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भारत INDIA

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INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AX 824777

10.9.25 10.09.25 ARS SATHYABAMA PROMOTERS LLP

கோ. சண்முகம்
முத்திரைத்தாள் விற்பனையாளர்
அரசு மருத்துவமனை எதிரில்
சேத்துப்பட்டு - தி.மலை மாவட்டம்
தமிழ்நாடு - L.No.1/2003

Palampet

LLP AGREEMENT

(As per Section 23(4) of LLP Act, 2008)

THIS Agreement of LLP was made at Chetpet (Tiruvannamalai) on the 11th day of September 2025

BETWEEN

1. **Mr. R Sakthi Prasana (PAN: APFPS6404L)** S/o. Mr.Rajasekaran, residing at No.1, Venkatachalapathi Street, Chetpet, Tiruvannamalai - 606801 which expression shall, unless it be repugnant to the subject or context thereof, include his legal heirs, successors, nominees and his permitted assignees and hereinafter called the FIRST PARTY, and

2. **Mr. R Arundattan (PAN:AIYPA4448G)** S/o. Mr.Rajadattan, residing at No.69B, Melandai Street, Eyyal, Villupuram - 604204 which expression shall, unless it be repugnant to the subject or context thereof, include his legal heirs, successors, nominees and his permitted assignees and hereinafter called the SECOND PARTY, and

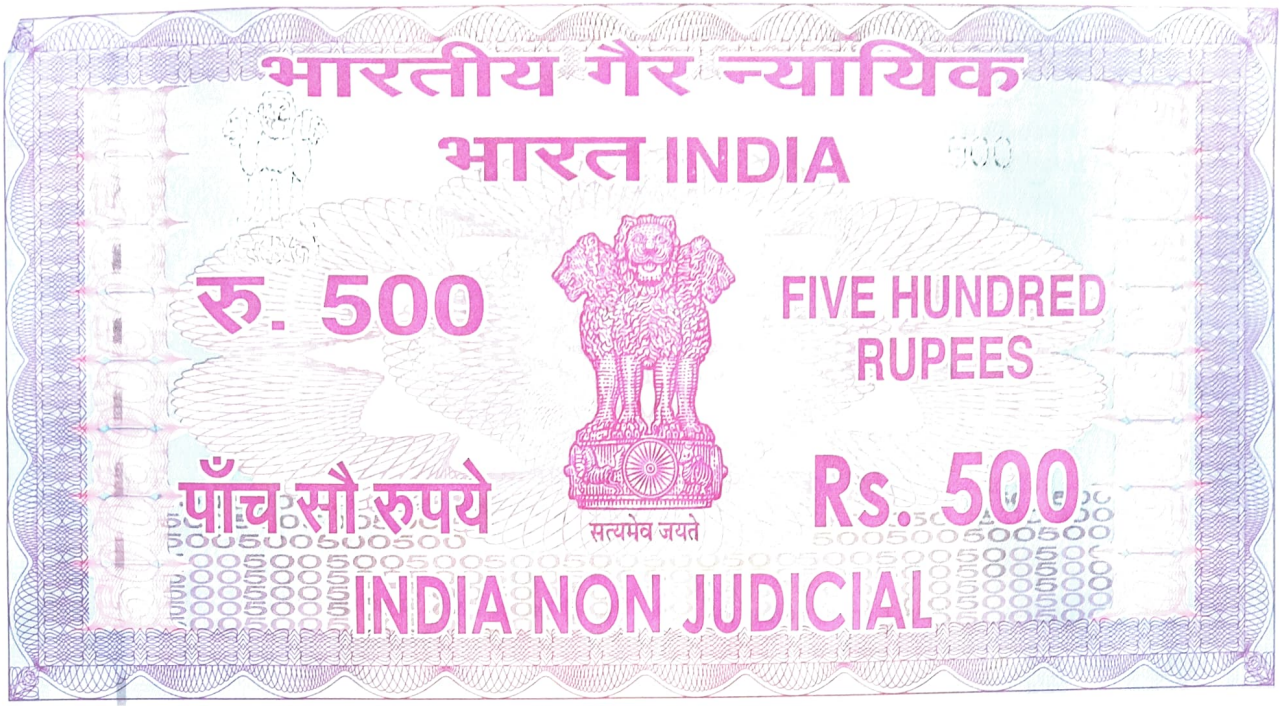
3. **Mr. S V Raj Kumar (PAN:BRFPR0218D)** S/o. Mr. Velmurugan, residing at No.4/36, Sevelpatti, Manapparai Taluka, Tiruchirapallai - 621314 which expression shall, unless it be repugnant to the subject or context thereof, include his legal heirs, successors, nominees and his permitted assignees and hereinafter called the THIRD PARTY.

