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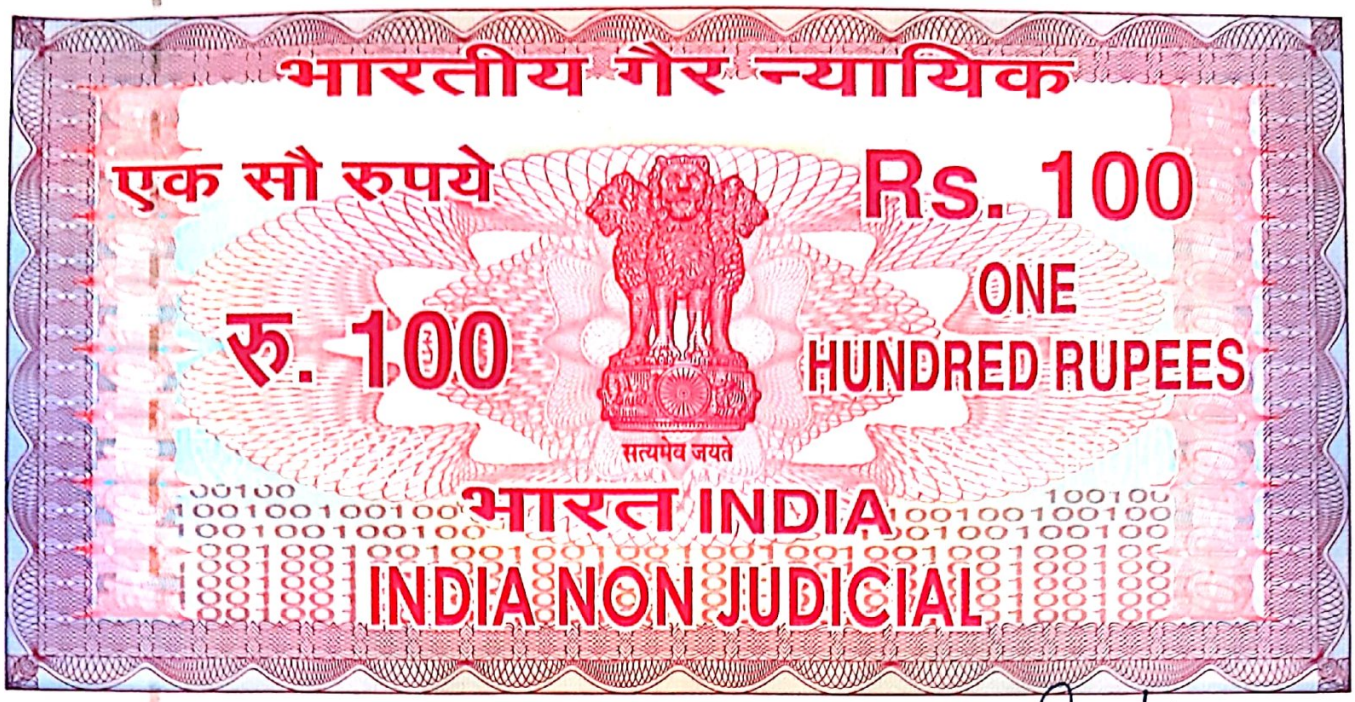
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

BU 395160

S. Bharathi Tamilselvi
Use.

K. SATHISHKUMAR
STAMP VENDOR
SARKARSAMAKULAM
COIMBATORE - 641 107
L.No : 15129/B1/2014-1

12-08-2019

M/s.MANIBHARATHI PROPERTIES
PARTNERSHIP DEED

This Deed of Partnership entered on this the 14th day of August 2019 by and between:-

1. **Mrs.S.Bharathi Tamilselvi** (PAN No: BKKPB9194D) W/o. Mr.Radhakrishnan aged about 38 years, residing at Door No.63, Periyamaniyampalayam, Avalpoondurai Via, Thuyyampoondurai, Kandikattuvalasu, Erode – 638 115. (Hereinafter called as the party of the First Part)

1. S. Bharathi Tamilselvi
2. R. Rajeswari
Raj
3. P. Ravathi
Rav

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தமிழ்நாடு तमिलनाडु TAMILNADU

