA (PAN: CPBPK6605M) D/o Shri. THAMODHARAN, residing at No.13, Mayans Indra Apartments, 17th Cross Street, Besant Nagar, Chennai - 600090, herein after referred to as the PARTY OF THE FOURTH PART

WHEREAS the partners hereto are desirous of forming a partnership firm to own Real Estate Assets and to hold for the purpose of earning income by Sale/, Lease or otherwise, either in one or several lots and in any other manner as may be decided by the majority of Partners under the name and style of "CROSSWAY LAND HOLDINGS" based at Chennai and such other place(s) as the parties hereto may deem it fit from time to time.

AND WHEREAS the partners hereto deem it fit, necessary and expedient to reduce the terms and conditions of this partnership in to writing,

[Signature]

M. Anantha

[Signature]

T. Kani Ilizal



தமிழ்நாடு தமில்நாடு TAMILNADU

28/10/2020

RAM MAHARAS

CD 010132
N. JYOTHISELVAM
STAMP VENDOR
L. No. 09CH(S) 2008.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

NOW THIS DEED OF PARTNERSHIP WITNESSETH.

- 1) The partnership firm shall operate under the name and style of "CROSSWAY LAND HOLDINGS".
- 2) The Main object of the firm shall be that of to 'own Real Estate Properties, Lease or Sale thereof and other allied activities".
- 3) The Registered office of the firm shall be located at No. 78/2 (138/2), L.B Road, Thiruvanmiyur, Chennai – 600 041 and such other place (s) as the partners hereto deem it necessary from time to time.
- 4) All partners shall jointly contribute INR Rs.1,00,000/- (Rupees One Lakh Only) towards the capital of the partnership business. They shall bring in additional capital as per the business requirements.

S. Ravi

M. Anuritha

S. Ravi

T. Ravi Sathy

- 5) The partners hereby shall agree to share, as far as the Profit or Loss and Assets or Liabilities of the firm are concerned, in the following manner.

First Partner	—	—	33 %
Second Partner	—	—	33 %
Third Partner	—	—	17 %
Fourth Partner	—	—	17 %

- 6) The Fixed Capital or Current Account balances shall carry interest which shall be mutually decided in writing, as a Partners Resolution, in a meeting among Partners subject to the applicable provisions Income Tax Act, 1961 as amended from time to time.
- 7) All partners to this Agreement are wholly responsible for representing day to day affairs of the Firm. Hence, they are eligible to draw Remuneration which shall be mutually decided in writing, as a Partners Resolution, in a meeting among Partners subject to the applicable provisions Income Tax Act, 1961 as amended from time to time.
- 8) The Bank account shall be opened by all the Partners with any Bank in the Name of the Firm convenient to the business and that Bank Account may be operated either jointly or severally by Party of the First and Second Parts to this agreement.
- 9) All partners of this agreement shall, participate in tender on behalf of the firm, negotiate and enter into any agreement related to the business of the firm in consultation with the other partners.
- 10) The books of accounts of the firm shall be closed to arrive at Balance Sheet and the Profit and Loss account for a period of 12 months ending on 31st March of every year.
- 11) The partnership is at WILL.
- 12) Death or any incapacitation of any partner or retirement shall not dissolve this partnership.
- 13) Any of the partners hereto may retire from the partnership by serving a notice of not less than three months on the other partner.

SK
Saranga R.

M. Anantha
T. Kani Raju

- 14) All partners shall decide mutually to borrow money or raise loans from banks, financial institutions or other sources in the usual course and for the purpose of the business and shall be entitled to pledge hypothecate the assets of the partnership, if any, as may be considered necessary, for and on behalf of and in the name of the firm and also execute necessary documents for obtaining the loans.
- 15) All partners hereto may agree to admit any new partner or partners. Also, all the partners hereby mutually agree that the economic rights of a partner, being the rights of a partner to a share of the profits and losses and the rights of partner to receive distributions in accordance with the this deed can be transferred or assigned between the partners only and not to other persons or entities. Such a transfer of assignment can be in part or whole.
- 16) None of the partner, without the written consent of the other parties shall
- a) Sell, mortgage or otherwise alienate, assign or change his/her share, interest in the assets or profits of the firm.
 - b) Lend money belonging to the firm except in the ordinary course of business.
- 17) Each partner entered into this partnership shall
- a) Carry on the business of the firm to its greatest common advantage.
 - b) Be just and faithful to the other partner and shall render true accounts and full information affecting the firm to the other partner or legal representative.
 - c) Pay his/her separate and private debts and shall indemnify the other partner and the partnership assets against and proceedings, claims and demands in respect thereof.
- 18) At the termination of the partnership all assets and liabilities of the firm shall be revalued and shall be divided among the partners in their profit sharing ratio, as mentioned in Clause 5 above, after preparation of the final statement of affairs up to the date of termination of the partnership.

S.R. y.
Surya K.

M. Anantha

T. Hari Kumar

19) Any dispute arising from this deed of partnership shall be resolved by arbitration according to the Arbitration Act then in force.

20) Any of the above terms may be altered, amended, deleted or added to by mutual consent of the partners; such consent being expressed in writing or implied from conduct.

21) Subject to the above conditions, the provisions of the Indian Partnership Act, 1932 shall prevail.

In witness where of the partners here to have set their hands on the day and date referred to above.

Signed and delivered in the Presence of

WITNESSES:

1. S. Palanivel.
S. PALANIVEL
No. 3, Theivanambi Street
West Saidpet, Chennai.

2. P. Hemant Kumar
P. Hemant Kumar
27/53 Vth St. Padmanabha Nagar
Adyar, Chennai - 20

S. Ram
(Mr. RAM MAHARAJ)
Party of the First part

Lavanya R.
(Mrs. R. LAVANYA)
Party of the Second part

M. Amritha
(Mrs. M. AMRIITHA)
Party of the Third part

T. Kavi Manjula
(Mrs. KAVI MANJULA)
Party of the Fourth part

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
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+91 9996 12 9996

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