For ARS SATHYABAMA PROMOTERS LLP

R. R. Sakthi Prasana

S.V. Raj Kumar

DESIGNATED PARTNER



தமிழ்நாடு तमिलनाडु TAMILNADU

AX 827286

11.9.25

ARS SATHYABAMA PROMOTERS LLP

Palampet

கோ. சண்முகம்
முத்திரைத்தாள் விற்பனையாளர்
செய்யாறு நீதிமன்றம் எதிரில்
தமிழ்நாடு - L.No.1/2003

NOW The FIRST, SECOND, and THIRD are interested in forming a Limited Liability Partnership under the Limited Liability Partnership Act 2008 and that they intend to write down the terms and conditions of the said formation in to writing and

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. The Business of Limited Liability Partnership shall be carried out in the name and style of **M/s. ARS SATHYABAMA PROMOTERS LLP** and hereinafter called as the LLP.

2. The LLP as constituted under this Deed shall be deemed to have commenced on and from the date of registration certificate issued by the Registrar of LLP.

3. The LLP shall have its registered office **at 740, Vandavasi Road, Palampet, Chetpet, Tiruvannamalai - 606801** and/or at such other place or places, as shall be agreed to by the partners from time to time.

4. The Capital of the LLP shall be Rs.1,50,000 (Rupees One Lakh fifty thousand only) which shall be contributed by the partners as follows:

a) First Party	: Rs.50,000/- (Rupees Fifty Thousand Only)
b) Second Party	: Rs.50,000/- (Rupees Fifty Thousand Only)
c) Third Party	: Rs.50,000/- (Rupees Fifty Thousand Only)

The further Contribution if any required by the LLP shall be brought by the partners as mutually agreed by them.

For ARS SATHYABAMA PROMOTERS LLP

R. R. Sakthi Kumar

R. Sankara

S. V. Raj Kumar

DESIGNATED PARTNER

5. The net profits or losses of the LLP arrived at after providing for taxes, remuneration to the working partners and interest to partners on the loan and capital Contributed by them shall be divided in the following proportion:

a) First Party	: 33.34%
b) Second Party	: 33.33%
c) Third Party	: 33.33%
	100.00%

6. The Bank account of the LLP shall be opened with any scheduled or non-scheduled Bank(s) by the designated partners and shall be **SEVERALLY,** operated by **All the Part.**

7. The business of the LLP is dealing in real estate, including buying, selling, leasing, and dealing in residential, commercial, and industrial properties. The firm may acquire land, develop layouts, and construct buildings for sale or lease. It may also undertake real estate development projects either independently or in collaboration with landowners or developers and perform all activities incidental to the real estate business.

8. Admission of New Partner

a. The new partner may be introduced with the consent of all the existing partners. Such an incoming partner shall give his/ her prior consent to act as Partner of the LLP.

b. The Contribution of the partner may be in the form of tangible, intangible, movable or of immovable property.

9. Rights of Partner

a. All the partners hereto shall have the rights, title and interest in all the assets and properties in the said LLP in the proportion of their Profit-Sharing Ratio.

b. Every partner has a right to have access to and to inspect and copy any books of the LLP.

c. Each of the parties hereto shall be entitled to carry on their own, separate and independent business as hitherto they might be doing or they may hereafter do as they deem fit and proper and other partners of the LLP shall have no objection thereto provided that the said partner has intimated the said fact to the other partners of LLP before the start of the independent business and moreover he/she shall not use the name of the LLP to carry on the said business.

d. Interest as per Income Tax Act 1961 shall be provided on the Capital (Fixed & Current) Contributed by partners of LLP including the further sum as may be brought in by the partners of LLP from time to time. The interest paid to partners can be increased or reduced prospectively as the circumstances so permit and this can be done by a supplementary deed.

