Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

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

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





தமிழ்நாடு तमिलनाडु TAMILNADU 14.07.2021 CF 263612

Cinco Realtors, பங்.

ஸ. திருவள்ளுவமூர்த்தி
முத்திரைத்தாள் விற்பனையாளர்
ஈரோடு.
உரிமம் எண் : 16 / 2000

CINCO REALTORS

Partnership Deed

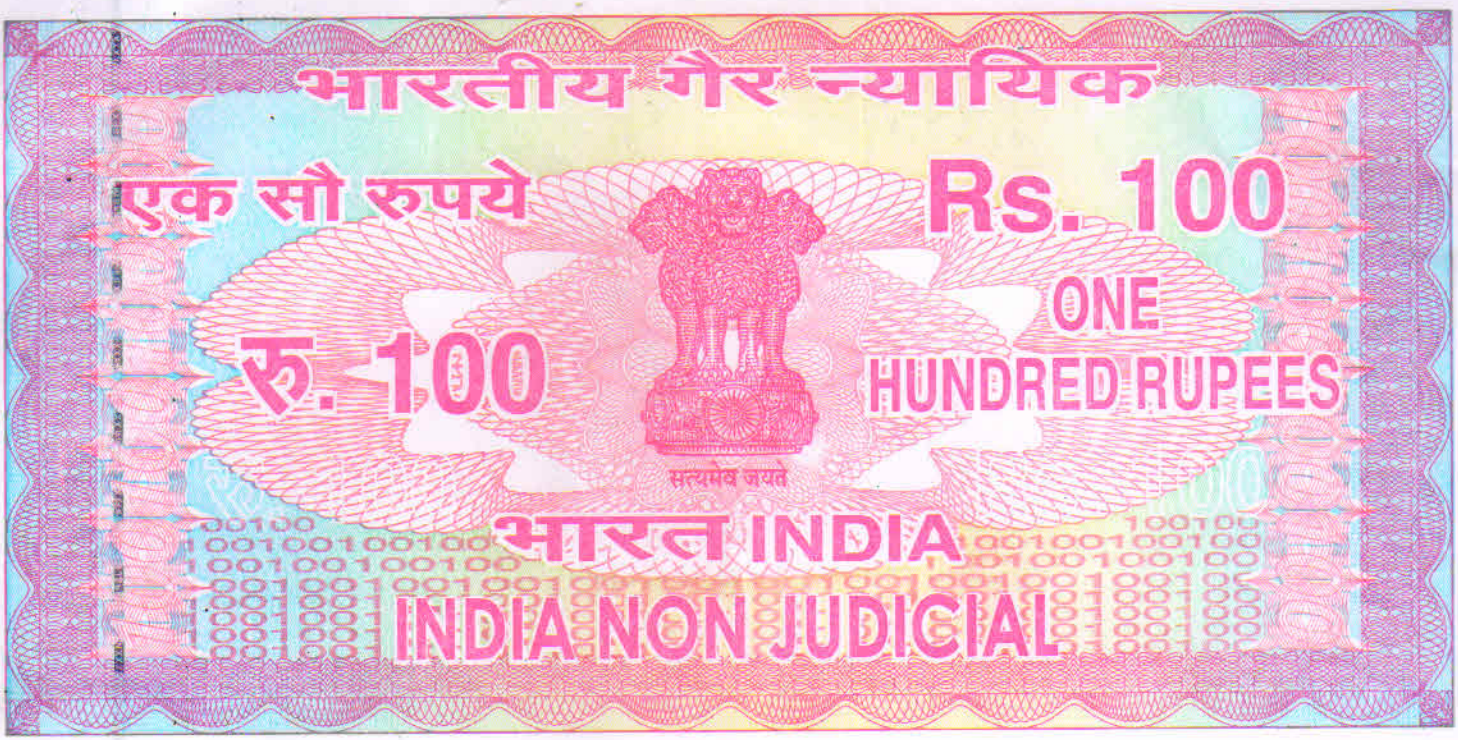
This deed of Partnership entered into this 15th Day of July 2021 between

1. **Mr.V.Sathasivam, S/o Mr.Venkatachalam**, aged about 47 years, residing at 7/1, Thiru Vee Ka Street, Surampatti, Erode - 638 009.

   (Hereinafter called the party of the First part) which expression shall mean and include his legal heirs, successors and assigns;

2. **Mr. C. K. Balasubramaniam, S/o Mr. Kulandaisamy**, aged about 44 years, residing at Green Field Nachatra Clasic, Villa No. 23, SF. No. 240 and 241, R Mohan Nagar, Kalapatti, Coimbatore - 641 048.

