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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FL 138395

SIVAM BUILDERS

K. மீனாட்சி
முத்திரைத்தாள் விற்பனையாளர்.
உரிமம் எண் : 1/1984,
குமாரபாளையம் - 638 183.

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **M/s SIVAM BUILDERS** promoter of the proposed project comprised in Survey No- **649/9B1A**, **KATHERI** Village, **SALEM** District for the Block **SANGAKIRI**.

M/s SIVAM BUILDERS promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. The project is **COMPLETED (on 30/04/2026)**

Deponent

For Sivam Builders

4. That seventy per cent of the amounts realised by us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That promoter shall take all the pending approvals on time, from the competent authorities.

8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

For Sivam Builders

Partner

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Katheri on this 25th day of MAY 2026.

Deponent

For Sivam Builders

Partner

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

Rs. 500 /- AX 989273

M.கனகராஜா M.Com.,
உரிமம் எண்: 08/2008/NMKL
குமாரபாளையம்-638 183.

நாள்: 4.2.2026

SIVAM BUILDERS
KOMARAPALAYAM

RECONSTITUTED DEED OF PARTNERSHIP

THIS Reconstituted Deed of Partnership has been executed on this 11th Day of February 2026 (04.02.2026) at Komarapalayam between:

1) **Sri. O.P.S. MAHADEVAN** S/o. G.P. Subramaniam, Age of 43 years, resideing at 2/444, Amudha Complex, Olapalaya, Komarapalayam, Namakkal – 638183 of the **FIRST PART.**

2) **Sri. M. USHAH** W/o. O.P.S. Mahadevan, Age of 38 years, resideing at 2/444, Amudha Complex, Olapalaya, Komarapalayam, Namakkal – 638183 of the **SECOND PART.**

Wheres the party of first part **Sri. O.P.S. Mahadevan** has formed a partnership with **Smt. V.S. Palaniammal** by executing original Partnership Deed on 10th day of March 2016 under the names and style of **"SIVAM BUILDERS"** to carry on civil construction, real estate business and other related business on and from 10th day of March 2016.

...2...

V.S.Palaniammal



தமிழ்நாடு तमिलनाडु TAMILNADU

Rs. 500/- AX 989274

M.கனகராஜா M.Com.,
உரிமம் எண்: 08/2008/NMKL
குமாரபாளையம்-638 183.

நாள்: 4.2.2026

SIVAM BUILDERS
KOMARAPALAYAM

AND WHEREAS both the (1) **Sri. O.P.S. Mahadevan** and (2) **Smt. V.S. Palaniammal** Parties of original Partnership Deed have executed a SUPPLEMENT PARTNERSHIP DEED on the 28th day of August 2023 on mutual consent to assign Authorised Signatory Power of the firm to **Sir. O.P.S. Mahadevan** by the other partner **Smt. V.S. Palaniammal** to carry on business activities, to enter into business agreement and contracts, to Purchase and Sale firms property and also to carry on bank activities on behalf of the firm and further agreed to proceed all other terms and conditions of the original Partnership Deed dt. 10.03.2016 in full force and effect.

AND WHEREAS the parties of original Partnership Deed (1) **Sri. O.P.S. Mahadevan** (2) **Smt. V.S. Palaniammal** have executed Deed of Admission cum retirement of Partnership along with (3) **Smt. USHAH**, who has been admitted into Partnership firm for the betterment of Partnership business and further the party of second part **Smt. V.S. Palaniammal** has expressed her desire to retirement from the partnership firm on her own free will due to age and health factor. This admission cum retirement have been mutually agreed and admitted by all partners by executing DEED OF ADMISSION CUM RETIREMENT OF PARTNERSHIP dated on 11.02.2026.

...3...

V.S.Palaniammal

AND WHEREAS the existing parties of this deed (1) **Sri. O.P.S. Mahadevan** and **Smt. USHAH** have desired to reconstitute the firm, after the retirement of **Smt. V.S.Palaniammal**, by executing this RECONSTITUTED DEED OF PARTNERSHIP ON 11.02.2026 with modified Terms and Condition.

NOW THIS DEED OF RECONSTITUTION WITNESSES AS FOLLOWS :

1. The Name and style of the firm shall continue to be **"M/S. SIVAM BUILDERS"**

2. The principal place of business shall continue to be at No. 2/442-2, Amudha Complex, Olapalayam, Komarapalayam - 638 183, and/or such other place as may be mutually agreed upon from time to time.

3. The business of the firm shall be to carry on civil construction, real estate business, land development and other related business activities.

4. The partnership shall take effect from 11.02.2026 and shall be at will.

5. That the closing balance of Capital and Current account of the said refired partner **Smt. V.S.Palaniammal**, as on the date of retirement, shall be settled by existing partner by way of debiting her books of account of the firm. Further confirm that no balance amount shall be payable to the retired partner **Smt. V.S.Palaniammal** and same shall be accepted and acknowledge by the retired partner by putting her signature in this deed and also in her capital account of the firm.

