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RE REGULATORY RECORD

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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 10 NOV 2023
Mathruchhaya Investments

CY 881293
L.No.12144/B-1/98
S. KAVITHA
STAMP VENDOR
231, M.K.N ROAD, ALANDUR

DEED OF RETIREMENT CUM ADMISSION

THIS DEED OF RETIREMENT CUM ADMISSION is made at Chennai on this the 10th day of November 2023 between:

Mr.Mohit N Kothari alias Mohit N (PAN: CZIPK3860K, Aadhar No:2543 0286 5258), S/o Mr.Narender Kumar, aged about 32 years, residing at No.23/49, Vadamalai Street , Sowcarpet, Chennai – 600001 hereinafter referred to as the '**Continuing Partner**' of the One Part;

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner

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For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner



தமிழ்நாடு மிழ்நாடு TAMILNADU 10 NOV 2023
Mathruchhaya Investments

CY 881294
L.No.12144,B-1/052
S. KAVITHA
STAMP VENDOR
231, M.K.N ROAD, ALANDUR

AND

1) **Mr.Padam Kumar Tatia** (PAN: ABFPT9637C, Aadhar No: 4644 5032 0736), S/o Mr.Late Jawarilal Tatia, aged about 62 years, residing at No 3/2, Second Main Road, Vengeshwarar Nagar, Vadapalani, Chennai -600026;

2) **Mr.Aniket Tatia** (PAN: AILPA0293L, Aadhar No: 8334 4475 6994), S/o Mr.Padam Kumar Tatia, aged about 36years, residing at No 3/2, Second Main Road, Vengeshwarar Nagar, Vadapalani, Chennai -600026;

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
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For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner



தமிழ்நாடு तमिलनाडु TAMILNADU 10 NOV 2023

Mathruchhaya Investments

CY 881295

L.No.12144,B-1,96
S. KAVITHA
STAMP VENDOR
231, M.K.N ROAD, ALANDUR

3) **Mr.Sidharth Tatia** (PAN: AORPT3746F, Aadhar No: 8633 4299 1376), S/o Mr.Padam Kumar Tatia, aged about 30years, residing at No 3/2, Second Main Road, Vengeshwarar Nagar, Vadapalani, Chennai -600026;

Hereinafter jointly referred to as '**INCOMING PARTNERS**' of the Second Part;

For MATHRUCHHAYA INVESTMENTS

Partner

For MATHRUCHHAYA INVESTMENTS

Partner

For MATHRUCHHAYA INVESTMENTS

Partner

For MATHRUCHHAYA INVESTMENTS

Partner

For MATHRUCHHAYA INVESTMENTS

Partner

For MATHRUCHHAYA INVESTMENTS

Partner

For MATHRUCHHAYA INVESTMENTS

Partner

For MATHRUCHHAYA INVESTMENTS

Partner

AND

1) **Mr.Narender Kumar** (PAN: AACPN7207N, Aadhar No: 4471 5090 8683), S/o Mr.Parasmal, aged about 54 years, residing at No.23/49, Vadamalai Street, Sowcarpet, Chennai – 600001;

2) **Mr.A.Vimal Chand** (PAN: AAKPV7323D, Aadhar No: 9667 1645 3653), S/o Late Mr.B Amarchand Surana, aged about 54 years, residing at No.11,Railway Station Road, Alandur, Chennai – 600016;

3) **Mr.Ankit N Kothari** (PAN: CYIPK6569G, Aadhar No: 3096 5252 0281), S/o Mr.Narender Kumar, aged about 31 years, residing at No.23/49, Vadamalai Street , Sowcarpet, Chennai – 600001;
Hereinafter jointly referred to as '**Retiring Partners'** of the Third Part.

Whereas the Continuing Partner and Retiring Partners hereto have been carrying on business in partnership entered into by the Parties hereto in the name and style of **M/s. MATHRUCHHAYA INVESTMENTS** under the Deed of Partnership dated 17.04.2023 and registered as firm No.321/2023, in the office of Registrar of Firms, Chennai Central, on 21/07/2023, Bearing stamp paper No.CW499278, CW499279, CW499280 entered into by and between the Continuing Partner and the Retiring Partners.

The Partnership firm had entered into three Agreement for Joint Venture registered as Document No.6449/2023 dated 28.04.2023,Document No 6481/2023 dated 29.04.2023, Document No:6483/2023 dated 29.04.2023 at SRO, Redhills. Subsequently a Supplementary Deed of Partnership was executed on 11.09.2023 by the Continuing Partner and the Retiring Partners.

And Whereas the Retiring Partners have given notice to the Firm/Continuing Partner on 12.09.2023 of their desire to retire from the said partnership firm.