   (Hereinafter called the party of the Second part) which expression shall mean and include his legal heirs, successors and assigns;



தமிழ்நாடு तमिलनाडु TAMILNADU 14.07.2021. CF 263613

Cinco Realtors, Che

ச. திருஞானமூர்த்தி
முத்திரைத்தாள் விற்பனையாளர்
கும்பகோணம்.
உரிமம் எண் : 16/2000

3. **Mr. C. K. Venkatachalam, S/o Kulandaisamy**, aged about 46 years, residing at F-1, No. 28, Legrange, AK Block, TAS Enclave, Shanthi Colony, Anna Nagar, Chennai - 600 040.

(Hereinafter called the party of the Third part) which expression shall mean and include his legal heirs, successors and assigns;

4. **Mr. S. Anandavadivel, S/o V. Sathyamoorthy**, aged about 44 years, residing at New No. 6/276, Old No. 40D, Surya Garden, Trichy road, Namakkal - 637 001.

(Hereinafter called the party of the Fourth part) which expression shall mean and include his legal heirs, successors and assigns;



தமிழ்நாடு तमिलनाडु TAMILNADU 14.07.2021. CF 263614

Circo Realtors

சு. திருவினைவரிச்சி
முத்திரைத்தாள் விற்பனையாளர்
கும்பகோணம்.
உரிமம் எண் : 16 / 2000

5. **Mr. S. Aravindan, S/o V. Sathyamoorthy**, aged about 43 years, residing at New No. 6/276, Old No. 40D, Surya Garden, Trichy road, Namakkal - 637 001.

(Hereinafter called the party of the Fifth part) which expression shall mean and include his legal heirs, successors and assigns;

WHEREAS the parties of the First to Fifth parts are desirous of carrying on the business of Dealing in Real Estate, Land development projects, construction and similar nature of business.

AND WHEREAS the parties of the First to Fifth parts have felt it expedient and commercially prudent to reduce the conditions of the firm in writing and have so reduced them in writing, the deed stood as follows:

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. The firm shall bear the name and style of **"CINCO REALTORS".**

2. The Registered Office of the firm shall for the present be at **No. 14 /15, A/1, Sitra road, Kalapatti, Coimbatore – 641048.** The firm may open branches, marketing offices, administrative offices, anywhere within the country at a future date as decided upon by the partners.

3. The firm shall for the present carry on the business of Dealing in Real Estate, Land development projects, construction and similar nature of business.

4. The firm may carry on such other businesses also as may be mutually agreed upon by the partners from time to time

5. To carry on the business, the partners shall contribute necessary capital as they mutually decide from time to time. Amounts standing to the credit of Capital accounts of the partners shall be treated as Capital of the Partners. Any adjustments and yearly transactions towards partners accounts shall be done only through current account of the partners which shall not be treated as capital account for this purpose. This current account shall be merged with the capital account when mutually agreed between the partners from time to time and this may be done on the closure of accounts after every financial year. The capital accounts of the partners shall be maintained in their profit / loss sharing ratio at all times and any additional capital brought by the partners shall also be in the profit / loss sharing ratio.

6. Partners shall be entitled to interest at 12 % on the Capital as reckoned in paragraph 5 supra. Interest may be increased prospectively, if circumstances so warrant, and this may be done by a supplementary agreement. For this calculation of interest payable to partners if the Capital account as construed in Para 5 *supra* is a negative figure (i.e. a debit balance) the Capital shall be construed as ***NIL*** for the purposes of this Para. That is, if the partners net Capital is a debit balance no interest shall be paid to him nor any interest shall be charged from him.

7. If over and above the Capital contributed by the partners, funds are required for the business of the firm the same shall be borrowed either from banks or outsiders by the Partners on behalf of the firm. The Partners may lend monies to the firm. Such loans shall carry interest at such rate or rates as the Partners may decide from time to time. Such interests shall be a charge on the profits of the firm.

8. All the partners shall be working partners and are entitled to a Salary of Rs.25000/- (Rupees Twenty Five Thousand Only) per month after charging the interest payable to them and subject to the availability of profit and the salary shall be payable annually. If the profit is not sufficient to meet the salary payable to the partners, then the salary shall be restricted to the availability of profit thereby making the net profit as Nil subject to the provisions laid down in Section 41(b)(v) of the Income-tax Act, 1961 or any amendment thereto.

9. The net profits or losses of the firm arrived after deducting interest and salary payable to the partners shall be shared among the partners by the following ratio.

