Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

GOVERNMENT OF TAMIL NADU
REGISTRATION DEPARTMENT

FORM 'C'
(See Rule 9 (a))

ACKNOWLEDGEMENT OF REGISTRATION OF FIRM

The Registrar of Firms Chennai, Central 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

JJS PROPERTIES

has been entered in the Register of Firms as of No. 553 of 2018 in the Office of the District Registrar, Chennai (Central).

Dated : 7. 6 .2018

7/6/18

REGISTRAR OF FIRMS
CHENNAI CENTRAL



தமிழ்நாடு तमिलनाडु TAMILNADU

JJS PROPERTIES

BM 801102

D. AKILAN
STAMP VENDOR No.7/83/97
No.27, Ambedkar [illegible]ar,
Kilpauk, Chennai - [illegible]10.
Cell : 9840153692 / [illegible]476

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP is made at Chennai on this day the **29th day of April 2018**

BY AND BETWEEN

Mr. J.JAYASEKAR son of **S.Jagannathan**, Hindu, aged about 51 years, residing at No.68 (New No 12/3) I-Block 9th Street, Anna Nagar East, Chennai - 600 102 hereinafter called the **'PARTY OF THE FIRST PART'** also designated as the **'FIRST PARTNER'**

AND

Mrs. J.DEEPA daughter of **R.N.Chandran**, Hindu, aged about 38 years, residing at No.68 (New No 12/3) I-Block 9th Street, Anna Nagar East, Chennai - 600 102 hereinafter called the **'PARTY OF THE SECOND PART'** also designated as the ***'SECOND PARTNER':***

J. Sayahmu J. Deepa



தமிழ்நாடு तमिलनाडु TAMILNADU

JJS PROPERTIES

BM 801103

D. A[illegible]AN
STAMP VENDOR [illegible]/B3/97
No.27, Ambe[illegible]ar,
Kilpauk, Chen[illegible]010.
Cell : 9840153[illegible] [illegible]3476

The expressions **'the party of the first part'** and **'party of the second part'** wherever they occur in this deed shall mean and include besides themselves, their respective heirs, legal representatives, successors-in-interest and assigns.

WHEREAS *the party of the first part and the party of the second part who are designated as 'first partner' and 'second partner' are desirous of constituting a firm of partnership to carry on business as partners*

AND WHEREAS the parties hereto in pursuance of their desire have decided to make a deed of partnership setting out therein the terms of their relationship as partners.

NOW THEREFORE THIS DEED OF PARTNERSHIP WITNESSETH AS UNDER:

1. The name of the partnership shall be **'JJS PROPERTIES'**

2. The office of the partnership shall be located at No.74/2, 6th Street, Y-Block, Anna Nagar, Chennai - 600 040 or at any other place as the partners may decide from time to time.

S. Sayahan

J. Jufa



தமிழ்நாடு तमिलनाडु TAMILNADU

JJS PROPERTIES

BM 801104

KILAN
STAMP VENDOR No.7/83/97
No.27, Ambedkar [illegible]ar,
Kilpauk, Chennai - [illegible]10.
Cell : 9840153687 / Sa[illegible]476

3. The nature of the business of the partnership shall be as under:

a. To carry on in India, either alone or jointly with one or another firm, government, local or other bodies, the business to construct, build, alter, acquire, convert, improve, design, erect, establish, equip, develop, dismantle, pull down, turn to account, furnish, level, decorate, fabricate, install, finish, repair, maintain, search, survey, examine, inspect, locate modify, operate, protect, promote, provide, participate, reconstruct, grout, dig, excavate, renovate, remodel, rebuild, undertake, contribute, assist and to act as civil engineers, architectural engineers, interior decorators, consultants/advisors, agents, brokers, supervisors, administrators, contractors, subcontractors, turnkey contractors and managers of all types of constructions and developmental activities in all its branches such as multistoried, colonies, complexes, housing projects etc.

b. To carry on in India the business of builders, contractors, designers, architects, decorators, furniture consultants, constructors, brokers of all types of buildings and structures such as houses, flats, apartments, shopping-cum-residential complexes and to develop, erect, install, alter, improve, add, establish, renovate, recondition, protect, participate, enlarge, repair, demolish, remove, replace, maintain, manage, buy, sell lease, let on hire, commercialize, turn to account, fabricate handle and control, all such buildings and structures.

c. To deal in **real estate** business, marketing, purchase of lands both for agriculture and conversion into house sites, making layouts and sale,

S. Lakshmi J. Deepa

enter into third party agreements/MOU for developing/making layouts and sale, acquiring commercial and other lands, construction of apartments of all types, selling/leasing them, transact all types of housing and real estate activity.

