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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

22 JAN 2024

CY 293712

M/s Brick and Mortar Realty
Chennai -600017

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP made and entered into at Chennai on this the 22nd day of January 2024 between:-

1. **Mrs.DEEPA RAVI,** Wife of Mr.C.Ravi, Hindu, aged about 52 years, residing at Flat No.18 Iswarya Apartments, Door No.18/33, Venkatraman Street, T.Nagar, Chennai-600 017, hereinafter called the First Part (which term & expression shall include and mean her heirs, assigns legal representatives, successors, administrators, etc.,) of the **FIRST PART and**

For BRICK & MORTAR REALTY

Partner

1) P. Deepa Ravi

2) R. Sulochana

3)

भारतीय गैर न्यायिक

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22 JAN 2024

தமிழ்நாடு तमिलनाडु TAMILNADU

CY 293713

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Chennai - 600017

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

2. **Mrs.R.SULOCHANA,** Wife of Mr.Raghupathy, Hindu, aged about 54 years residing at T4, Sreenikenathan Apartments, 5/11, Appagarden Street, Kilpauk, Chennai-600 010, hereinafter called the party of the Second Part (which term & expression shall include and mean her heirs, assigns legal representatives, successors, administrators, etc.,) of the **SECOND PART,**

1) P. Deepa Ram.

For BRICK & MORTAR REALTY

Partner

2) R. Sulochana.

3)



தமிழ்நாடு तमिलनाडु TAMILNADU 22 JAN 2024 CY 293714

M/s. Brick and Mortar Realty
Chennai - 600017

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

3. Mr.RAGHUPATHY, Son of Late. Rajamanickam, Hindu, aged about 62 years residing at T4, Sreenikenathan Apartments, 5/11, Appagarden Street, Kilpauk, Chennai-600 010, hereinafter called as the party of the Third Part (which term & expression shall include and mean his heirs, assigns legal representatives, successors, administrators, etc.,) of the **THIRD PART,**

1) P. Deepa Rani

2) R. Sulochana

3) R.

For BRICK & MORTAR REALTY

Partner

WHEREAS the above mentioned First and Second Parties have been carrying on business of **"CONSTRUCTION OF BUILDINGS,PROMOTION OF FLATS, DEVELOPMENT OF LAY OUTS FOR RESIDENTIAL AND COMMERCIAL AND DEALING IN IMMOVABLE PROPERTIES** under the name and style of Messrs. **"BRICK & MORTAR REALTY"** from 5th April 2018 onwards and in order to expand the above said business and increase its efficiency they have consented to Mr.R.RAGHUPATHY, S/o. Late Rajamanickam to join as one of the Partner provided that he invests the sum of Rs.50,000/- (Rupees Fifty Thousand Only) as his capital and whereas the said Mr. R.RAGHUPATHY has agreed to join on terms and conditions given below:-

1.NAME:-The name of the firm shall be **"BRICK & MORTAR REALTY"** and/or such other name or names as the partners may agree from time to time.

2.COMMENCEMENT:- That the Partnership shall be deemed to have been commenced with effect from 05.04.2018.

3.OBJECTS:-The business of the partnership shall be that of **"CONSTRUCTION OF BUILDINGS, PROMOTION OF FLATS, DEVELOPMENT OF LAY OUTS FOR RESIDENTIAL AND COMMERCIAL AND DEALING IN IMMOVABLE PROPERTIES.**, or such other business as may be mutually decided upon by them from time to time.

1) P. Deepa Rani

For BRICK & MORTAR REALTY

Partner

2) R. Subashini

3)

4. **PLACE:-** The business of the Partnership shall be carried on by the partners at Flat No:18, Aishwarya Apartments, No.18/33, Venkatraman Street, T.Nagar, Chennai-600 017, **AND** such other place or places as may be mutually agreed upon among the partners from time to time.

5. **CAPITAL:-** The initial partnership capital shall be contributed by each of the partners as follows:

FIRST PART	Rs.2,50,000/-
SECOND PART	Rs.2,50,000/-
THIRD PART	Rs.50,000/-

6. **SHARES:-** That the profits and losses of the partnership shall be distributed amongst the parties as follows:-

FIRST PART	50%
SECOND PART	40%
THIRD PART	10%

7. **WITHDRAWALS:-**The parties of the first and Second may by mutual consent of each other make withdrawals from time to time for their personal needs from the Current Account and requirements which shall be treated as their drawings and be adjusted against the share of profit accruing to them at the end of each year.

1) P. Deepa Rani

For BRICK & MORTAR REALTY

Partner

2) R. Sulochana

3) R.

8. SALARY:-All the Partners of the Firm shall be in charge of the day to day functions and affairs of the firm. All the partners shall eligible for the minimum remuneration of Rs.25,000/- per month.

The remuneration payable to the above partners shall not ordinarily exceed the limit set out in section 40(b) of the Income Tax Act, 1961 or any modification thereof from time to time.

The Net Profit and Loss of the firm, after deduction of salary to partners as aforesaid and interest payable to partners, will be divided among the PARTNERS as per the Profit/Loss sharing ratio mentioned above.

9. INTEREST ON CAPITAL:- All the partners are entitled to interest at 12% per annum or at such rate permitted in terms of sanction 40(b) of Income Tax Act, 1961 or any modification thereof from time to time. The interest is payable on amounts advanced by the partners as under:-

a. CAPITAL

b. LOANS AND ADVANCES

c. UNDRAWN PROFITS

d. ANY OTHER CREDIT IN THEIR FAVOUR.