For ARS SATHYABAMA PROMOTERS LLP

DESIGNATED PARTNER

e. The Designated Partners of LLP are empowered to borrow jointly on behalf of LLP from banks, financial institutions or others with or without security.

f. The Designated Partners of LLP will be working partners and have agreed to devote their time and attention to the business of LLP. The Working Partners of LLP will be entitled to remuneration/salary for the services rendered by them as decided by the majority of Partners from time to time.

g. If the income of LLP is not sufficient to pay the Remuneration as above, the said remuneration shall be reduced to the extent of Profit and shall be paid to all the working partners equally. However, the maximum Remuneration payable to Partners shall not exceed as per the limits specified u/s 40(b) of the Income Tax Act, 1961.

h. The Remuneration / Salary payable to working partners of LLP can be increased or reduced if the circumstances permit and this can be done by a resolution passed in the partners meeting.

i. The Partners shall withdraw from the business such sum or sums of money as may be mutually agreed by them from time to time.

j. The LLP shall have perpetual succession. So, death, retirement or insolvency of any partner shall not dissolve the LLP.

k. On retirement of a partner, the retiring partner shall be entitled to full payment in respect of all his/her rights, title and interest in the partnership as herein provided. However, upon insolvency of a partner his or her rights, title and interest in the LLP shall come to an end. Upon the death of any of the partners herein any one of his or her heirs will be admitted as a partner of the LLP, subject to any regulatory restrictions as may be in force, in place of such deceased partner. The heirs, executors and administrators of such deceased partners shall be entitled to and shall be paid the full payment in respect of the right, title and interest of such deceased partner.

l. On the death of any partner, if his/her legal heir opts not to become the partner, the surviving partners shall have the option to take other persons as partners in the LLP.

10. Duties of Partners

a. Each Partner shall be just and faithful to the other partners in all transactions relating to the LLP.

b. Each partner shall render true accounts and full information of all things affecting the limited liability partnership to other partners or his/her legal representatives.

c. Every partner shall account to the limited liability partnership for any benefit derived by him/her without the consent of the other partners of LLP of any transaction concerning the limited liability partnership, or for any use by him/her of the property, name or any business connection of the LLP.

d. Every partner shall indemnify the limited liability partnership and the other existing partner for any loss caused to it by him/her fraud in the conduct of the business of the limited liability partnership.

For ARS SATHYABAMA PROMOTERS LLP

DESIGNATED PARTNER

e. In case any of the Partners of the LLP desires to transfer or assign his/her interest or shares in the LLP, the first preference shall be given to the Designated Partners of the LLP. If the Designated Partners of the LLP have communicated their unwillingness for the aforesaid transfer or assignment of interest / shares of the LLP, the same shall be transferred to other partners with the consent of all the Partners.

e. No Partner shall without the written consent of other Partners: -

- Employ any money, goods or effects of the partnership or pledge the assets thereof except in the ordinary course of business and upon the account or for the benefit of the LLP.

- Enter into any bond or become sureties or security with or for any person or do knowingly cause or suffer to be done anything whereby the partnership property or any part thereof may be seized.

- Assign, mortgage or charge his or her share in the partnership or any asset or property thereof or make any other person a partner therein.

Designated Partners

11. Appointment of Designated Partners:

a). The First, Second and Third Party shall act as the Designated Partners of the LLP in terms of the requirement of the Limited Liability Partnership Act, 2008 and the Limited Liability Partnership Rules, 2009.

b). The majority of partners of the LLP may appoint, from time to time, any one or more members to be the Designated Partners of the LLP, such that the minimum number of Designated Partners does not, at any time, falls below two.

c). The Designated Partners need not be compulsorily partners of the LLP.

d). The LLP may from time to time, increase or reduce the number of Designated Partners, with the approval of all Partners, within the limits fixed in this behalf by this Agreement and the LLP Act, 2008.

