Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

AF 432693

21 JUN 2019

C. UMA
STAMP PAPER VENDOR
License No.21/3/97
No.43, Ganapathy Street, West Mambalam,
CHENNAI-600 033.

Beaver Construction Company

RECONSTITUTION DEED

This Deed of Reconstitution of Partnership executed on this **1st day of June 2019** between

1) **Mrs. Ramya Ramkumar**, Wife of Mr. J. Ramkumar, aged about 35 year, residing at No. 353/1, "Sri Krishna" Lakshmanaswami Salai, K.K.Nagar, Chennai- 600078, hereinafter called the **Party of the FIRST PART.**

2) **Mr.J.Ramkumar**, Son of Mr. K. Jayaraman, aged about 42 years, residing at 353/1, "Sri Krishna" Lakshmanaswami Salai, K.K.Nagar, Chennai-600078, hereinafter called the **Party of the SECOND PART.**

For BEAVER CONSTRUCTION COMPANY

Partner

For BEAVER CONSTRUCTION COMPANY

Partner

For BEAVER CONSTRUCTION COMPANY

Partner

3) **Mr.K.Jayaraman** S/o K.S. Krishnan aged about 73 years, residing at 353/1, "Sri Krishna", Lakshmanaswami Salai, KK Nagar, Chennai-600078, hereinafter called the **Party of the THIRD PART.**

Witnesseth as follows

Whereas the parties serial no. 1 to 3 mentioned above were working in partnership a business under the name and style of **M/S. BEAVER CONSTRUCTION COMPANY** constituted under an instrument of partnership the last of which is dated 1st day of April 2015; and

Whereas the Party of Third part has expressed his desire to retire from the Partnership with effect from the Closing of the business on 31/05/2019, for which the other parties to this deed have agreed

Whereas the said Party of the third part has retired from the old partnership, allowing the other partners to continue the partnership business in the same name with all its assets and liabilities, for which other parties of this deed have assented and it has been mutually considered expedient and necessary to have the terms and conditions of the Reconstitution partnership to be reduced in writing.

Deed of Retirement

NOW THIS DEED OF RETIREMENT WITNESSETH AS FOLLOWS: -

1. The Retiring Partner doth hereby declare and confirm that he has retired from the said firm of **M/s. BEAVER CONSTRUCTION COMPANY** constituted under the said Deed of Partnership dated **1st day of April 2015** executed between the parties hereto with effect from (close of business on) **31.05.2019** and the business of the said firm shall as from 01.06.2019 be carried on by the Continuing Partners for their own benefit in such manner as the Continuing Partners may deem fit.

For BEAVER CONSTRUCTION COMPANY

Partner

For BEAVER CONSTRUCTION COMPANY

Partner

For BEAVER CONSTRUCTION COMPANY

Partner

2. The firm is free to continue the business with all its assets and liabilities and use the same firm name with the remaining partners.

3. The accounts of the retiring partner are fully settled in accordance with the books of accounts.

4. The Retiring partner hereby authorises the continuing partners to collect all debts and dues of the firm or realise or sell any asset of the firm including any immovable property.

5. In consideration of monies received, the Party of the 3rd part hereby releases all his rights, title and interest in the balance of assets of the firm including the goodwill.

6. The continuing partners release the party of the 3rd part from all debts and obligations including taxes due by the firm as on the date of this deed to third party

7. The parties hereby agree to execute such other document/s that may be deemed necessary to give effect to this Partnership Retirement Agreement.

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

SIGNED AND DELIVERED by the Retiring Partner

For BEAVER CONSTRUCTION COMPANY

Partner

In the presence of:

SIGNED AND DELIVERED by the Continuing Partners

For BEAVER CONSTRUCTION COMPANY

Partner

For BEAVER CONSTRUCTION COMPANY

Partner

In the presence of:

PARTNERSHIP RECONSTITUTION DEED

This Deed of Reconstitution of Partnership executed on this **1st day of June 2019** between:

1) **Mrs. Ramya Ramkumar**, wife of Mr. J. Ramkumar, aged about 35 year, residing at No. 353/1, "Sri Krishna" Lakshmana swami Salai, KK Nagar, Chennai- 600078, hereinafter called the **Party of the FIRST PART.**

2) **Mr. J.Ramkumar**, Son of Mr. K. Jayaraman, aged about 42 years, residing at 353/1, "Sri Krishna "Lakshmana swami Salai, KK Nagar, Chennai-600078, hereinafter called the **Party of the SECOND PART.**

Hereto the party of the first and Second part were working in partnership along with another partner Mr. K Jayaraman , a business under the name and style of **BEAVER CONSTRUCTION COMPANY** constituted under an instrument of partnership the last of which is dated 01.04.2015 and Whereas the said Mr. Jayaraman , has since retired from the old partnership in accordance with a retirement deed dated 31.05.2019, allowing the other partner to continue the partnership business in the same name with all its assets and liabilities.