BU 395161

S. Bharathi Tamilselvi
Case.

K. SATHISHKUMAR
STAMP VENDOR
SARKARSAMAKULAM
COIMBATORE - 641 107
L.No : 15129/B1/2014-1

12-08-2019

2. **Mrs.R.Rajeswari** (PAN No: ASYPR3276P) W/o. Mr.Rajaram aged about 46 years, residing at Door No.11/3/6, Ayyankadu, Rakkiyampatty, Konganapuram, Salem – 637 102. (Hereinafter called as the party of the Second Part) and

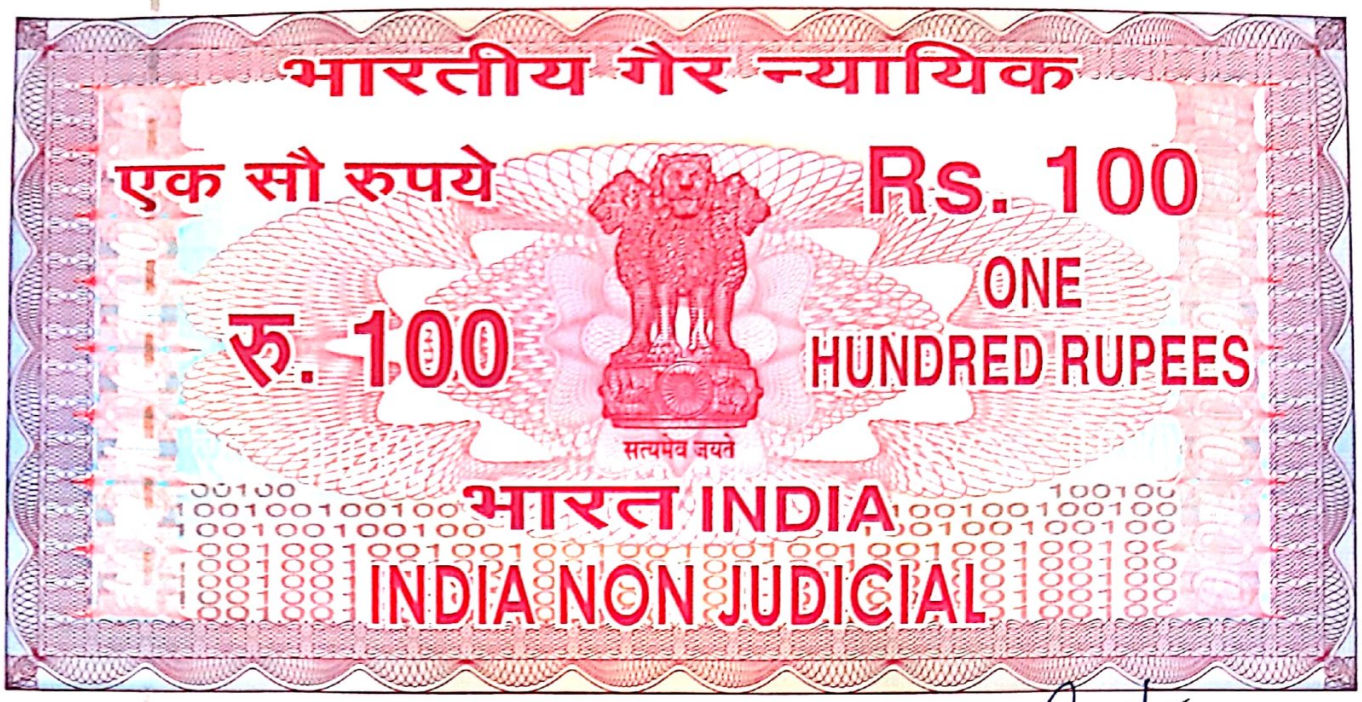
1. S. Bharathi Selvi
B

2. R. Rajeswari
Raj

3. P. Revathi
Rev

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தமிழ்நாடு தமிலநாடு TAMILNADU