12. Duties of Designated Partner

a). The Designated Partners shall be responsible for the doing of all acts, matters and things as are required to be done by the limited liability partnership in respect of compliance of the provisions of this Act including filing of any document, return, statement and the like report pursuant to the provisions of Limited Liability Partnership Act, 2008.

b). The Designated Partners shall be responsible for the doing of all acts arising out of this agreement.

For ARS SATHYABAMA PROMOTERS LLP

DESIGNATED PARTNER

c). The Designated partners of the LLP and their authorized agents, Managers, if any, are hereby authorised jointly and /or severally to represent the firm in any civil or criminal courts, courts of insolvency, before all Judges, Magistrates, Collectors, Munisiffs, Registrars, Income tax, Goods and Service Tax Authorities, Port and customs authorities and Registrar of Assurances, Official Assigners, Officers of Government of India or State Government.

d). The LLP shall indemnify and defend its partners and other officers from and against any and all liability in connection with claims, actions and proceedings (regardless of the outcome), judgment, loss or settlement thereof, whether civil or criminal, arising out of or resulting from their respective performances as partners and officers of the LLP, except for the gross negligence or willful misconduct of the partner or officer seeking indemnification.

e). Provided that the Designated Partners shall not except with the consent of the majority of the Partners: -

-sell, lease or otherwise dispose of the whole or substantially the whole of the undertaking of the LLP, or where the LLP owns more than one undertaking, of the whole, or substantially the whole, of any such undertaking.

- remit or give time for the repayment of any debt by a Designated Partner;

- invest, otherwise than in trust securities, the amount of compensation received by the LLP in respect of the compulsory acquisition of any such undertaking as is referred to in Clause (a) or of any premises or properties used for any such undertaking and without which it cannot be carried on or can be carried on only with difficulty or only after a considerable time;

- contribute to Charitable and other funds not directly relating to the business of the LLP or the welfare of its employees any amounts, the aggregate of which will in any financial year exceed Rupees Ten Thousand only or five percent of its average net profits of the LLP.

f. Subject to the restrictions on the Designated Partners, provided by the above clause, the Designated Partners shall have the following powers:

- To pay the costs, charges and expenses preliminary and incidental to the promotion, formation, establishment and registration of the LLP.

- To purchase or otherwise acquire for the LLP any property, rights, privileges which the LLP is authorised to acquire, at or for such price or consideration and generally on such terms and conditions as they think fit, and in any such purchases or other acquisition to accept such title as the Designated Partners may believe or may be advised to be reasonably satisfactory.

For ARS SATHYABAMA PROMOTERS LLP

R. B. Sakthi Bharan

R. Kadalthi

S.V. Rajkumar

DESIGNATED PARTNER

- To secure the fulfillment of any contracts or engagements entered into by the LLP by mortgage of all or any of the property of the Company and its unpaid contribution for the time being or in such manner as they may think fit.

- To appoint any person to accept and to hold in trust for the LLP any property belonging to the LLP, or in which it is interested, or for any other purposes; and to execute and do all such deeds and things as may be required in relation to any such trust, and to provide for the remuneration of such trustee or trustees.

- To institute, conduct, defend, compound, or abandon any legal proceedings by or against the LLP or its officers or otherwise payment or satisfaction of any debts due, and of any claims or demands by or against the LLP, and to refer any differences to arbitration, and observe and perform any awards made thereon.

- To act on behalf of the LLP in all matters relating to bankrupts and insolvents.

- To make and give receipts, releases and other discharges for moneys payable to the LLP, and for the claims and demands of the LLP.

- To invest, deposit and deal with any moneys of the LLP not immediately required for the purpose thereof, upon such security, and in such manner as they may think fit, and from time to time to vary or realize such investments.

- To execute in the name and on behalf of the LLP in favour of any Designated Partner or other person who may incur or be about to incur any personal liability whether as principal or surety: for the benefit of the LLP such mortgages of the LLP's property (present and future) as they think fit; and any such mortgage may contain a power of sale, and such other powers, provisions, covenants and agreements as shall be agreed upon.

- To determine from time to time who shall be entitled to sign, on the LLP's behalf, bills, notes, receipts, acceptances, endorsements, cheques, dividend warrants, releases, contracts and documents and to give necessary authority for such purpose.