6. The existing partners of this deed hereby affirm that the retired partner **Smt. V.S.Palaniammal** shall have no right over any of the assets of this firm and shall not be responsible for any of the liability arising to this firm on and after the date of retirement.

7. The capital of the firm shall be the sums standing to the credit of the continuing partners in the books of accounts and shall be treated as contribution of capital and such capitals are subject to alteration by additions and withdrawals in such a manner as may be mutually agreed upon by and between partners from time to time.

8. The partners shall be entitled to simple interest at the rate of 12% per annum on the capital contributed by them. However such interest shall not exceed the maximum rate, as provided under the provisions of the Income Tax Act 1961, in force.

9. The party of the First Part **Sri. O.P.S. Mahadevan** shall be the **Managing Partner,** who shall look after the day-to-day administration of the business and he shall maintain proper books of accounts and other records, which shall be open for inspection by the parties hereto.

...4...

M.Usha V.S.Palaniammal

10. The bank accounts shall be in firm's name and shall be operated by the party of First Part **Sri. O.P.S. Mahadevan**, on behalf of the firm. The partners agree that they shall be jointly and severally liable in respect of any borrowings from banks for the purpose of business, in the name of the firm and signed on behalf of the firm.

11. The firm may borrow funds from partners, banks or other outsiders at the available rate of interest by executing necessary documents by the Managing Partner of the firm and on behalf of the firm and the same shall be transacted in the books of the firm immediately.

12. The said partner **Sri. O.P.S.Mahadevan** will be the 'Authorised Signatory' of the Partnership firm to do and execute all or any of the following acts.

    a) To receive and give proper receipt and discharges of all monies belonging or hereafter belongs to the firm.
    b) To carry in to effect and perform all agreements and contracts entered or to be entered on behalf of the firm.
    c) To purchase properties and appear before Registrar or other officials and have the documents registered.
    d) To sell, exchange surrender or dispose the firm property and transfer, release any mortgages of the firm property.
    e) To open and close an amount in any Banks or any Money lending firm or Association.

13. The party of First Part **Sri. O.P.S. Mahadevan**, and the party of Second Part **Smt. M. USHAH** have agreed to work in the partnership firm as a **working partners** and in consideration of their service, specifically in the firm, each shall be entitled to a salary of Rs.30,000/- p.m., respectively and this sum may be drawn in piecemeal as they accrue or may allow it to be credited to their capital account at the end of the year.

    The maximum remuneration payable to the said working partners shall be computed in the manner laid down under section 40(b)(v) of the Income-tax Act, 1961 or any other applicable provisions as may be in force in the income-tax assessment of the partnership firm for the relevant accounting years.

14. A general account transaction of this firm shall be taken on 31st March of each year and the Net Profit or Loss shall be finalized after considering all the expenses including interest on capital of the partners, salary to partners and the same be borne or divided among the partners as given below:

    a) O.P.S. MAHADEVAN - 60%
    b) M. USHAH - 40%

...5...

V.S.Palani, Advocate

15. The parties of the firm shall be just and faithful to the others in all transactions relating to the business of the firm and shall give a true account of the same to them when so often as the same shall be reasonably required.

16. The partnership deed papers, account books and other relevant documents shall be kept in the place of business and be open for inspection by all the partners at all reasonable time.

17. The admission of new partner may be contemplated with the consent of all partners. A partner who desires to retire from the firm may do so after giving 30 days notice in writing and his accounts shall be settled by the other partners within three months from the date of retirement. Death, insolvency or retirement of a partner shall not dissolve the firm.

18. The parties hereto shall sign all deeds, paper or other forms, returns, etc., in good time in order to avail of the enabling provision under different statutes from time to time. In case of any loss arising to this firm as a result of delay or refusal in so signing, the party who is responsible for such loss shall indemnify the other against such losses.

19. In case of any disputes the partners shall not rush to court but settle the same by arbitration and the parties hereto agree to be bound by the decision of the arbitrators.

20. That all disputes and questions in connection with the partnership or this deed arising between the partners or between any one of them or their legal representatives and whether during or after the partnership, shall be referred to the arbitrator in accordance with the provisions of the Arbitration and Conciliation Act, 1996 then in force.

21. The provisions of Indian Partnership Act 1932 with its amendments from time shall apply on the points on which this deed is silent.

IN WITNESS whereof the parties hereto have signed this deed, in the presence of the witnesses on this 11th February 2026.

1.

2. V.Sp

WITNESSES:

1. [S.DEVARAJ S/o SHANMUGAM, 4-107/1, PALANIANDAVAR NAGAR, KALLANGATUVALASU [PO], KPM - 638183

2. M.VASUDEVAN. S/O A.N.MURUGAVEL 1/210 AMUDA COMPLEX, OLAPPALAYAM KOMARAPALAYAM - 638183

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.