Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Date: 24.10.2024

TO WHOMSOEVER IT MAY CONCERN

I, R.Vijayalakshmi (PAN : AATPV9024C), partner of M/s. VR Developers and Promoters, hereby authorize Mr.T.Ravindran (PAN : AAEPR1108E), one of the partners of M/s. VR Developers and Promoters, whose specimen signature is attested here under to act as an authorized signatory for all Correspondences.

Specimen Signature of

Mr.T.Ravindran :

(Attested)

R. Vijayalakshmi

(R.Vijayalakshmi)

For VR DEVELOPERS AND PROMOTERS

R. Vijayalakshmi

PARTNER

Signature of Authorizing Partner

Date:

07.09.2023

TO WHOMSOEVER IT MAY CONCERN

I, R.Vijayalakshmi (PAN : AATPV9024C), partner of M/s. VR Developers and Promoters, hereby authorize Mr.T.Ravindran (PAN : AAEPR1108E), one of the partners of M/s. VR Developers and Promoters, whose specimen signature is attested here under to act as an authorized signatory for all Correspondences.

Specimen Signature of

Mr.T.Ravindran :

(Attested)

R. Vijayalakshmi

(R.Vijayalakshmi)

Signature of Authorizing Partner

For **VR DEVELOPERS AND PROMOTERS**

R. Vijayalakshmi

PARTNER



தமிழ்நாடு तमिलनाडु TAMILNADU

CW 637917

VR Developers and Promoters

M.Shanthi

M. SHANTHI
STAMP VENDOR
L.No. 1057-1 / 7 / 2021
337/G8, Opp. Muraselimaran Park, Paper Mills Road,
Perambur, Chennai-600 011.

1 APR 2023

PARTNERSHIP DEED

This Deed of Partnership entered into at Chennai on this Friday, the 01st day of April 2023 between;

Mr. T.RAVINDRAN(PAN: AAEPR1108E), **S/o. Mr. N.Thiyagarajan,** aged about 58 years, residing at No.53/54, 2nd Lane, Madhavaram High Road, North Perambur, Chennai - 600011, on the **FIRST PART;**

Mrs.R.VIJAYALAKSHMI(PAN:AATPV9024C),**W/oMr.T.Ravindran,** aged about 55 years, residing at No.53/54, 2nd Lane, Madhavaram High Road, North Perambur, Chennai - 600011, on the **SECOND PART;**

For VR DEVELOPERS AND PROMOTERS

PARTNER

For VR DEVELOPERS AND PROMOTERS

PARTNER

For VR DEVELOPERS AND PROMOTERS

R. Vijayalakshmi

PARTNER



தமிழ்நாடு तमिलनाडु TAMILNADU

CW 637918

VR Developers and Promoters

1 APR 2023

M.Shanthi
M. SHANTHI
STAMP VENDOR
L.No. 1057-1 / 7 / 2021
337/G8, Opp. Murasolimaran Park, Papef Mills Road,
Perambur, Chennai-600 011.

WHEREAS the above parts collectively referred to as 'PARTNERS', which expression shall mean and include their respective heirs, executors, administrators and assignees;

WHEREAS the PARTNERS hereto have mutually agreed to carry on the business of "Building Constructions, Promotions, Contractor, Joint Venture Constructions, Interior Designs, Real Estate Development, Architecture & Structural Design (and) (or) execution" in partnership under the name and style of "**VR DEVELOPERS AND PROMOTERS**"

AND WHEREAS, the parties to this deed are now desirous of reducing the terms and conditions in writing as under:

NOW THIS DEED WITNESSETH and it is hereby agreed by and between the parties hereto as under:

1. The name and style of the partnership shall be "VR DEVELOPERS AND PROMOTERS"

For VR DEVELOPERS AND PROMOTERS

PARTNER

For VR DEVELOPERS AND PROMOTERS

PARTNER

For VR DEVELOPERS AND PROMOTERS

PARTNER



தமிழ்நாடு तमिलनाडु TAMILNADU

CW 637919

VR Developers and Promoters

1 APR 2023

M.Shanthi
M. SHANTHI
STAMP VENDOR
L.No. 1057-1 / 37 / 2021
337/G8, Opp. Muraselimaran Park, Paper Mi
Perambur, Chennai-600 011.

2. The partnership business shall be that of "Building Constructions, Promotions, Contractor, Joint Venture Constructions, Interior Designs, Real Estate Development, Architecture & Structural Design (and) (or) execution" and/or any other business that the parties hereto may agree upon from time to time and the same shall be carried on at **No.133,M.H.Road,Chennai-600011**, and /or at such other place or places as the partners hereto may mutually agree upon from time to time.

3. The duration of the partnership shall be "**at will**" but in case any partner desires to retire from the said partnership he/she shall be at liberty to do so by giving three months notice in writing to the other partner.