- To distribute by way of bonus amongst the staff of the LLP a share in the profits of the LLP, and to give to any officer or other person employed by the LLP a commission on the profits of any particular business or transaction and to charge such bonus or commission as part of the working expenses of the LLP.

- To provide for the welfare of Designated Partners or Ex-Designated Partners or employees or ex-employees of the LLP and their wives, widows and families or the dependents or connections of such persons by building or contributing to the building of houses, dwellings or chaw or by grants of moneys, pensions, gratuities, allowances, bonus or other payments; or by creating and from time to time subscribing or contributing to provident and other associations, institutions or funds or trusts and by providing or subscribing or contributing towards places of instruction and recreation, hospitals and dispensaries, medical and other attendance and other assistance as the majority of Designated Partners shall think fit.

For ARS SATHYABAMA PROMOTERS LLP

DESIGNATED PARTNER

- To appoint, and at their discretion remove or suspend such general managers, secretaries, assistants, supervisors, clerks, agents and servants for permanent, temporary or special services as they may from time to time think it, and to determine their powers and duties and fix their salaries, or emoluments or remuneration, and to require security in such instances and to such amount as they may think fit. And also from time to time to provide for the management and transaction of the affairs of the LLP in any specified locality in India or elsewhere in such manner as they think fit.

- To comply with requirements of any local law which in their opinion it shall in the interest of the LLP be necessary or expedient to comply with.

- From time to time and at any time to establish any Local Board for managing any of the affairs of the LLP in any specified locality in India or elsewhere and to appoint any persons to be Members of such Local Boards and to fix their remuneration.

- From time to time and at any time to delegate to any persons so appointed any of the powers authorities and discretions for the time being vested in the Designated Partners, other than their power to make loans or borrow moneys and to authorise the Members for the time being of any such Local Board, or any of them, to fill up any vacancies therein and to act notwithstanding vacancies, and any such appointment or delegation may be made on such terms, and subject to such conditions as the majority of Designated Partners may think fit, and the majority of Designated Partners may at any time remove any persons so appointed and may annul any such delegation.

- At any time and from time to time by Power of Attorney under the Seal of the LLP, to appoint any person or persons to be the Attorney or Attorneys of the LLP, for such purposes and with such powers, authorities, and discretions (not exceeding those vested in or exercisable by the Designated Partners under these presents and excluding the power to make Loans and borrow moneys) and for such period and subject to such conditions as the Board may from time to time think fit, and any such appointment may (if the Majority of Designated Partners thinks fit) be made in favour of the Members of any local board, established as aforesaid or in favour of any LLP or the partners, directors, nominees or managers of any Company or firm or otherwise in favour of any fluctuating body of persons whether nominated directly, or indirectly by the majority of Designated Partners and any such Power of Attorney may contain such powers for the protection or convenience of persons dealing with such Attorneys as the majority of Designated Partners may think fit, and may contain Powers enabling any such delegates or Attorneys as aforesaid to sub-delegate all or any of the Powers, authorities and discretions for the time-being vested in them.

- For or in relation to any of the matters aforesaid or otherwise for the purposes of the LLP to enter into all such negotiations and contracts and rescind and vary all such contracts, and execute and do all such acts, deeds, and things in the name and on behalf of the LLP as they may consider expedient.

- From time to time make, vary or repeal bye-laws for the regulation of the business of the LLP, its officers and servants.

For ARS SATHYABAMA PROMOTERS LLP

R. Rajalakshmi

S. V. Raj Kumar

DESIGNATED PARTNER

- The Designated Partners may formulate, create, institute or set up such schemes, trusts, plans or proposals as they may deem lit for the purpose of providing incentive to the officers, employees and workers of the LLP.

- All cheques, promissory notes, drafts, bills of exchange, and other negotiable instruments, and all receipts for moneys paid by the LLP, shall be signed, drawn, accepted or otherwise executed as (the case may be, in such manner as the Designated Partners shall from time to time by resolution determine.

g. All the Designated Partners may, from time to time entrust and confer upon a single Designated Partner for the time being, such of the powers exercisable upon such terms and conditions and with such restrictions as they may think fit either collaterally with or to the exclusion of and in substitution for all or any of their own powers and from time to time revoke, withdraw, alter or vary all or any of such powers.

h. The Designated Partners shall be responsible for the doing of all acts, matters and things as are required to be done by LLP in respect to compliance of the provisions of this Act including filing of any document, return, statement and the like report pursuant to the provisions of Limited Liability Partnership Act, 2008.

i. The Designated Partners shall be responsible for the doing of all acts arising out of this agreement.