And Whereas the parties 1 to 2 intend to carry on the said business in partnership, the terms and conditions of the reconstituted partnership are hereby agreed to as follows.

1. The business under the name and style of **BEAVER CONSTRUCTION COMPANY** carried on by the erstwhile partnership will continue with all its assets and liabilities as the business of this reconstituted partnership.

2. The name the partnership business shall continue to be **BEAVER CONSTRUCTION COMPANY** and such other name /s as the parties may from time to time determine.

For BEAVER CONSTRUCTION COMPANY

Partner

For BEAVER CONSTRUCTION COMPANY

Partner

3. The business of Partnership Firm shall be to carry out the business of Constructions, Contracts and Projects and such other business or businesses as the parties to this deed may decide from time to time.

4. The place of business shall be at **No.6A, "Beaver's Narayani", 3rd Street, Postal colony, Chennai-600033** and or such other places as the parties may from time to time decide.

5. This is a **partnership at Will**.

6. The Capital of the firm will be Rs.5,00,000 /- (Rupees Five Lacs only) and the same shall be contributed by the partners as below:

   a) Party of the First part will contribute Rs.3,00,000 /- (Rupees Three Lacs only)

   b) Party of the Second part will contribute Rs.2,00,000 /- (Rupees Two Lacs only)

7. Both the parties are Working Partners and shall have the following powers to conduct the business and to carry on the day to day administration of the business:

   a) To engage employees, workmen and other professionals as may be necessary for the business at her sole discretion after discussing with other Partners and remunerate them at a reasonable wage for the purpose efficient running of the business.

   b) To ask demand, sue for, recover or receive and give effectual valid discharge of sums, money, debts, dues, goods, effects and things of whatsoever nature and description to which the Firm is may be entitled.

   c) To institute, conduct or defend, answer or oppose or actions, suits, claims and demands or legal proceedings whatever in which the firm is or may hereafter be concerned.

For BEAVER CONSTRUCTION COMPANY

Partner

For BEAVER CONSTRUCTION COMPANY

Partner

d) To appear before the Government and other Departments and Authorities and do all acts and things that may be lawfully required to be done to safeguard the interest of the Firm.

e) To open and operate any bank Account in the name of the firm and to draw, sign endorse and negotiate cheques, bills of exchange, promissory notes and negotiable instruments as also railway receipt, lorry receipt, Income Tax, Central Excise, Customs and Sales Tax and other obligations. The said Account can be operated by **any one of the parties** to this deed.

f) To borrow money from any banker or financial institution etc by way of overdraft, loans or otherwise upon such terms as may think fit and to secure repayment thereof by pledge, mortgage or hypothecation of any property/assets of the firm whether movable or immovable and for any such purpose or in connection therewith to execute any such document or documents as may be necessary.

g) To effect Insurance against risk or liability as the said attorney shall think necessary maintain such insurance policies and to file claims and recover any such losses, liability or damage under insurances.

h) Any of the Parties may at any time with the consent of the other parties may advance to the Partnership Firm any sum or sums beyond the amount of Capital which have been contributed as aforesaid, such sum or sums shall be considered as a debt due to the parties so contributed from the partnership firm and shall bear interest at 12% per annum payable annually or bi-annually.

7. In case of profits or losses it shall be divided as follows:

a. Party of the First part 75%

b. Party of the Second part 25%

For BEAVER CONSTRUCTION COMPANY

Partner

For BEAVER CONSTRUCTION COMPANY

Partner

8. All the parties will be Working Partners and are entitled to the following monthly remuneration which is the maximum amount of remuneration payable to the working partners. The remuneration of the partners will be decided as per the partnership act and at the mutual consent of the partners. The monthly remuneration so fixed may be altered depending upon the working results of the company by mutual consent among the partners.

