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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

FORM C

[See rule 9(a)]

Acknowledgement of Registration of Firms

The Registrar of Firms, TamilNadu, hereby acknowledges the receipt of the statement prescribed by Section 58(1) of the Indian Partnership Act, 1932. The statement has been filed and the name of the firm **M/S.PHENIKS GROUP** has been entered in the Register of Firms as No **FR/Trichy/190/2024**.

Date :08-Oct-2024

Station : Trichy

Digitally Signed by Thiru/ Tmt/ Selvi

Raja M

Registrar of Firms



தமிழ்நாடு तमिलनाडु TAMILNADU

19 SEP 2024

BG 747568

S SELVARAJ B.Sc.,
STAMP VENDOR L.No,15759 / 93
Tennur Vandi Stand Bus Stop
Tiruchirappalli-620017
Cell : 9345112204

PARTNERSHIP AGREEMENT

This agreement of partnership is entered on the 19th day of September, 2024 at Trichy by and between

1. **Mrs.R.Priyadharshini**, W/o, J.Raghul Pradeep aged 30 years, residing at No.5A, Narayana Nagar, Woraiyur Tiruchirappalli - 620003,Tamilnadu.(Hereinafter called the party of the FIRST PART)

AND

2. **Mrs.K.Nandhini**, W/o S.Krishanth, aged 37 years, residing at No7, Star Avenue, Karur Byepass Road, Tiruchirappalli -620002, Tamilnadu.(Hereinafter called the party of the SECOND PART).

R. Priyadharshini
VNandhini

Whereas the above mentioned parties have agreed to carry on the business under the following terms and conditions:

1. The name and style of the partnership shall be **"M/S.PHENIKS GROUP"**

2. The place of business of the firm will be at No: 5/o, Narayana Nagar Woraiyur, Trichy - 620003.

3. That the partnership deed is effective from 19-09-2024.

4. That the business of the partnership firm has been formed on the terms and conditions set forth below to engage in the business of Real Estate and/or such other business or businesses as the partners here to may from time to time mutually decide.

5. The duration of the partnership firm shall be that of partnership 'at will'.

6. That the partners shall contribute as follows:

   Mrs.R.Priyadharshini - Rs.1,00,000/-

   Mrs.K.Nandhini - Rs.1,00,000/-

7. The partners will be paid interest up to that of 12% simple interest per annum on their capital /current or any other account balances.

8. That the Profit (Loss if any) arising from the business will be divided and appropriated among the partners equally.

9. Both the partner will be the managing partner of the firm.

10. Both the partners are hereby authorized to open accounts in nationalized or scheduled banks in the firm name, to sign, endorse, negotiate cheques, hundies, bills, etc., and to do all other acts and things for efficient management of the affairs of the firm independently.

R. Priyadharshini

V. Nandhini

11. Both the partners are hereby authorized to represent before the Income Tax, Goods and Services Tax, Postal and Telephone Department and authorized to make statements, sign statements, returns, forms, to engage and file suits in Civil and Criminal courts, defend and any court action and to compromise suits, etc.

12. Both the partners are hereby authorized to appoint the staff, fix their emoluments, terms of services, terminate their services etc., and to do all such acts and things that are incidental to the management of the business.

13. Loans, if any needed by the partnership shall be raised by the firm and all the partners are shall sign the document and the amount must be credited to the books of account of the firm. The Partnership firm wouldn't be liable for the personal loans obtained by the partners.

14. No new partner shall be taken in without the mutual consent of all the partners.

15. No partner shall transfer, encumber, alienate or otherwise dispose of his interest in the partnership without the express consent of the other partners in writing.

16. Death or retirement of any partner shall not dissolve the partnership as to the other partner. Any partner can retire from the firm by giving one month notice of his intention and the other must settle his account on an agreed basis.

17. On the 31st day of March on each year an account shall be taken on the profits and losses of the partnership and shall be divided between the partners in accordance with the provisions of this deed.

18. Remuneration to the Working partners:

All the partners are working partners and they are entitled to a remuneration of Rs.1,00,000/- per month as salary . The salary may reduce by the mutual consent of all the Partners.

19. All disputes arising among the partners shall be dealt in accordance with the provisions of Arbitration Act 1940.

R. Prijendhar

V. Nadh

In respect of all other matter not specifically mentioned in this partnership deed, we shall be bound by the provisions of the Indian Partnership Act 1932.

In token on having agreed to the above terms, we have this day set our hands here unto in the presence of witnesses signed below:

SIGNATURES:

1. R. Prijadharsan
2. V. Vallinayagam

WITNESSES

1. (KRISHANTH.S, NO.7, STAR AVENUE, KAMAN Bypass Road, TRICHY-620002, CT: 9043040204)
2. (J.RAHULPRADEEP 5, A, Narayana nagar Navaladiyar illam, Woraiyur, Trichy-620003) 96777-33394)

THE LANDLENS SUITE

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.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

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.
/landlens/one/map

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.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.