13. Borrowing Powers:

a. The LLP may borrow funds from its Partners or public, banks or any financial institutions or any other individual/ body corporate, with the approval of the majority partners of the LLP.

b. In respect of the funds borrowed, the LLP may provide as security, all or any part of the property of the Company (both present and future) including its unpaid contribution for the time being, and other securities may be made assignable free from any equities between the LLP and the person to whom the same may be issued.

c. Any borrowings made by the LLP may, at any time, be converted into contribution of LLP and the lender of such funds may be converted into a Partner of LLP, subject to approval of all partners of the LLP

14. Resignation of Designated Partner:

a. Any Designated Partner may resign from LLP by giving a notice of 30 days to the LLP.

b. The vacant position caused due to resignation of such a Designated Partner shall be filled in with the approval of majority of the partners of LLP within a period of 2 months from the date of resignation.

For ARS SATHYABAMA PROMOTERS LLP

DESIGNATED PARTNER

15. Removal of Designated Partner:

a. Any Designated Partner can be expelled by the other Partners or a majority of Partners by assigning the reason for removal of Designated Partner.

b. A Designated Partner may be expelled by giving a notice of thirty (30) days with the approval of majority of Partners, after giving an opportunity to such Designated Partner, to be heard.

c. The vacant position caused due to removal of such Designated Partner shall be filled in with the approval of all partners of the LLP within a period of 3 months from the date of removal.

16. Cessation of Existing Partners

a. Partner may cease to be partner of the LLP by giving a notice in writing of not less than 30 days to the other partners of his/her intention to resign as partner.

b. Majority of Partners cannot expel any partner except in the situation where any partner has been found guilty of carrying of activity/business of LLP with fraudulent purpose.

c. The LLP can be wound up with the consent of all the partners subject to the provisions of Limited Liability Partnership Act 2008.

17.Extent of Liability of the LLP

a. LLP is not bound by anything done by a partner in dealing with a person if—

i. the partner in fact has no authority to act for the LLP in doing a particular act; and

ii. the person knows that he/ she has no authority or does not know or believe him/ her to be a partner of the LLP.

18. Miscellaneous Provisions

a. The limited liability partnership shall indemnify each partner in respect of payments made and personal liabilities incurred by him/her—

i. in the ordinary and proper conduct of the business of the limited liability partnership; or

ii. in or about anything necessarily done for the preservation of the business or property of the limited liability partnership.

b. The books of accounts of the firm shall be kept at the registered office of the LLP or any other place as may be decided by the partners.

For ARS SATHYABAMA PROMOTERS LLP

DESIGNATED PARTNER

c. The accounting year of the LLP shall be from 1st April of the year to 31st March of subsequent year. The first accounting year shall be from the date of commencement of this LLP till 31st March of the subsequent year.

d. All disputes between the partners or between the Partner and the LLP arising out of the limited liability partnership agreement which cannot be resolved in terms of this agreement shall be referred for arbitration as per the provisions of the Arbitration and Conciliation Act, 1996 (26 of 1996).

e. Any of the above said terms of LLP Agreement may be varied, altered, amended, substituted or added or deleted by a supplementary deed as per the mutual consent of the partners herein.

f. All other terms and conditions which are not specifically stated in this agreement shall be governed by Limited Liability Partnership Act, 2008 and the rules framed thereunder.

SCHEDULE I

ANCILLARY OR OTHER BUSINESS CARRIED OVER BY THE LLP

(A) THE BUSINESS INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF THE MAIN BUSINESS ARE:

1. To acquire and undertake the whole or any part of the business, property and liabilities of any Person / Firm carrying on any business which the firm is authorised to carry on or possession of property suitable for the purposes of the objects of the firm.