And Whereas accordingly, accounts (annexure attached) have been made up of the assets subject to the debts and liabilities and of the profits earned till the said date and following amounts are found to be due and payable to the Retiring Partners In lieu of their share-

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
Partner

1) Mr.Narender Kumar - Rs.7000/-
2) Mr.A.Vimal Chand - Rs.31000/-
3) Mr.Ankit N Kothari - Rs.31000/-

And Whereas the Continuing Partner has reduced his share in the partnership firm and the amount payable to him is Rs.30000/-.

And Whereas it is now proposed to execute this Deed of Retirement Cum Admission recording the terms and conditions of such retirement and admission.

And WHEREAS the New Partners are admitted as Partners of the said Partnership in place of the Retiring Partners on the basis of the same terms and conditions as are contained in the said Deed of Partnership hereinbefore recited as if the New Partners were a Party to the said Deed of Partnership in place or stead of the Retiring Partners during the period up to the date of these presents.

And whereas it is now proposed to execute this Deed of Retirement Cum Admission recording the terms and conditions of such retirement.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The New Partners are joining as Partners of the said Partnership in place of the Retiring Partners and on the basis of the same terms and conditions as are contained in the said Deed of Partnership hereinbefore recited as if the New Partners were a Party to the said Deed of Partnership in place or stead of the Retiring Partners.

2. The new share of the partnership in the capital assets and profits and losses in the said New Partnership will be as follows

Mr. Padam Kumar Tatia	– 33%
Mr. Aniket Tatia	– 33%
Mr. Sidharth Tatia	– 33%
Mr. Mohit N Kothari	– 1%

3. The Retiring Partners hereby assign and transfer all their shares, rights, title and interest in the said partnership business together with all the assets including goodwill and all outstanding, benefits of all permits and licenses held by the Firm

For MATHRUCHHAYA INVESTMENTS
Partner

For MATHRUCHHAYA INVESTMENTS
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Partner

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Partner

For MATHRUCHHAYA INVESTMENTS
Partner

and outstanding contracts for agreed upon consideration paid by the New Partners to the Retiring Partners on the execution of these presents (receipt whereof the Retiring Partner Shall admit separately) to hold the same unto the New Partners absolutely but subject to all debts and liabilities of the firm.

4. The Retiring Partners release all their rights and claims to and in the said Firm and its assets of all kinds.

5. The Continuing Partner agree to indemnify and keep indemnified the Retiring Partners against all loss, costs, charges and expenses that the Retiring Partner may suffer or incur on account of any claim being made against him as a Partner of the said firm.

6. The said Partnership between the Continuing Partner and the New Partners will continue hereafter on the same terms and conditions as are contained in the said Deed of Partnership.

7. The change in the Constitution of the said Partnership hereby affected will be notified to all government departments, semi government departments, financial institutions, banks etc. within the prescribed time and will also be widely published amongst the business community in due course.

8. The Retiring Partners will pay the income tax on their income and other moneys received from the Firm.

9. The Principal Place of business of the partnership **M/s.MATHRUCHHAYA INVESTMENTS** from this date will be at No.18, Ritherdon Road, Vepery, Chennai - 600 007

10. That the bank account or accounts have been and shall be maintained in the name of the partnerhip M/s.MATHRUCHHAYA INVESTMENTS and the same shall be operated by New Patners either jointly or severally.

For MATHRUCHHAYA INVESTMENTS

Partner

For MATHRUCHHAYA INVESTMENTS

Partner

For MATHRUCHHAYA INVESTMENTS

Partner

For MATHRUCHHAYA INVESTMENTS

Partner

For MATHRUCHHAYA INVESTMENTS

Partner

For MATHRUCHHAYA INVESTMENTS

Partner

For MATHRUCHHAYA INVESTMENTS

Partner

IN WITNESS WHEREOF the parties hereto have put their respective hands on the Day and Year first herein above written.

Signed and delivered by the

Within named Continuing Partner

1. Mr.Mohit N Kothari (PAN: CZIPK3860K)

Signed and delivered by the within named Incoming Partners

1) Mr.Padam Kumar Tatia (PAN: ABFPT9637C)

2) Mr.Aniket Tatia (PAN: AILPA0293L

3) Mr.Sidharth Tatia (PAN: AORPT3746F)

Signed and delivered by the within named Retiring Partners

1. Mr.Narender Kothari (PAN: AACPN7207N)

2. Mr.A.Vimal Chand (PAN: AAKPV7323D)

3. Mr.Ankit N Kothari (PAN: CYIPK6569G)

WITNESSES-

1. V. MOHAMMED SALIM
S/o. V. MOHAMED ALI
5, MUTHU STREET
PERIAMET, CHENNAI-3

2. P. SURESH BABU
S/o PONNUSWAMY
33/15 Lal mohamed Cross St
Chepauk, Chen. 5

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.