Mrs. Ramya Ramkumar **Rs.100000/-Per month**

Mr. J. Ramkumar **Rs. 50000/-Per Month**

Salary shall either be drawn ever month or shall be debited in the books as decided by the partners from time to time.

9. The accounts of the partnership shall be closed once every year, preferably from first April to Thirty First March of the succeeding year and a profit and loss account and Balance Sheet complied.

10. The Banks Account/s shall be opened in the name of the partnership firm in any nationalized bank or any scheduled bank or any financial institution, co-operative banks. Private investment fund, finance companies etc. and the same can be operated **by any one of the parties** to this deed

11. The parties to this deed shall promptly deposit in the Firm's Bank Account/s all cheques, Hundis, Drafts etc., received on behalf of the firm.

12. The partners are free to borrow monies for the purposes of business from banks, financial and lending institutions and from others and for this purpose **shall jointly sign on behalf of the firm**.

13. The partnership shall open one or more bank accounts with any bank or banks as the partners may find convenient from time to time and such account or accounts shall be operated **by any one party** to this Deed.

14. All the parties are hereby authorized individually to conduct, control and supervise all the correspondence and dealings of the Firm with those having dealing with the Firm and with all the Organizations and individuals including Government of Semi-government offices, local authorities, statutory bodies and authorities, tribunals, corporations, companies, firms, persons and individuals.

For BEAVER CONSTRUCTION COMPANY

Partner

For BEAVER CONSTRUCTION COMPANY

Partner

15. Death, disability or retirement of any partner or partners will not dissolve the partnership and the remaining partners shall be free to continue the partnership business. Any of the above clauses may be altered or varied or added to by common consent of the parties.

16. That nothing herein contained shall preclude any of the Partners hereto from carrying on any separate business independently or jointly with other Partners and income arising out of such business shall be deemed to be the separate income of the Party concerned and such income shall not be included , incorporated or treated as part of the income of the Partnership Firm

17. Neither of the partners hereto shall, without obtaining the previous consent in writing of the other partner, do any of the following acts or things-

a) To transfer or assign his/her share or interest in the Partnership in favour of any third party.

b) To compromise or relinquish any claim or portion of a claim by the firm.

c) To admit any liability in any suit or proceedings against the firm.

d) To enter into partnership on behalf of the firm.

e) To lend money or to give credit for dealings on behalf of the firm with any person to whom the partner has forbidden him/her to trust or deal with.

For BEAVER CONSTRUCTION COMPANY

Partner

For BEAVER CONSTRUCTION COMPANY

Partner

f) Buy, order or contract for any goods, articles, or properties in which the partnership may be interested in his/her own name or his/her own benefit.

g) Give any securities or promises for payment of money on account of the firm unless it be in the ordinary course of the business.

h) Enter into a Bond or become Bails or surety for any person or knowingly cause or suffer to be done anything whereby the partnership business or property may be endangered.

i) Make any capital commitment on behalf of the firm.

j) Cause the Firm to enter into a new line of business, diversity its activities or product lines or represent new principal, beyond the agreed parameters.

k) To mortgage, hypothecate, give security or create charge over the properties and assets of the firm.

21) In case any of the party herein mentioned require to retire from the firm, he shall inform in writing the other parties about his retirement in writing one month in advance. The retiring party's account shall be settled by the other parties with in one month from the date of retirement.

22) In the event of dispute arising on any matter affecting the partnership or on the interpretation of the provisions of this deed of the partnership, the parties hereto agree that such dispute shall be referred to Arbitration Act shall apply to such dispute.

For BEAVER CONSTRUCTION COMPANY

Partner

For BEAVER CONSTRUCTION COMPANY

Partner

23) Both the parties to this deed are empowered to represent the firm in all the events on behalf of the firm with the Authorities and sign all connected papers on that behalf and represent the other party hereto in connection with the firm.

24) Any of the above terms may be varied, altered, amended, substituted, added or deleted with mutual consent of the parties to this deed.

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

Mrs. Ramya Ramkumar	**Mr.J.Ramkumar**
(Party of the First part)	**(Party of the Second part)**
For BEAVER CONSTRUCTION COMPANY Partner	For BEAVER CONSTRUCTION COMPANY Partner

WITNESSESS

1.

2.

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.