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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

C (Sec Rule 9(a))

ACKNOWLEDGEMENT OF REGISTRATION OF FIRM

The registrar of Firms 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

SRI BALAJI PROMOTERS

has been entered in the Register of Firms as **No. 54/2017**

Dated 25TH day of APRIL 2017

THE SEAL OF THE REGISTRAR OF FIRMS * PALAYAMKOTTAI *

25.4.17

Registrar of Firms,
Palayamkottai

25/4/17 25/4



தமிழ்நாடு तमिलनाडु TAMILNADU

EC 009988

P. தீரவியம்
S.R.O. ஸ்டாம்ப் வெண்டர்
கோவில்பட்டி.
L. No. B 7/23000/80

தமிழ்நாடு:
முத்திரைத்தாள்: Rs. 100-
தேதி: 16.4.2024

SRI BALAJI PROMOTORS
TIRUNELVELI

DEED OF RETIREMENT

THIS DEED OF RETIREMENT is made at Kovilpatti on 16th day of April,2024.

BETWEEN:

1) Mr. P.Govindan , S/o. S.Pitchiah, aged about 44 years, residing at residing at No. 214, Gokulavasantham, Thirumalnagar, NGO "A" Colony, Tirunelveli 627007, Tirunelvei District of the FIRST PART is referred as the **Continuing Partner**.

2) Mr.G.Vishnu S/o.E.Gunasekaran aged about 43 Years, residing at No.1/52, Gunavaham, Main Road, Reddiarpatti, Tirunelveli 62705, Tirunelveli District of the SECOND PART is referred as the **Continuing Partner**.

3) Mrs.G.Malliga, W/o P.Govindan, aged about 39 Years, residing at No. 214 Gokulavasantham, Thirumalnagar, NGO "A" Colony, Tirunelveli 627007, Tirunelvei District of the THIRD PART is referred as the **Continuing Partner**.

G.M.-

கோல்யாண்ணன்னாதய்வாதின

4) Mrs. V.Gomathi, W/o Mr.G.Vishnu, aged about 42 years, residing at No.1/52, Gunavaham, Main Road, Reddiarpatti, Tirunelveli 62705, Tirunelveli District of the FORTH PART is referred as the **Continuing Partner**

AND

5) Mr.S.Pitchiah Son of Mr.Subramanian , aged about 74 yrs residing at No. 214 Gokulavasantham, Thirumalnagar, NGO "A" Colony, Tirunelveli 627007 Tirunelvei District of the FIFTH PART is referred as the **Retired Partner**.

6) Mrs. Kalyani @Deivanani W/o Mr.E.Gunasekaran, aged about 63 years, residing at No.1/52, Gunavaham, Main Road, Reddiarpatti, Tirunelveli 62705, Tirunelveli District of the SIXTH PART is referred as the Retired Partner.

WHEREAS:

i. The parties hereto of the First, Second Parts are carrying on business in partnership under the nameand style of **"M/s. SRI BALAJI PROMOTERS"** as per Deed of Partnership dated on 7th day of April 2017.

ii. The retiring partners decided to retire from the said business running under the name and style of **"M/s. SRI BALAJI PROMOTERS"** with effect from close of 16th day of April 2024 and they have agreed to share profits and losses as per Partnership Deed dated 16th day of April 2024 up to the close of his retirement.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. It is agreed that the Retiring Partners have retired from the partnership business carried on under the name and style of **"M/s. SRI BALAJI PROMOTERS"** (hereinafter called the "said firm") and accordingly they cease to be Partners of the said firm from the close of business on 16th day of April 2024 and the parties hereto mutually agree to do all the things necessary according to the provisions of the Indian Partnership Act 1932 or any

modification or re-enactment thereof for the time being in force in order to give effect to the said Retirement.

2. The parties hereto agree that the changes hereinrecorded are changes consequent upon change in the constitution of the firm not involving the **dissolution of the firm.**

3. The parties hereto have decided to prepare Profit and Loss Account and Balance Sheet as on 16th day of April 2024 as well as reflecting all assets and liabilities of the firm and Continuing Partners have agreed to pay all the amounts standing to the credit of Capital Account of Retiring Partners as on 16th day of April 2024, and whereas the Continuing Partners Shall share the profit sharing ratio in the following Manner:

S.No.	Name of the Partner	Profit/Loss Sharing Ratio
1	Mr.P.Govindan	35%
2	Mr.G.Vishnu	35%
3	Mrs.Malliga	15%
4	Mrs.Gomathi	15%
	TOTAL	**100%**

4. In view of the retirement with effect from theclose of business on 16th day of April 2024 the Retiring Partners, will have no share, right, title or interest or claim of any nature whatsoever to or in the said partnershipfirm or business or assets or its name or its properties, whether tangible or intangible, including the outstanding etc. whatsoever and wheresoever, save and except as herein provided.

5. The Retiring Partners shall not have any claim to and shall not share the profit including gains, and/or surplus or accretion as also loss, damage, etc. arising to CONTINUING PARTNERS from the ownership of variousassets of the firm or for carrying on of the firm's business after 16th day of April 2024.

6. The CONTINUING PARTNERS shall be entitled to collect and recover all the outstanding, effects and properties of the said partnership and shall have full rights and absolute power to ask, demand sue, recover and receive and give valid receipts and discharges for all the singular debts and effects or dues owing or in any way belonging to the said partnership firm and to settle all accounts, matters and things whatsoever relating to the said partnership or the business thereof with all person or persons and to the said partnership or the business thereof with all person or persons and to compound or compromise any of the debts or claims of the said partnership and to prosecute any action or other legal proceedings, if any, that may be filed or adopted in connection with the said business or liabilities or claims thereof and the RETIRING PARTNERS irrevocably nominate and constitute the CONTINUING PARTNERS or any one or more of them or otherwise as their attorneys to do all acts, deeds, matters and things aforesaid as may be necessary.

7. The parties hereto agree to sign such forms and/or documents as may be necessary to give effect or to implement effectively the provisions of this Deed.

8. All disputes or difference which may arise amongst or between any of the Parties hereto or their legal representatives with regard to this Deed or any part thereof or with regard to the amount of profit or loss of the business, or the rights and liabilities of the partners under this Deed or regarding any other matter relating to the settlement of accounts between the parties, the said dispute or disputes shall be referred to a sole Arbitrator appointed by the parties hereto by mutual consent. In the event of there beingno unanimity the dispute shall be in accordance with and subject to the provisions of theArbitration and ConciliationAct or any other statutory modifications or re-enactment thereof for the time being in force.

P. [illegible] G.M.- [illegible]

[illegible]

V. [illegible]

IN WITNESS WHEREOF the parties hereto have hereunto set and of subscribed their respective hands on the day and year first hereinabove mentioned.

SIGNED AND DELIVERED by the

Within named "**CONTINUING PARTNERS**"

1))

2))

3))

4))

SIGNED AND DELIVERED by the

Within named "**RETIRING PARTNERS**"

5))

6))

WITHNESSESS:

1. (P. PALANIVEL) S/O. T.M. Subramaniam, 264, Thirumal Nagar, NTHO 'A' Colony, Palayamkottai.

2. (R Ganeshbabu) S/o. G. Rajeswaran d62, Tirumal Nagar NTHO 'A' Colony, Palayamkottai.

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.