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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD



तमिलनाडु TAMILNADU

AP 760716

R.G. SELVA KUMAR
STAMP VENDOR
Lic.No.2/2143/B3/2000
THIRUVALLUVAR SALAI
VANNIYA TEYNAMPET
CHENNAI - 600 018

Balaji Realtors.

11987
23/7/2013

PARTNERSHIP DEED

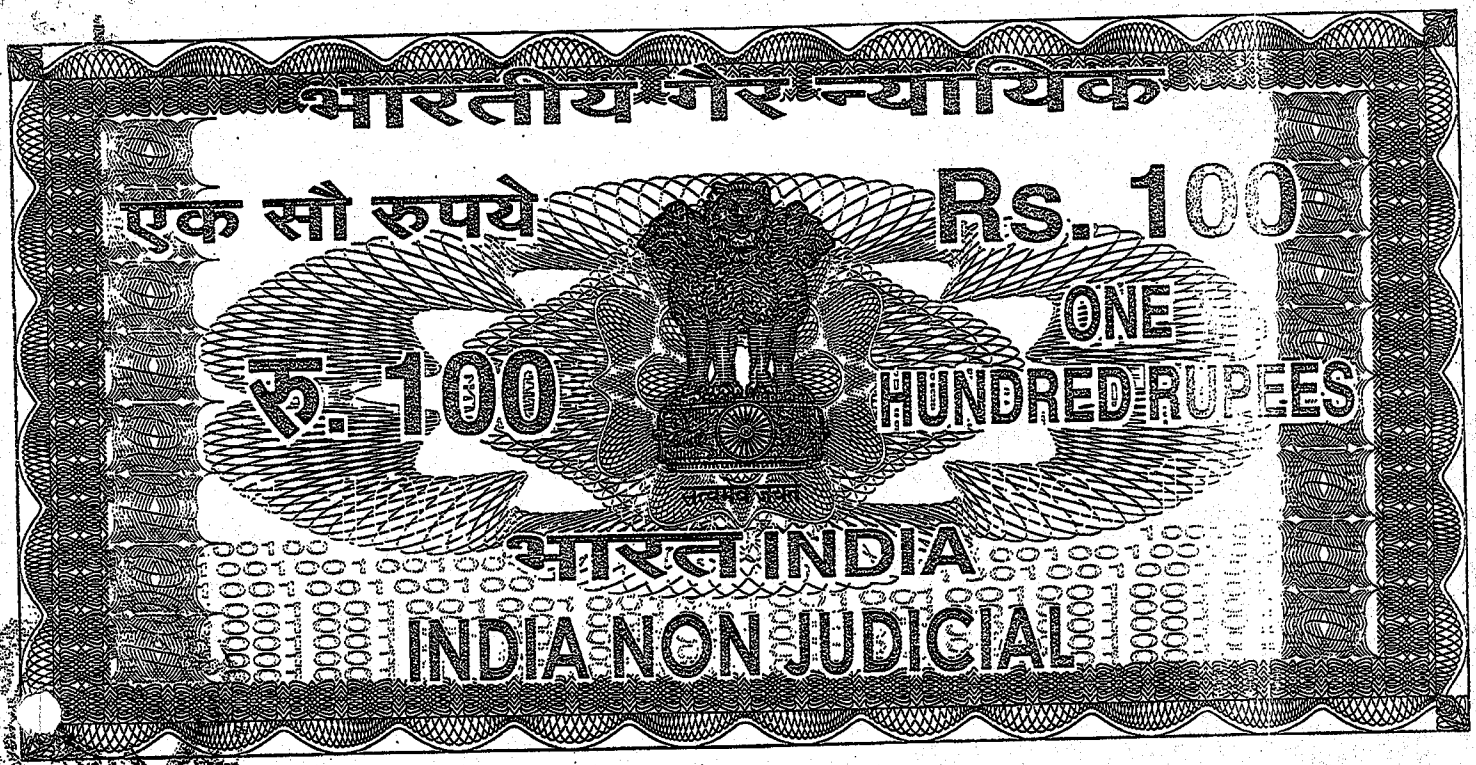
THIS DEED OF PARTNERSHIP IS EXECUTED AT CHENNAI ON THE 23rd DAY OF JULY 2013 BY AND BETWEEN:

1. Mr.L.R.SIVAPRASAD, Son of L.V. RAMAIAH aged about 63 years, now residing at No. 78, Poes Garden, Gopalapuram, Chennai 600 086, hereinafter referred to as Party of the First Part