4. *The capital of the business shall be initially a sum of Rs. 1,00,000/-* (Rupees One Lakh Only). The investment towards the capital is made by The Party of First Part and The Party of Second Part equally i.e., Rs.50,000/- each.

5. The profit and loss of the firm shall be shareable by the partners in the following proportions.

   1st partner 1/2

   2nd partner 1/2

6. The Party of the First Part and The party of Second Part, will act as working partners and will be entitled to remuneration and the same shall be credited their respective capital accounts at the end of year and the same is subject to the limit prescribed by section 40(b) (v) of the Income Tax Act 1961.

7. The Partners shall decide the necessity for inducting additional capital depending on the business exigencies.

8. Neither of the partners shall without the consent of the other, release or compound any debt owing to the firm or cause diminution of the security of the firm without receiving the full amount thereof. *Neither of the partners does not have any power to borrow monies on* behalf of the firm.

9. It is the understanding between the partners that the first partner shall be in charge of conducting business on a day to day basis with utmost good faith including collection of Account Receivables and payment of Account Payables belonging to firm.

10. Each of the partners shall be entitled to withdraw from and out of the profits of the firm such sum as may be fixed by the partners subject to availability of funds and such drawings shall not exceed the profits payable to the partners.

11. The partners or their authorized representative / representatives may *interact with the authorities of the Central or State Governments, local* authorities, corporate bodies and statutory bodies etc. in connection with the business of the firm.

12. The firm shall be one 'AT WILL'.

13. The accounting year of the firm shall be the financial year namely the 1st of April of one year till the 31st of March of the succeeding year.

14. On the 31st day of March 2019 and on that day of every succeeding year during the continuance of the partnership, a general account of the firm for the year ending with that day shall be taken and a just evaluation made of all the assets and liabilities of the firm. Such general account shall be audited by such auditor as the partners may from time to time engage and shall be entered in a book wherein both the partners shall put their signatures and when so signed, the entries in such book shall be binding on both of them. The profit shall be divided only after the process aforementioned is duly completed.

15. It shall be open to the partners to take decisions in respect of matters which are not dealt with herein bearing in mind the progress of the business and the welfare of the partners.

16. Bank accounts that are to be opened in the name of the Firm with anyone or more Scheduled Banks and all such accounts including current accounts whether in deposit or overdrawn and all types of overdraft accounts shall be operated by either or individually on behalf of the partnership by the party of first part and the party of second part. They shall be empowered on behalf of the partnership to execute, endorse and discharge all types of instruments like Hundies, Cheques, Drafts etc.

17. All engagements on behalf of the firm shall be entered in the firm's name only.

18. Both the partners shall punctually pay and discharge their separate debts or liabilities and shall keep the firm effectually indemnified against the same.

19. The business of the firm shall be commenced formally on and from 29.04.2018.

21. It is hereby made clear that the provisions of the Indian Partnership Act, 1932 as amended in so far as they are not inconsistent with the foregoing clauses shall be invoked or adhered to by the partners as and when exigencies arise.

S. Sayahmw J. Dey

IN WITNESS WHEREOF the parties hereto have set their hands on the date above mentioned in the presence of witnesses.

For JJS PROPERTIES

J. Sayahyuw

Partner

FIRST PARTNER

For JJS PROPERTIES

J. Deepa

Partner

SECOND PARTNER

WITNESSES:

1. G. Srikanth

G. SRIKANTH
S/o. G. Thirupathaiah
No: 68, 5th Street, North
Thiru Malai Nagar, Villivakkam.
Chennai - 49.

2. T. Dilli

(DILLI RAJA. T)
S/o. M. S TAMIL ARASU
5018, 18th Cross Street
Indira Nagar, Adyar
Chennai - 20.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.