BU 395162

S. Bharathi Tamilselvi
Use.

K. SATHISHKUMAR
STAMP VENDOR
SARKARSAMAKULAM
COIMBATORE - 641 107
L.No : 15129/B1/2014-1

AUG

12-08-2019

3. **Mrs.P.Revathi** (PAN No: AMKPR7180A)W/o. Mr.D.Prakash aged about 38 years, residing at Door No.66, Kunnakattuvalasu, 60 Velampalayam, Erode – 638 104. (Hereinafter called as the party of the Third Part)

1. S. Bharathi Tamilselvi
Bha

2. R. Rajeswari
Raj

3. P. Revathi
Reva

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Whereas the above said parties are desirous of carrying on the business of Purchase, development and sale of lands and residential lay-outs and other related business and such other business that the partners may decide from time to time in the name and style of **"M/s.MANIBHARATHI PROPERTIES"**. Whereas all the above-mentioned parties desire that, the terms and conditions of the partnership shall be reduced in to writing in order to have better understanding.

NOW THIS DEED OF PARTNERSHIP WITHNESSETH AS UNDER:

1. **Name and Style of Business:**

The Business of the partnership shall be carried on under the name and style of "**M/s. MANIBHARATHI PROPERTIES".**

2. **Business of the Partnership:**

The Business of the firm shall be that of to carry on the business of Purchase, development and sale of lands and residential lay-outs and other related business and such other business or trade or rendering of services as the partners may decide or determine from time to time either in addition to the existing business or in substitution thereof.

3. **Place of Business:**

The Registered office of the firm shall be located at Door No:23, PTJ Complex, Lakshmi Nagar, Kavundampalayam Road, Edayarpalayam, Coimbatore – 641 025. The partners may open any number of branch offices for their business convention, which they mutually agree upon. The principal place of business & the branches may be shifted to any other place as may be decided among the partners from time to time.

4. **Commencement of Business**:

The Partnership shall commence its business operation on and with effect from 14.08.2019

5. **Duration of the firm**:

The Duration of the firm shall be at WILL.

1. [signature] 2. [signature]

3. [signature]

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6. Capital of the firm:

Capital of the firm shall be the sum of **Rs.1,50,00,000/-** (Rupees One Crore Fifty Lakhs Only) contributed by the partners as follows.

Sl.No	Name of the Partners	Amount Rs.P
1	Mrs.S.Bharathi Tamilselvi	50,00,000.00
2	Mrs.R.Rajeshwari	50,00,000.00
3	Mrs.P.Revathi	50,00,000.00
	Total	**1,50,00,000.00**

(Rupees One Crore Fifty Lakhs Only)

Additional sums may be brought in as capital by the partners as and when required and as mutually decided upon. In case of any additional funds requirement, partners may fund such require as loan, for which agreed interest shall be paid.

7. Salary:

Both the Partners are working partners who will look after the day to day administration of the firm and they shall be eligible for a monthly remuneration of Rs. 30,000/- each.

The salary of the partner is allowed subject to ceiling under section 40 (b) of the Income-Tax Act, which as follows:

Book Profit	Amount deductible in respect of remuneration to partners
A) If book profit is negative	Rs.1,50,000/-
B) Incase of book profit is positive a. On the first Rs.3 Lakhs of book profit	Rs.1,50,000 or 90% of book profit, whichever is more
b. On the balance of the book profit	60% of book profit

1. S Bharathi Tamilselvi 2. R. Rajeswari

3. P. Revathi

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8.Managing Partner:

Mrs.S.Bharathi Tamilselvi is the managing partners of the firm who are authorized to represent on behalf of the firm for entering into any sale agreement/ deed for purchases and sale of properties on behalf of the firm.

9. Authorized Signatory:

Mr.D.Praksah aged about 45 years residing at Door No.66, Kunnakattuvalasu, 60 Velampalayam, Erode – 638 104 and Mr.Radhakrishnan aged about 44 years residing at Door No.63, Periyamaniyampalayam, Avalpoondurai Via, Thuyyampoondurai, Kandikattuvalasu, Erode – 638 115 both are appointed as a chief executive officers of the firm and either one of them can sign all documents of the firm including bank accounts, purchase and sale documents, all approval papers for obtaining necessary for developing lay outs and also represents before all government and non government authorities on behalf of firm and sign necessary letters and documents. All their representation and signature for the business of the firm shall bind of the firm and its partners. Their specimen signatory is attested at the end of the deed.