2. To apply for, purchase or otherwise, acquire any patent, patent right, copyright, trade marks, formulae, license, lease, concessions, conferring any exclusive or limited right to use, or any secret or other information as to any invention which may seem capable of being used for any of the purposes of the firm or the acquisition of which may directly or indirectly to benefit the firm, and to use, exercise, develop or grant licenses in respect of or otherwise turn to account the property rights, or information so acquired.

3. To enter into any arrangement with any Government or authority whether municipal, local or otherwise or any person, that may seem conducive to the firm's objects or any of them; and to obtain from any such Government or authority any rights, privileges and concessions which the firm may think it desirable to obtain and to carry out, exercise and comply with any such arrangement, rights, privileges and concessions.

For ARS SATHYABAMA PROMOTERS LLP

DESIGNATED PARTNER

4. To establish or support or aid in the establishment and support of associations, institutions, funds, trusts and conveniences for the benefit of past or present partners of the firm or the dependents of such persons, and to grant pensions and allowances, to make payments towards insurance, to subscribe or guarantee money for charitable or benevolent objects or useful objects for general public.

5. To promote any other firm or firms for the purpose of acquiring or taking over all or any of the property, rights and liabilities of the firm.

6. To purchase or import, take on lease or in exchange, hire or otherwise acquire any movable or immovable property and any rights or privileges which the firm may think necessary or convenient for the purposes of its business and in particular any land, buildings, casements, machinery, plant and stock-in-trade.

7. To lend and advance money or give credit to any person or firm; to give guarantee or indemnify for the payment of money or the performance of contracts of obligations by any persons; to secure or undertake in any way the repayment of moneys lent or advanced to, or the liabilities incurred by any person subject to the provisions of the Act.

8. To draw, make, accept, endorse, discount, negotiate, execute and issue bills of exchange, promissory notes and negotiable or transferable instruments and to open Current or other accounts with any banks or merchants to pay any money into and draw money from such accounts.

9. To sell or dispose of, to improve, manage, develop or exchange the undertaking, property or rights of the firm or any part thereof for such consideration as the firm may think fit.

10. To adopt such means of making known and advertising the business and products of the firm as may be expedient.

11. To apply for, promote and obtain any order, regulation, or other authorization or enactment, which may directly or indirectly benefit the firm.

12. To procure recognition of the firm in any country or place outside India.

13. To issue or allot fully or partly paid shares in the capital of the firm in payment or part payment of any movable or immovable property purchased or otherwise acquired by the firm or any services rendered to the firm.

14. To take or hold mortgages, liens, and charges to secure payment of the purchase price, or any unpaid balance of the purchase price, of any part of the firm's property of any kind sold by the firm, or any money due to the firm from buyer.

15. To produce gas and generate electricity necessary for the purpose of the business of the firm and to process or deal with all products resulting from or ancillary to such production.

For ARS SATHYABAMA PROMOTERS LLP

DESIGNATED PARTNER

16. To pay out of the funds of the firm all or any expenses which the firm may lawfully pay for services rendered for formation and registration of the firm and for promotion of any other firm by it subject to the provisions of the Act.
17. To insure any of the properties, undertakings, contracts, risk or obligation of the firm in any manner whatsoever.

18. To aid and support, any person, association, body or movement, whose object is solution, settlement or surmounting of industrial or labour problems of the promotion of industry, trade or business of the firm or for the promotion of science and Technology, Cultural activities, sports, environment, rural development and other social and welfare activities.

19. To refer all questions, disputes or differences arising between the firm and any other person (other than a Partner of the firm) in connection with or in respect any matter relating to the business or affairs of the firm to arbitration in such manner and upon such terms as the firm and such other person may mutually agree upon in each case and such reference to arbitration may be in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and the Rules of the International Chamber of Commerce relating to arbitration and to institute legal proceedings or defend any proceedings and to appoint advocates, consultants or advisors in this behalf.

20. To enter into negotiation or collaboration, technical, financial or otherwise with any person or Government for obtaining any grant, license or on other terms, formulae and other rights and benefits, and to obtain technical information, know-how and expert advice for the production manufacture and export or sale of all types of goods which the firm is authorised to produce or to deal in.