2. Mrs.L.S.CHANDRIKA, Wife of L.R. SIVAPRASAD aged about 54 years, now residing at No. 78, Poes Garden, Gopalapuram, Chennai 600 086, hereinafter referred to as Party of the Second Part

And

3. Mr.L.S.VISHNUPRASAD, Son of L.R.SIVAPRASAD aged about 33 years, now residing at No.78, Poes Garden, Gopalapuram, Chennai 600 086, hereinafter referred to as Party of the Third Part



தமிழ்நாடு 6 तमिलनाडु TAMILNADU

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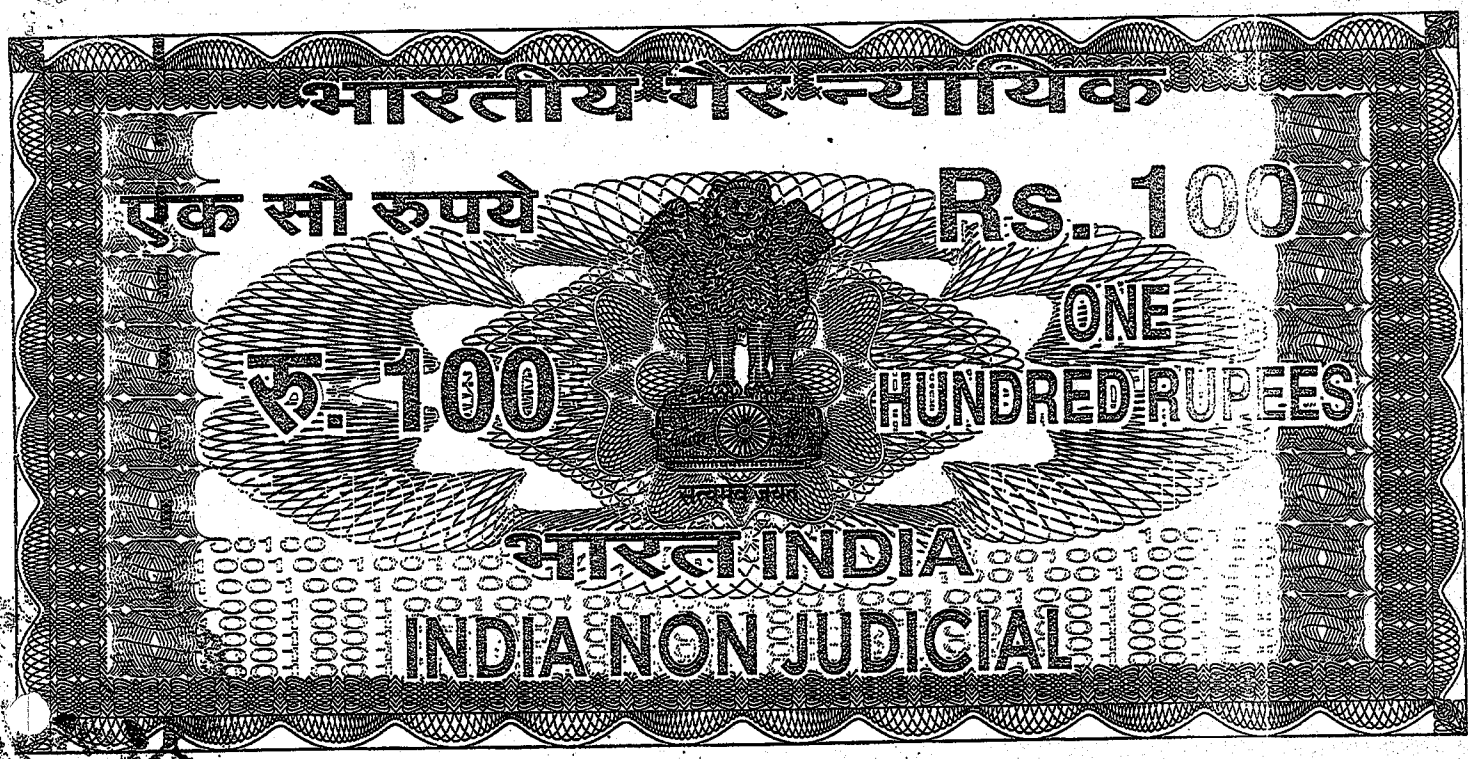
Whereas the parties shall mean and include their Legal Heirs, Authorised Representatives, Power Holders, executors and assignees, wherever the context so arises.

The Parties of the First, Second and Third parts have decided to start a new business on partnership and wants to reduce the terms and conditions of the partnership in writing.