10. Withdrawals:

The Partners may by mutual consent make withdrawals from time to time for their personal needs and requirements, which shall be treated as their drawing and be adjusted against the share of profit accruing to them at the end of each year.

11.Interest on Capital:

An Interest at the rate of 12% p.a shall be paid on the amount standing to the credit of the respective parties, that is credit balances in capital account and current account balances less any debit balances.

12.Bankers:

The Bank Account or Accounts of the partnership firm shall be opened with any nationalized or scheduled bank and shall be operated INDIVIDUALLY by any of the authorized signatory of the firm namely Mr.D.Prakash or Mr.Radhakrishnan. All the sums received by the firm whether in cash or through cheque or other negotiable instruments or otherwise shall be deposited in such bank account except as may be required for the exigencies and current expenses of the business of the partnership. The firm may borrow any amount from the bank as mutually agreed among the partners.

1. S.Bharathi Tamilselvi 2. R. Rajeswari

3. P. Revathi

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13. Loans & Advances :

The firm shall have the power to borrow money or receive fixed deposits either secured or unsecured, in the name of the firm only. Such loans may be borrowed from banks, financial institutions or from such other persons at such rate in the best interest of the partnership business. All the partners shall jointly execute necessary documents for obtaining such financial assistance on behalf of the firm and such accounts shall be operated by any two partners namely party of the First Part and Third Part jointly sign the necessary documents for and on behalf of the partnership under the seal of the firm and any borrowing in contravention of this article shall not bind the firm.

14. Profit and Loss Sharing Ratio:

The profit and loss of the firm after meeting all working expenses, salary to partners and after making necessary provisions for reserves, which the partners may decide from time to time, shall be divided between or among the partners equally.

Sl No.	Partner's Name	Share of Profit and Loss
1	Mrs.S.Bharathi Tamilselvi	33.34%
2	Mrs.R.Rajeshwari	33.33%
3	Mrs.P.Revathi	33.33%
	Total	**100.00%**

15. Books of Accounts:

The firm shall maintain proper records and account to record all the transaction of the firm. The account shall be closed on 31st March every year. A profit and loss account and a balance sheet shall be prepared within 6 months after the close of each accounting year and submitted for audit to a qualified CHARTERED ACCOUNTANT. The certified copies of the financial statements shall be submitted to all partners for approval, who will signify their assent by signing the Profit and loss account and Balance Sheet and Statements signed as such, shall be final and binding on all the partners. The books of accounts shall be kept at the head office mentioned above and the partners shall have the access to and power to take copies of the same.

1. S Bharathi Tamilselvi 2. R Rajeswari

3. P. Revathi

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16. Death:

In case of death of any of the partners, the legal heirs shall be entitled to become partner of the firm along with the surviving partners. In case the legal heirs are not ready to become the partner, then an assessment of all the assets 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 and loss shall be paid to the legal heir as per the books of account of the firm and as per the assessment made.

17. Admission of New Partner:

The partners may with the mutual consent of all the partners admit new partners under such terms and conditions as they deem fit.

18. Retirement:

If any one of the partners intends to retire shall intimate the fact in writing before three months from the date of retirement. The amount payable to retiring parties shall be calculated by taking into account his/her capital and current balances as on the date of retirement and share of profit payable to him/her up to the date of retirement and his/her share of goodwill in the firm and such amount shall be paid within three months from the date of retirement or at such other period as the parties at the time of retirement decide mutually. The amount payable to the retiring party shall be deemed to be a debt due from the firm.

In case the above amount are not paid within a period of three months from the date of retirement, the same shall be payable thereafter together with interest at 15% from the day the above said three months expires to the date of actual payment. If however any amount is found due to the firm by the outgoing party he should reimburse the same to the firm within a period of three months from the date of his/her retirement.

19.Dissolutions:

The firm may be dissolved by the mutual consent of all parties. After the death, insolvency, lunacy or retirement of anyone of the party the remaining parties shall be entitled to continue the partnership business under the same name and style as a continuing firm. The legal heir of the deceased partner may be admitted as partner and the firm may be continued as a partnership if the legal heir is willing.

