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RE REGULATORY RECORD

RERA Document

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

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

DIGITALLY VERIFIED RECORD



தமிழ்நாடு தமிலநாடு TAMILNADU

21 JUL 2023

BG 216662

East Coast Avenue
Saidapet Chennai

M. KAILASH CHAND
STAMP VENDOR-L.No.11727/C/9
SAIDAPET, CHENNAI-15 ☎:9840173096

Deed of Partnership

This deed of partnership is made on 21st day of July 2023 between:

1. Mr. Vijay Kumar Lodha N, Son of Mr. Navarathan Singh Lodha, residing at No 54, Seshachalam Street, Saidapet, Chennai – 600015 hereinafter referred to as FIRST PARTNER. (PAN No: AADPV 1937C) (ADHAAR No: 5208 6334 8624)
2. Mrs. Aruna Vijay, Wife of Mr. Vijay Kumar Lodha, residing at No 54, Seshachalam Street, Saidapet, Chennai – 600015 hereinafter referred to as SECOND PARTNER. (PAN No: ACDPA 5976E) (ADHAAR No: 5574 0609 4044)

N. Vijay

Whereas, the parties hereto have agreed to commence business in partnership and it is expedient to have written instrument of partnership.

Now this partnership deed witnesses as follows:

1. BUSINESS ACTIVITY

The parties here to have mutually agreed to carry on the business of "Buying and Selling of Real Estate, Developing of Plots/Property and Construction thereon" bearing the Name of the Business as "EAST COAST AVENUE".

2. PLACE OF BUSINESS

The principal place of the partnership business will be situated at Old No 62, New No. 28, Jeenis Road, Saidapet, Chennai – 600015.

3. DURATION OF PARTNERSHIP

The duration of the partnership will be at will.

4. CAPITAL OF THE FIRM

Initially the capital of the firm shall be Rs. Rs 10,00,000

1. Vijay Kumar Lodha N contributing Rs 5,00,000 towards Initial Capital &
2. Aruna Vijay contributing Rs 5,00,000 towards Initial Capital.

5. PROFIT SHARING RATIO

The profit or loss of the firm shall be shared equally among both the partners and transferred to partner's current account.

6. REMUNERATION

That all the partners named herein will be working partners within the meaning of Section 40(b) of the Income Tax Act,1961 and responsible for carrying on day to day business of the firm and shall be paid a monthly salary as given below which will be revised from time to time in the interests of the partnership:

a) Mr. Vijay Kumar Lodha N – Rs 50,000/- Per Month

b) Mrs. Aruna Vijay – Rs 50,000/- Per Month

7. INTEREST ON CAPITAL

That the partners shall be eligible for an interest on capital as may be agreed upon from time to time at a rate not exceeding 12% P.A. and this shall be calculated on the balance in their respective Capital and Current Account as on the First day of the respective financial year.

8. MANAGEMENT

The First Partner of the firm, Mr. Vijay Kumar Lodha N shall be Managing Partner and he will look after all the day to day transaction of the firm and any legal activities in the name of the firm and the remaining partners shall co-operate to do so.

9. OPERATION OF BANK ACCOUNTS

The firm shall open a current account in the name of "EAST COAST AVENUE" at any bank and such account shall be operated by Mr. Vijay Kumar Lodha N and Mrs. Aruna Vijay, Individually or in such manner as the firm decide by giving Instructions from time to time to the Banks or Financials institutions.

10. BORROWING AND LENDING

That the firm can take loan either from the partners or from any other person or persons, banks, financial corporation and other concerns on such terms and condition and rates of interest as may be mutually agreed from time to time and likewise the firm can give loan. That all the *partners* shall jointly sign all the loan documents mentioned above.

11.ACCOUNTS

The firms shall regularly maintain in the ordinary course of business, true and correct accounts of all its transactions and also of all its assets and liabilities, the property books of account, which shall ordinarily be kept at the firm's place of business. The accounting year shall be the financial year from 1st April onwards and the balance sheet shall be properly audited and the same shall be signed by all the Partners. Every Partner shall have access to the books and the right to verify their correctness.

12.RETIREMENT

If any partner shall at anytime during the subsistence of the partnership, be desirous of retiring from the firm, it shall be competent from his to do so, provided he shall give at least one calendar month notice of his intention of doing so. The remaining partner shall pay to the retiring partner or his legal representatives of the deceased partner, the purchase money of his share in the assets of the firm.

13.DEATH OF PARTNER

In the event of the death of any partners, one of the legal representatives of the deceased partner shall become the partner of the firm and in the event the legal representative show their denial to point the firm, they shall be paid the part of the part of the purchase amount calculated as on the date of the death of the partner.

14. ARBITRATION

That in any case of dispute the matter shall be referred to arbitration. No partner shall take any legal action without exhausting the arbitration proceeding. All matters shall be subject to exclusive jurisdiction of courts at Chennai. The provisions of Indian Partnership Act, 1932, and Rules made thereunder shall be followed in all matters not expressly provided herein.