Now this Partnership Deed witnesseth as under:

1. NAME: The name of the Partnership business shall be BALAJI REALTORS.

2. ADDRESS : The business of the Partnership shall be carried on at No.7, LVR Centre, 1st Floor, Seshadri Road, Alwarpet, Chennai - 600 018. Additional place or places of business may be opened by the parties of all the parts on mutual consent.



தமிழ்நாடு TAMILNADU

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CHENNAI - 600 018

Balaji Realtors

Ref- 11989 / 23/7/2013

3. NATURE OF BUSINESS: The Partnership shall carry on the business / Profession of purchase and sale of land, Building, carry on construction of residential and commercial buildings, renting of immovable properties etc.,. They shall carry on any additional line of activity or activities from time to time upon mutual consent.

4. CAPITAL: The Capital of the Firm shall be Rs. 1,00,000/- (Rupees One Lakh Only) which shall be contributed equally by the Party of the all the Parts as follows:

a.	Mr. SIVAPRASAD	- Rs. 25,000/-
b.	Mrs. CHANDRIKA	- Rs. 50,000/-
c.	Mr.VISHNUPRASAD	- Rs. 25,000/-

5. SHARE OF PROFIT OR LOSS: The profits and losses of the firm shall be shared by the Parties as follows:

a.	Mr. SIVAPRASAD	- 25%
b.	Mrs. CHANDRIKA	- 50%
c.	Mr.VISHNUPRASAD	- 25%

6. OPERATION OF BANK ACCOUNTS: The bank account(s) of the firm shall be opened and maintained in such bank or banks as may be decided from time to time by the Parties of all the Parts. The bank Account shall be operated **JOINTLY** or **SEVERALLY** by the Parties of All the Parts. If all the parties wishes, they can authorize any other person as an authorized signatory for operating the above opened bank account(s).

7. BORROWINGS: Partners are not authorized to borrow on behalf of the Firm in their individual capacity. All the borrowings on behalf of the Firms shall be made jointly by the Parties of all the Parts.

8. ACCOUNTS: Proper books of accounts shall be maintained by the firm. The books of accounts of the firm shall be closed on 31st day of March every year and the firm shall cause to prepare the financial statements for the period ending on that date. The Accounts of the Firm shall be audited by a Chartered Accountant or Firm of Chartered Accountants.

9. REMUNERATION TO PARTNERS: Parties of all the Parts are entitled to draw a monthly remuneration of Rs.10,000/- (Rupees Ten Thousands Only). The Parties of all the Parts are at liberty to increase or decrease the above remuneration from time to time upon mutual consent and according to the business requirements.

10. INTEREST ON CAPITAL: Parties of all the Parts are eligible for interest at 12% per annum on the capital contributed by them. Similarly, the parties of all the parts are entitled to 12% interest per annum on the amounts advanced by them over and above the respective capital, which shall be treated as loan to the partnership firm.

11. DURATION: The Partnership shall be one at will.

12. ADMISSION: The firm shall admit any person or persons in to partnership upon mutual consent by the parties of other parts. The ratio of sharing the profits and losses shall be mutually agreed upon by them.

M. S.

K. S.

K. S.

13. RETIREMENT & DISSOLUTION: The firm shall not be dissolved by reason of retirement, insolvency, disability, death or lunacy of any partner and upon the happening of such events the remaining Partner(s) shall be entitled to continue the firm, by admitting a fresh Partner. If during the course of business any partner wants to retire from the business, he shall do so by giving Three months notice in writing of his intention to do so to the other Partners. In the event of the death of a partner the balance amount due to him shall be settled to his legal heirs after determining the amount due to him under Capital, Current and Loan accounts after adjusting all the drawings as well as the share of profits or losses. The sums due on capital, current and loan accounts to any retiring partners shall be settled within a month from the date of his retirement.

14. JURISDICTION: Any dispute arising between the Parties of the Partnership Concern and outside parties shall be referred to the Courts at Chennai only.

15. APPLICATION OF THE PARTNERSHIP ACT : Save as otherwise provided specifically herein above, the provisions of the Partnership Act, as amended from time to time, shall be applicable, as though, which provisions have been incorporated herein above.

IN WITNESS WHEREOF THE PARTIES HEREOF HAVE SET THEIR HANDS HERE AT CHENNAI ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSESS:

S.VINAYAGAMURTHY
NO 7 LVR CONTRE
SESHADRI ROAD
ALWARPET CHENNAI — 18

(S.MOHAN)
NO 24, VEDAGIRIMALLAYA
CHINTADRIPET
CHENNAI - 2

PARTY OF THE FIRST PART

PARTY OF THE SECOND PART

PARTY OF THE THIRD PART

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.