1. S. Bhuthalingam 2. R. Rajeswari

3. P. Bharathi

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20.Expulsion of Partner:

If any one of the partner is found guilty of misconduct with reference to the best interest of the partnership's business or any misunderstanding among the partners in day to day administration of the firm and if the same are unresolved mutually, the decision of majority of the partners shall prevail over minority and majority of the partners shall also have right to expel the minority.

21.Transfer:

No Partners shall be entitled to transfer or assign his share without the consent of the other partners.

22.Changes in Deed:

Any alterations, amendments, additions or deletions of any clause or clauses in this deed evidenced by a Supplementary Deed in writing and signed by all the partners shall be read as part of this deed.

23. Others:

A. None of the partners shall without the consent of other partners, sell, mortgage, assign or otherwise part with his share or interest on the partnership business or party or knowingly or willfully act, commit or permit any act where by determent of the other partners.

B. No party to this deed shall in the course of or with reference to the business without the consent of other partners enter into any agreement or give any bill or note or give security or contract by debt on account of the said partnership except in the usual and regular course of business and for the benefit thereof or release or discharge or postpone a debt or demand out of the said firm or become bailer surety to enter into any speculative, wagering or hazardous transactions or any description, or expose himself to any risk as such partners aforesaid.

C. The firm shall in no way be liable to the individual debts existing or future if any of the partners. Each partners shall punctually pay and satisfy all their present, future private debts and engagements and indemnify the other partners, their representatives, properties assets of the partnership from all actions, damages, costs and expenses on account thereof.

1. S. Bhuvaneswaran 2. R. Rajeswari

3. P. Revathi

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D. As regards all matters not specifically provided for in this deed of partnership the provisions of the Partnership Act 1932 shall apply.

E. Thus Partnership Deed is executed on Rs. 300/- Stamp Paper. The original shall be kept at the Head office of the Firm.

24.Spicemen Signatures of Authorized Signatory of the Firm :

1. Photo & Sign. D. Prakash



(D.Prakash)

2. M. Radhakrishnan



(Radhakrishnan)

IN WITNESS to agree the above terms and conditions of the partnership we the parties mentioned above do set our hands below in the present of the witnesses on the date, month and year first above written.

1. V. Shanthi Jawahar

2. R. Rajeswari

3. P. Revathi

WITNESSES:

1. with address

Dr. Priyathasiaini
No. 105, S.R. Lawyers Complex,
3rd street, Coimbatore - 641018

2. with address

P. Gunasekaran
No: 15/95, Periyar Nagar,
Saibaba Colony
Coimbatore-43

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FORM1

(SEE Rule 3)

The Indian Partnership Act, 1932

Application for registration of firm by the name	**M/s. MANIBHARATHI PROPERTIES**
Presented of forwarded to the Registrar of Firms filling by	**Mrs.S.Bharathi Tamilselvi**

We, the undersigned being the partners of the firm **M/s.MANIBHARATHI PROPERTIES** hereby apply for the registration of the said firm and for that purpose supply the following particulars in pursuance to section 58 of the Indian Partnership Act, 1932.

The Firm Name	**M/s. MANIBHARATHI PROPERTIES**
Places of Business	**REGISTERED OFFICE :** Door No:23, PTJ Complex, Lakshmi Nagar, Kavundampalayam Road, Edayarpalayam, Coimbatore – 641 025

Name of Partners in full	Date of joining the firm	Permanent Address in full
Mrs.S.Bharathi Tamilselvi	14.08.2019	D.No.63,Periyamaniyampalayam, AvalpoonduraiVia,Thuyyampoondurai, Kandikattuvalasu, Erode – 638 115.
Mrs.R.Rajeswari	14.08.2019	D.No.11/3/6,Ayyankadu, Rakkiyampatty,Konganapuram, Salem – 637 102.
Mrs.P.Revathi	14.08.2019	D.No.66,Kunnakattuvalasu,60 Velampalayam, Erode – 638 104.
Duration of the firm :	"AT WILL"	
	1. S.Bharathi Tamilselvi 2. R.Rajeswari 3. P.Revathi	

Station: COIMBATORE	Signature of the partners
Date:	or their specially authorized Agent.

