Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

AH 914145

17/08/2021

Cloud mine Developers & Homes

Chennai

S. [illegible]
STAMP VENDOR
Lic.No. 17071/02/14
128, Dr. M.G.R. Road, Tambaram East, Chennai - 59. Cell : 9884051444

AGREEMENT MODIFYING THE PARTNERSHIP DEED

THIS DEED is made at Chennai on this 1st day of April , 2022, between

(1) **Mr.J JOTHI MURUGAN** S/o S.Jayaraman aged about 39 years residing at Plot C-2, Sri Devi Avenue, Rajakilpakkam, Chennai - Pin-600 073, herein after called **PARTY OF THE FIRST PART**

(2) **Mr.N. JAIKUMAR** S/o P. Nataraj aged about 37 years residing at Flat No.S1, II Floor, R and B White House, Plot No.39A and 40A, Puth8ur, Mappedu, United Colony, Chennai - 600126, herein after called the **PARTY OF THE SECOND PART**

WHEREAS the parties hereto are carrying on the business of Plot Promoters for Residential, Industrial, Educational Institutions, Hospitals and Amusement parks etc under the name and style of M/s. **"CLOUD NINE DEVELOPERS & HOMES"**at Plot No. C-2, Sri Devi Avenue, Rajakilpakkam, Chennai – 600073, upon the terms and conditions contained in Deed of partnership dated 19th August 2021

AND WHEREAS clause 12 of the said partnership deed provides Any purchase or sales of Plot or Land in the name of the Firm shall be done by both the partners and documents should be signed by both the partners.

N. J. V. T.

AND WHEREAS the above said clause is modified as Any purchase or Sales of Plot or Land in the name of the Firms shall be done by any one of the partners and documents should be signed by any one of the Partners

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. This Deed is supplemental to the Deed of Partnership dated .19th August 2021 and made between the said parties.

2. The terms and condition of the Deed of Partnership dated 19th August 2021 shall except in so far as the same are modified by this agreement, continue in full force and effect. IN WITNESS WHEREOF the parties hereto have hereunto put and subscribed their respective hands on this 2nd Day of August 2022.

WITNESS

1.
Dhavesh S/o Sundaralingam
#Plot # 27B, 2nd Cross St, Thirumalinagar, Ch-126
2.
C. Kathirvel
(C. KAITHIRVEL)
S/o. Chengalvarayan
Plot No. 225, Maruthi Nagar
Madambakkam. Ch-126.

SIGNATURE OF THE PARTNERS

1.

2.

सत्यमेव जयते

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 33AAQFC7966F1Z2

1.	**Legal Name**	CLOUD NINE DEVELOPERS & HOMES			
2.	**Trade Name, if any**	CLOUD NINE DEVELOPERS & HOMES			
3.	**Constitution of Business**	Partnership			
4.	**Address of Principal Place of Business**	C-2, SRI DEVI AVENUE, RAJAKILPAKKAM, CHENNAI, Kanchipuram, Tamil Nadu, 600073			
5.	**Date of Liability**				
6.	**Period of Validity**	From	27/10/2021	To	Not Applicable
7.	**Type of Registration**	Regular			
8.	**Particulars of Approving Authority**	Tamil Nadu			

Signature

Signature Not Verified
Digitally signed by DS GOODS AND SERVICES TAX NETWORK(4)
Date: 2021.10.27 15:15:47 IST

Name	Authorized Signatory
Designation	Proper Officer
Jurisdictional Office	SELAIYUR
9. Date of issue of Certificate	27/10/2021

Note: The registration certificate is required to be prominently displayed at all places of business in the State.

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 27/10/2021 by the jurisdictional authority.

सत्यमेव जयते

Annexure A

GSTIN	33AAQFC7966F1Z2
Legal Name	CLOUD NINE DEVELOPERS & HOMES
Trade Name, if any	CLOUD NINE DEVELOPERS & HOMES

Details of Additional Places of Business

Total Number of Additional Places of Business in the State	0

सत्यमेव जयते

Annexure B

GSTIN	33AAQFC7966F1Z2
Legal Name	CLOUD NINE DEVELOPERS & HOMES
Trade Name, if any	CLOUD NINE DEVELOPERS & HOMES

Details of Managing / Authorized Partners

1		Name	JAYARAMAN SUBBIAH JOTHI MURUGAN
		Designation/Status	PARTNER
		Resident of State	Tamil Nadu
2		Name	JAIKUMAR NATARAJ
		Designation/Status	PARTNER
		Resident of State	Tamil Nadu

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.