4. The partnership shall be effective from 01st day of April of 2023.

For VR DEVELOPERS AND PROMOTERS

PARTNER

For VR DEVELOPERS AND PROMOTERS

PARTNER

VR DEVELOPERS AND PROMOTERS

PARTNER

5. The profits or losses of the FIRM shall be shared or borne by the partners in the following ratio:

Mr. T.RAVINDRAN	-	99%
Mrs. R.VIJAYALAKSHMI	-	1%

6. It is hereby agreed that, in consideration of the partners hereto devoting their time and attention to the business of the partnership, they shall be entitled to draw remuneration as under:

   a. The yearly remuneration payable to each partner shall be calculated as percentage of the income for each year ended 31st March, as follows:

On book loss or First Rs.3,00,000 of book profit	For 22.5% of Book Profit or Rs.37,500/- whichever is higher.
On the balance of book profit	For 15% of the Book Profit.

   b. For the purpose of the above calculation, book profit shall be computed as defined in the Explanation 3 to section 40(b) of the Income tax act 1961 or any other applicable provision as may be in force, for the relevant accounting period.

   c. The remuneration payable to the said partners shall be calculated as above and credited to their respective capital/current account, at the close of the accounting year when the final accounts of the partnership are made up.

7. The capital of the partnership shall be Rs. 1,00,000 (Rupees One Lakh Only) contributed by the parties at their profit sharing ratio.

8. Any additional capital required for the business of the partnership shall be brought in by the partners in their profit sharing ratio or in such a manner as may be mutually agreed upon by the partners from time to time.

For VR DEVELOPERS AND PROMOTERS

PARTNER

For VR DEVELOPERS AND PROMOTERS

PARTNER

For VR DEVELOPERS AND PROMOTERS

R. vijayalakshmi

PARTNER

9. Interest at the rate not exceeding 12% or such low rate as may be prescribed by section 40(b) of the income tax act 1961 or any amendment thereof which may be in force in the relevant financial year, shall be payable to the partners on the amount standing to the credit of the partner's capital or current accounts. Such interest shall be calculated and credited to respective partner's account, at the close of the accounting year.

10. The accounts of the partnership firm shall be taken annually on 31st March of each year.

11. The partnership firm may borrow money or monies from time to time, from persons, firms, companies or Banks, as may be required for the purpose of the business as deposits or loans at an agreed rate of interest.

12. A Bank account or accounts in the name of the firm shall be opened with any bank as may be agreed upon by the partners and the bank account may be operated by any one of the partners individually.

13. Proper books of accounts shall be maintained and all the partners are entitled to inspect and take copies of such accounts.

14. Any partner who intends to transfer his/her share shall do so only to his/her family members, approved by the other continuing partner, in writing.

15. The Partners hereto may admit any new partner or partners upon such terms and conditions as may be agreed upon between the partners.

16. In case of demise of a partner during the continuance of the partnership and if the heir or heirs of the deceased partner express their desire to become partner, he/she/they shall be taken as substitute of the deceased partner on the same terms and conditions herein provided.

For VR DEVELOPERS AND PROMOTERS

PARTNER

For VR DEVELOPERS AND PROMOTERS

PARTNER

For VR DEVELOPERS AND PROMOTERS

R. Vijayalakshmi

PARTNER

17. In case any partner decides to retire from the Firm, he shall give three months notice in writing to the other partners. The continuing partner shall close the accounts of the Firm as on the date of such notice and settle the share capital, reserves and profit of the outgoing partner within six months from the date of the notice. On finalization of the account, if the retiring partner has to pay to the firm, he shall settle the same within three months from the date of his/her notice.

18. All the differences and the disputes relating to the partnership or its dissolution arising out of this deed shall be resolved by Arbitration under the Arbitration and Conciliation Act 1996 or any other Act or law prevailing in its place at that time and the decision of the arbitrator shall be final and binding on all the partners.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hand the day, month and year first above written.

For VR DEVELOPERS AND PROMOTERS

PARTNER

For VR DEVELOPERS AND PROMOTERS

R. Vijayalakshmi

PARTNER

WITNESSES

1. M. Kumaravel.
   2/127, Chockingapuram
   T. Vadipatti TK
   Madurai – 625218

For VR DEVELOPERS AND PROMOTERS

PARTNER

2. U. Faridha Banu.
   U. FARIDHA BANU
   NO. 103, KKR NAGAR,
   1ST AVENUE, M. ROAD,
   CHENNAI – 600 060.

(Amended)

सत्यमेव जयते

Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number :33AAWFV8203E1ZZ

1.	**Legal Name**	VR DEVELOPERS AND PROMOTERS			
2.	**Trade Name, if any**	VR DEVELOPERS AND PROMOTERS			
3.	**Additional trade names, if any**				
4.	**Constitution of Business**	Partnership			
5.	**Address of Principal Place of Business**	**Building No./Flat No.:** 133 **Road/Street:** Madhavaram High Road **Locality/Sub Locality:** Perambur **City/Town/Village:** Chennai **District:** Chennai **State:** Tamil Nadu **PIN Code:** 600011			
6.	**Date of Liability**				
7.	**Date of Validity**	From	29/05/2023	To	Not Applicable
8.	**Type of Registration**	Regular			
9.	**Particulars of Approving**	Tamil Nadu Goods and Services Tax Act, 2017			

Signature

Validity unknown
Digitally signed by DS GOODS AND SERVICES TAX NETWORK 07
Date: 2024.01.30 14:00:37 IST

Name	CHANDRASEKARAN ANUSHA
Designation	Assistant Commissioner
Jurisdictional Office	VILLIVAKKAM
Date of issue of Certificate	30/01/2024

Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 30/01/2024 by the jurisdictional authority.

Goods and Services Tax

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

Verified RealEstate
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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.