The above interest is to be deducted in reckoning "BOOK PROFIT" in terms of remuneration payable to the partners.

1) P. Deepa Rani.

2) R. Subhashini.

3)

For BRICK & MORTAR REALTY

Partner

10. BANK ACCOUNTS:- That the Bank Account or accounts of the Partnership shall be opened in the name of the firm and shall be operated by First and Second Parties jointly, whether in Debit or Credit or some other persons duly authorized by the partners of the firm.

11. ACCOUNTS:- All the necessary and proper accounts are to be maintained commonly in this line of business and caused to be maintained by the partners and entries shall be made therein of all such transactions as are usually entered in the books of accounts. The accounts shall be opened for inspection to all the partners who shall also be entitled to take extracts and copies from there as they deem fit. Such accounts maintained in regular course shall be binding on all the parties unless any manifest error is pointed out in writing by the parties within reasonable time, in which case the same shall be rectified.

12. ANNUAL ACCOUNTS:- That on 31st March of every year the Profit and Loss account and the Balance Sheet shall be drawn up and the net profit and loss of the partnership as determined shall be duly adjusted among all the partners in the proportions as set-forth para 6, above. The First accounting year ending of the firm shall be 31st March.

13. MANAGEMENT:- That the partnership shall be managed by the partners. all the documents for Purchase, sale of investments in the form of movable and immovable on behalf of the firm for the purpose of the business will be

1) P. Deepa Rani

For BRICK & MORTAR REALTY

Partner

2) R. Sukuchandra

3)

executed by **THE PARTNERS** either jointly or severely or duly authorized representative of the partnership Firm.

14. BORROWALS:- All the Borrowings from the Banks, Financial Institutions and Private Parties on behalf of the firm for the purpose of the business will be executed by all the Partners.

15. That all the Partners Shall:-

a. Carry on the partnership business to the greatest common advantage.

b. be just and faithful to one another and render true accounts and full information of all the things affection the partnership to one another.

c. be liable for their separate and private liabilities and the firm will not be responsible for the personal liabilities and debts of the partners.

16. MISCONDUCT:- If any partner of the firm is guilty of any misconduct affecting the firm or the other parties, the other parties may notify in writing to such party who, shall make amendment for such misconduct to the satisfaction of the other parties within a reasonable time of such notice otherwise she shall be liable for the decision taken by the majority of the partners for the benefits of the firm.

17. TERMINATION'S:- That on the termination of the partnership the parties hereto shall cause a full and accurate valuation for the properties to be prepared of the affairs of the partnership taking into account all the assets, liabilities existing or contingent as well as the goodwill of the partnership. Losses including deficiencies of capital, be paid first out of profits, next out of

For BRICK & MORTAR REALTY

Partner

1) P. Deepa Rani

2) R. Subbarao.

3)

capital and lastly, if necessary by the parties individually in the proportions to which they were entitled to share profits.

The assets of the firm including any contribution by the partners to make up deficiencies of capital shall be applied in the following manner and order:-

a. In paying the debts of the firm to third parties.

b. In paying to each partner ratebly what is due to him from the firm for advances as distinguished from capital.

c. The residue, if any shall be deviated among the partner in the proportions in which they are entitled to share profits.

18. RETIREMENT:- If any of the partner shall elect to retire from the firm, such partner shall give **THREE MONTHS** notice in writing to the other partner. His/her account would be settled within **SIX MONTHS** from the date of notice. If the retired partner is not settled in time he is eligible to claim 18% interest from the firm for the period of delay.

Retired partners shall not be allowed to use the name of the firm for their new business.

19. DEATH:- In case of death of any of the partners, the legal heirs shall entitle to become a partner of the firm along with the surviving partner/s. In case the legal heirs are not ready to become the partner, then an assessment of all the assets and liabilities of the firm shall be made as on the date of the death and the balance of the capital as well as the Profit/loss shall be paid to the legal heir as per the books of account of the firm and as per the assessment made.

1) P. Deepa Rani.

For BRICK & MORTAR REALTY

Partner

2) R. Subbachary.

3)

20.ARBITRATION:- That in the event of any dispute between the partners or their legal representatives about the interpretation of this deed of their rights and liabilities there under or any matter whatsoever about termination of the partnership or thereafter shall be settled by arbitration and the provisions of the INDIAN ARBITRATION ACT, Shall in that behalf apply.

21. Partnership shall be at **WILL.**

22. All matters not specifically provided in this deed, unless otherwise mutually decided shall be governed by the provisions of INDIAN PARTNERSHIP ACT 1932.

23. Notwithstanding anything stated or provided herein, the partners shall have full rights and discretion to modify, alter or vary the terms and conditions of this partnership deed in any manner whatsoever they think fit by mutual agreement.

IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective signatures 22nd January 2024

WITNESS:-

1. C. RAVI
S/O. CHAKRAPANI REDDY
18/33, Venkatraman St
T-Nagar, Ch-17

2 B. RAGHAVULU NAIDU
Flat. 19A. Aishwarya Apart.
18/33 Venkatraman St.
T. Nagar, Chennai

P. Deepa Rani

PARTY OF THE FIRST PART

R. Subbaiah

PARTY OF THE SECOND PART

PARTY OF THE THIRD PART

For BRICK & MORTAR REALTY

Partner

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.