I, **Mrs.S.Bharathi Tamilselvi**, W/o. Mr.Radhakrishnan aged about 38 years, residing at Door No.63, Periyamaniyampalayam, Avalpoondurai Via, Thuyyampoondurai, Kandikattuvalasu, Erode – 638 115 of Hindu religion, do hereby declare that the above statement is true and correct to the best of my knowledge and belief

S.Bharathi Tamilselvi
Signature.

Date :
Witness :

Signature with name, designation and
full permanent address in BLOCK LETTERS

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I,**Mrs.R.Rajeswari**, W/o. Mr.Rajaram aged about 46 years, residing at Door No.11/3/6, Ayyankadu, Rakkiyampatty, Konganapuram, Salem – 637 102 of Hindu religion, do hereby declare that the above statement is true and correct to the best of my knowledge and belief.

R. Rajeswari

Date :
Witness :

Signature.

Signature with name, designation and
full permanent address in BLOCK LETTERS

I, **Mrs.P.Revathi**, W/o. Mr.D.Prakash aged about 38 years, residing at Door No.66, Kunnakattuvalasu, 60 Velampalayam, Erode – 638 104 of Hindu religion, do hereby declare that the above statement is true and correct to the best of my knowledge and belief.

P. Revathi

Date :
Witness :

Signature.

Signature with name, designation and
full permanent address in BLOCK LETTERS

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M/s.MANIBHARATHI PROPERTIES

No:23, PTJ Complex, Lakshmi Nagar,
Kavundampalayam Road, Edayarpalayam,
Coimbatore-641025

ABSTRACT OF THE MINUTES OF THE MEETING OF PARTNERS OF M/S.MANIBHARATHI PROPERTIES HELD AT THE REGISTRED OFFICE OF THE FIRM ON 04.09.2019.

All the three partners of the firm namely 1.Mrs.Bharathi Tamilselvi, 2. Mrs.R.Rajeswari & 3.Mrs.P.Revathi were present to discuss about the commencement of business of the firm and opening of bank account. After detailed discussion the following resolution were unanimously passed:

RESOLVED THAT as provided in the partnership deed of the firm dated 14.8.2019 in para 9, **Mr.D.Prakash** aged about 45 years residing at Door No.66, Kunnakattuvalasu, 60 Velampalayam, Erode – 638 104 and **Mr. Radhakrishnan** aged about 44 years residing at Door No.63, Periyamaniyampalayam, Avalpoondurai Via, Thuyyampoondurai, Kandikattuvalasu, Erode – 638 115 are appointed as a chief executive officers of the firm and either one of them can sign all documents of the firm including bank accounts, purchase and sale documents, all approval papers for obtaining necessary for developing lay outs and also represents before all government and non government authorities on behalf of firm and sign necessary letters and documents. All their representation and signature for the business of the firm shall bind of the firm and its partners. Their specimen signatory is attested herewith with their photos.

For M/s. MANI BHARATHI PROPERTIES

Partner

R Rajeswari

P. Revathi

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2. FURTHER RESOLVED THAT M/s.Axis Bank, Door No. 12 55, Sathyamangalam Road , Sarkarsamakulam, Coimbatore , Tamil Nadu, Pin 641107 be hereby appointed as bankers of the firm and the current account of the firm be opened with the bank and the above authorization be furnished for day to day operation of the bank by the authorized signatories. All the partners of the firm have mutually consented to sign necessary for to open said account with authorization.



D. Prakash

1.Specimen Signature of Mr.D.Prakash



M. Radhakrishnan

2. Specimen Signature of Mr.Radhakrishnan

Date: 04.09.2019

Place: Coimbatore

Signature of Partners

For M/s. MANI BHARATHI PROPERTIES

Partner

1. Mrs.Bharathi Tamilselvi

For M/s. MANI BHARATHI PROPERTIES

R. Rajeswari

Partner

2. Mrs.R.Rajeswari

For M/s. MANI BHARATHI PROPERTIES

P. Revathi

Partner

3. Mrs.P.Revathi

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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

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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

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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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+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.