S.No	Name	Share %
1	Mr.V.Sathasivam	20%
2	Mr.C.K. Balasubramaniam	20%
3	Mr.C.K.Venkatachalam	20%
4	Mr.S.Anandavadivel	20%
5	Mr.S.Aravindan	20%

10. The partners shall jointly execute contracts, agreements, and do correspondence work in regard to business with the Government departments, to maintain the business properly or accounts on behalf of the firm and do all such works necessary for the purpose of the business of the firm.

11. The partners shall enter into agreements within themselves or jointly with any third parties for attaining the objectives of the firm.

12. The Bank accounts of the firm whether current or loan or overdraft account shall be in the name of the firm . Such accounts shall be operated by **Mr.C.K.Balasubramaniam and Mr.V.Sathasivam** Jointly, acting on behalf of the firm.

13. Accounts will be maintained & closed on 31st March of every year ,and profit or loss being drawn as on that date. The partners shall cause the accounts of the firm, each year, duly audited by a Chartered Accountant or a Firm of Chartered Accountants as mutually appointed by them.

14. True and correct account shall be kept or caused to be kept by the partners at the place of business of the firm and all books, accounts, vouchers and official correspondences shall be open for inspection by any partner on any working day during the office hours and they shall be entitled to take out copies or extracts there from and no partner shall remove any books of account, vouchers, correspondences or any documents or any of the assets of the firm without express - written consent of all the partners

15. The partnership will be one "AT WILL".

16. Each Partner shall -

i. Be just and faithful to the other in all transactions relating to the partnership:

ii. At all times give to the other, a just and faithful account of the firm and also upon every reasonable request furnish a full and correct explanations thereof to the other partners;

iii. Punctually pay and discharge his separate debts and engagements and indemnify the partners and the partnership assets against the same and all proceedings, costs, claims or demands in respect thereof.

17. No partner shall without the consent of the others: -

i. compromise, relinquish or forgive the whole or any part of any debt or sum or claim due to the partnership

ii. except in the ordinary course of trade, dispose off by loan, pledge, sale or otherwise, any part of the partnership properties

iii. sign, mortgage or charge his/her share in the firm or part of such share or make any person as a partner with him;

iv. Become bailer, guarantor, or surety for any person, do or knowingly suffer anything whereby the partnership property may be endangered.

v. Acquire any immovable property on behalf of the firm.

18. With the mutual consent of all the partners any new partner may be inducted into the business at any point of time for the furtherance of business on such terms and conditions as may be specifically agreed upon mutually by the partners.

19. No partner shall without the previous consent in writing of the other partner assign, transfer or mortgage his share or interest in the partnership business.

20. The retirement or death of any partner shall not dissolve the firm.

21. On retirement, death or insolvency of any partner his share of the profits and losses and his share in the assets of the partnership after meeting the liabilities the balance shall be payable to him, or his heirs, successors, legal representatives, or nominees as the case may be.

22. In case of death, or retirement of a partner, the other remaining partners shall be entitled to carry on the business.

23. In case any partner intends to retire from the partnership business, he/she shall notify his/her intention by giving at least one month's notice in writing in the address mentioned above, unless agreed by the other party.

24. That no partner shall, without the consent in writing of the other partner, carry on similar business or be connected with any similar business or trade which may directly or indirectly in competition with the business of the firm

25. The firm shall maintain a minute book wherein important decisions taken in the meeting of the partners and any resolutions relating to the business or in the terms of the partnership deed shall be recorded from time to time and all such decisions and resolutions shall be incorporated in a supplementary deed so as to make such decisions to take effect.

26. In the case of any dispute between the partners either in the conduct of the business or as regards to the terms of the partnership , including its existence, validity or termination, during its existence or thereafter shall be referred to and finally resolved by arbitration of sole / three arbitrator(s) as nominated by the partners and the decision of such arbitrator / arbitrator(s) shall be final and binding on all the parties.

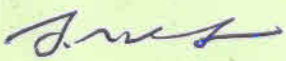
27. For all other terms not expressly mentioned in the foregoing paragraphs the provisions of the Indian Partnership Act of 1932 shall be applicable.

IN WITNESS WHEREOF THE PARTIES HAVE CAUSED THIS PARTNERSHIP DEED TO BE EXECUTED ON THIS 15th DAY OF JULY 2021.

1. 

2. 

3. 

4. 

5. 

Witness:

1. 

E. Thangavel,
S/o. P.K. Elango -
123, Rajagopal St.,
Karungalpalayam,
Erode - 3.

2. Jagadeesh

S. Jagadeesh,
S/o. Subramaniam,
51, Indhira Gandhi Street, V
Palayapalayam,
Erode - 638 011.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

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