In witness whereof, this deed of partnership is signed sealed and delivered this on 21st Day of July 2023 at Chennai, Tamil Nadu

FIRST PARTNER

Mr. Vijay Kumar Lodha N
No 54, Seshachalam Street,
Saidapet, Chennai - 600015

SECOND PARTNER

Mrs. Aruna Vijay
No 54, Seshachalam Street,
Saidapet, Chennai - 600015

WITNESS ONE

SATHEESH RAYAPPAN
78, 1 St- Cross Street,
C.I.T Nagar ch-35

WITNESS TWO

G. AADITH JAIN
SUNSHINE APTS
No.73, W. JONES ROAD,
W.SAIDAPET CH-15

भारत सरकार
Government of India
सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय
Ministry of Micro, Small and Medium Enterprises

सूक्ष्म , लघु एवं मध्यम उद्यम
MICRO, SMALL & MEDIUM ENTERPRISES

UDYAM REGISTRATION CERTIFICATE

UDYAM REGISTRATION NUMBER	**UDYAM-TN-02-0225970**
NAME OF ENTERPRISE	**M/S EAST COAST AVENUE**

TYPE OF ENTERPRISE *

SNo.	Classification Year	Enterprise Type	Classification Date
1	2023-24	Micro	26/07/2023

MAJOR ACTIVITY

TRADING
[For availing benefits of Priority Sector Lending(PSL) ONLY]

SOCIAL CATEGORY OF ENTREPRENEUR

GENERAL

NAME OF UNIT(S)

S.No.	Name of Unit(s)
1	M/S EAST COAST AVENUE

OFFICAL ADDRESS OF ENTERPRISE

Flat/Door/Block No.	Old No 62, New No 28	Name of Premises/ Building	M/S EAST COAST AVENUE
Village/Town	SAIDAPET	Block	NA
Road/Street/Lane	Jeenis Street	City	Chennai
State	TAMIL NADU	District	CHENNAI , Pin 600015
Mobile	9790900700	Email:	vjcars55@gmail.com

DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE

21/07/2023

DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS

21/07/2023

NATIONAL INDUSTRY CLASSIFICATION CODE(S)

SNo.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity
1	68 - Real estate activities	6810 - Real estate activities with own or leased property	68100 - Real estate activities with own or leased property	Services

DATE OF UDYAM REGISTRATION

26/07/2023

* **In case of graduation (upward/reverse) of status of an enterprise, the benefit of the Government Schemes will be availed as per the provisions of Notification No. S.O. 2119(E) dated 26.06.2020 issued by the M/o MSME.**

Disclaimer: This is computer generated statement, no signature required. Printed from https://udyamregistration.gov.in & Date of printing:- 26/07/2023

For any assistance, you may contact:

1. District Industries Centre: **CHENNAI (TAMIL NADU)**

2. MSME-DFO: **CHENNAI (TAMIL NADU)**

भारत सरकार
Government of India
सूक्ष्म, लघु एवं मध्यम उद्यम मंत्रालय
Ministry of Micro, Small and Medium Enterprises

सूक्ष्म, लघु एवं मध्यम उद्यम
MICRO, SMALL & MEDIUM ENTERPRISES

Udyam Registration Number : UDYAM-TN-02-0225970

Type of Enterprise	MICRO	**Major Activity**	TRADING [For availing benefits of Priority Sector Lending(PSL) ONLY]
Type of Organisation	Partnership	**Name of Enterprise**	M/S EAST COAST AVENUE
Owner Name	M/S EAST COAST AVENUE	**PAN**	AAKFE5351L
Do you have GSTIN	No	**Mobile No.**	9790900700
Email Id	vjcars55@gmail.com	**Social Category**	General
Gender	Male	**Specially Abled(DIVYANG)**	No
Date of Incorporation	21/07/2023	**Date of Commencement of Production/Business**	21/07/2023

Bank Details

Bank Name	IFS Code	Bank Account Number
Kotak Mahindra Bank	KKBK0000462	0748349539

Employment Details

Male	Female	Other	Total
1	1	0	2

Investment in Plant and Machinery OR Equipment (in Rs.)

S.No.	Financial Year	Enterprise Type	Written Down Value (WDV)	Exclusion of cost of Pollution Control, Research & Development and Industrial Safety Devices	Net Investment in Plant and Machinery OR Equipment[(A)-(B)]	Total Turnover (A)	Export Turnover (B)	Net Turnover [(A)-(B)]	Is ITR Filled?	ITR Type
1	2021-22	Micro	0.00	0.00	0.00	0.00	0.00	0.00	No	NA

Unit(s) Details

SN	Unit Name	Flat	Building	Village/Town	Block	Road	City	Pin	State	District
1	M/S EAST COAST AVENUE	Old No 62, New No 28	M/S EAST COAST AVENUE	SAIDAPET	NA	Jeenis Street	Chennai	600015	TAMIL NADU	CHENNAI

Official address of Enterprise

Flat/Door/Block No.	Old No 62, New No 28	**Name of Premises/ Building**	M/S EAST COAST AVENUE
Village/Town	SAIDAPET	**Block**	NA
Road/Street/Lane	Jeenis Street	**City**	Chennai
State	TAMIL NADU	**District**	CHENNAI , **Pin :** 600015
Mobile	9790900700	**Email:**	vjcars55@gmail.com
Latitude	13.023893560000266	**Longitude:**	80.22356235446024

National Industry Classification Code(S)

SNo.	Nic 2 Digit	Nic 4 Digit	Nic 5 Digit	Activity
1	68 - Real estate activities	6810 - Real estate activities with own or leased property	68100 - Real estate activities with own or leased property	Services

Are you interested to get registered on Government e-Market (GeM) Portal	No
Are you interested to get registered on TReDS Portals(one or more)	No
Are you interested to get registered on National Career Service(NCS) Portal	No
Are you interested to get registered on NSIC B2B Portal	No
Are you interested in availing Free .IN Domain and a business email ID	No
District Industries Centre	CHENNAI (TAMIL NADU)
MSME-DFO	CHENNAI (TAMIL NADU)
Date of Udyam Registration	26/07/2023
Date of Printing	26/07/2023

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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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.