21. To arrange for the marketing in India or abroad and sale of the products and by-products of the firm and purchase of raw materials, goods and articles as are necessary for carrying on the business of the firm and, for that purpose, either to establish its own shops, agencies, or marketing organizations or to appoint selling or buying agents or distributors or both (whether individuals, firms or bodies corporate) in any place in or outside India and to allot, specify, alter or modify their areas of remuneration to such selling or buying agents or distributors or both by way of such commission or in such manner as the firm may deem fit.
22. To open and operate any type of bank accounts with the Bank and obtain credit facilities with or without securities for its business.

(B) THE OTHER BUSINESS ARE:
The Partners are at liberty to do any lawful business as mutually agreed upon by them

SCHEDULE II

A) MATTERS TO BE DECIDED WITH CONSENT OF THE PARTNERS

1) Admission of Partner

2) Transfer of Interest / Share in LLP

For ARS SATHYABAMA PROMOTERS LLP

DESIGNATED PARTNER

16. To pay out of the funds of the firm all or any expenses which the firm may lawfully pay for services rendered for formation and registration of the firm and for promotion of any other firm by it subject to the provisions of the Act.
17. To insure any of the properties, undertakings, contracts, risk or obligation of the firm in any manner whatsoever.

18. To aid and support, any person, association, body or movement, whose object is solution, settlement or surmounting of industrial or labour problems of the promotion of industry, trade or business of the firm or for the promotion of science and Technology, Cultural activities, sports, environment, rural development and other social and welfare activities.

19. To refer all questions, disputes or differences arising between the firm and any other person (other than a Partner of the firm) in connection with or in respect any matter relating to the business or affairs of the firm to arbitration in such manner and upon such terms as the firm and such other person may mutually agree upon in each case and such reference to arbitration may be in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and the Rules of the International Chamber of Commerce relating to arbitration and to institute legal proceedings or defend any proceedings and to appoint advocates, consultants or advisors in this behalf.

20. To enter into negotiation or collaboration, technical, financial or otherwise with any person or Government for obtaining any grant, license or on other terms, formulae and other rights and benefits, and to obtain technical information, know-how and expert advice for the production manufacture and export or sale of all types of goods which the firm is authorised to produce or to deal in.

21. To arrange for the marketing in India or abroad and sale of the products and by-products of the firm and purchase of raw materials, goods and articles as are necessary for carrying on the business of the firm and, for that purpose, either to establish its own shops, agencies, or marketing organizations or to appoint selling or buying agents or distributors or both (whether individuals, firms or bodies corporate) in any place in or outside India and to allot, specify, alter or modify their areas of remuneration to such selling or buying agents or distributors or both by way of such commission or in such manner as the firm may deem fit.
22. To open and operate any type of bank accounts with the Bank and obtain credit facilities with or without securities for its business.

(B) THE OTHER BUSINESS ARE:
The Partners are at liberty to do any lawful business as mutually agreed upon by them

SCHEDULE II

A) MATTERS TO BE DECIDED WITH CONSENT OF THE PARTNERS

1) Admission of Partner

2) Transfer of Interest / Share in LLP

3) Winding up of LLP.

For ARS SATHYABAMA PROMOTERS LLP

R. R. Sakthi Bhaw

S.V. Raj Kumar

DESIGNATED PARTNER

B) MATTERS TO BE DECIDED BY A MAJORITY IN NUMBER OF THE PARTNERS

1) Change its Registered Office.

2) Change its name.

3) Appointment of Auditor

4) Removal of the auditor

5) Service of documents and other notices to a place other than the registered office of LLP

6) All other matters shall be decided by consent of majority in number of the partners.

For the purpose of A and B of Schedule II, each partner shall have one vote.

IN WITNESS WHEREOF the parties have put their respective hands the day and year first hereinabove written

Signed and delivered by the

R. Sakthi Prasana

R Sakthi Prasana
(Designated Partner)

R. Kadatta

R Arundattan
(Designated Partner)

S. V. Raj Kumar

S V Raj Kumar
(Designated Partner)

Witness:

a) Signature: K. Suriyakala
Name:
Address: K. Suriyakala D/o Kannan. K
935, Senthamangalam, Nedungunam.

b) Signature: V. Kavitha
Name:
Address: V. Kavitha W/o Vengadesan
47 / Palla Theru
Pazhampettai

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
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.