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தமிழ்நாடு तमिलनाडु TAMILNADU

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DS 843124

13 FEB 2024

Sri Thirukumaran Realtors

S.RAMAMURTHY, S.V
L.No:05/1992
KARUR

PARTNERSHIP DEED
SRI THIRUKUMARAN REALTORS
No.66, M.V.M. Towers I Floor,
West Pradhakshnam Road,
Karur - 639001, Karur Dt.

THIS DEED OF PARTNERSHIP MADE ON THIS 13th DAY OF FEBRUARY, 2024 BY AND AMONG:

1. **M.GOPALAKRISHNAN,** (Aged about 48 years), (Aadhaar No.9743 1475 5117), Son of Marappa Gounder, residing at No.148, Kamarajapuram North, Sengunthapuram, Karur 639002, Karur District hereinafter called the **FIRST PARTY**



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L.No:05/1992
KARUR

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2. **N.KIRUTHIKARAN,** (Aged about 39 years), (Aadhaar No.9143 6827 3658), Son of Nagulappan, residing at No.93, Bye Pass Road, Thalavapalayam Post, Punjai Thottakurichi, Karur 639113, Karur District hereinafter called the **SECOND PARTY**

3. **P.ESWARAN**, (Aged about 60 years), (Aadhaar No.7063 7484 5155), Son of Palanisamy, residing at 204/1, Kamarajapuram North, Sengunthapuram, Karur 639002, Karur District hereinafter called the **THIRD PARTY**

MG1 CC4

NK2

MG3

PE3



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13 FEB 2024 Sri Thirukumaran Realtors

S.RAMAMURTHY, S.V
L.No:05/1992
KARUR.

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C.CHANDRASEKAR, (Aged about 41 years), (Aadhaar No. 9499 7574 2631), Son of Chinnappan, residing at No.42/7, Vadakupalayam, Melapalayam, Karur 639114, Karur District hereinafter called the **FOURTH PARTY**

5. **M.NATESAN**, (Aged about 40 years), (Aadhaar No.4707 0914 9843), Son of Murugesan, residing at No.14, Ammaiyappagoundanpudur, Mookanakurichi, Karur 639005, Karur District hereinafter called the **FIFTH PARTY**

MG1 CC4 MNS M, Nath. NKL PE3

WITNESSETH:

That the said parties herein agreed to constitute and become partners of the firm **"SRI THIRUKUMARAN REALTORS"** on the terms and conditions hereunder contained subject to such modifications in its constitution or terms and conditions as may hereafter be agreed.

1. The name of the firm shall at present be **"SRI THIRUKUMARAN REALTORS".** However, at the mutual consent of all the partners herein, the name of the firm may be changed to any other name or names from time to time.

2. The partnership among the partners herein comes into existence on and from 13th day of February, 2024.

3. The principle Place of business of the firm shall be at No.66, M.V.M. Towers I Floor, West Pradhakshnam Road, Karur – 639001, Karur District and or at such other place or Places as the partners may decide from time to time.

4. The business of the firm shall be that of Development and sale of land, Real estate, Development and sale of land by plotting them in to plots, Development of land in to flats/row houses/villas/gated community & selling them and other related activities and or such other business or businesses as the partners may decide from time to time.

5. The capital of the firm shall at present be Rs.50,000 /- and the same shall be contributed and belong to the partners in the equal proportions. The proportion and or the quantum of capital may be altered at the mutual consent of the partners from time to time. Interest may be paid at the rate of 12% on the capital and on such other amounts that stands to the credit of partners, or at the rate admissible in the Income Tax Act., as amended from time to time. However, if any of the parties herein contribute any sum as loan the same shall bear interest at the rate of 12% and the interest so paid or payable shall be treated as an expenditure of the firm.

MG1 CC4

NKL MNS

PE3

6. The First and Fifth parties herein viz., **M.Gopalakrishnan and M.Natesan** shall be the Managing Partners of the firm.

   The Managing partners herein viz., **M.Gopalakrishnan and M.Natesan** shall be paid a monthly salary of Rs.10,000/- each and two months' salary as bonus.

7. Accounts may be opened with bank or banks and the same shall be operated by 1st and 5th partners herein individually. Loans may be raised by 1st and 5th parties herein individually for the purpose of firm's business. The 1st and 5th parties individually have such powers as are necessary to conduct the normal business of the firm. The 1st and 5th parties herein shall have individual powers to receive Registered and ordinary posts, VPP's, Money Orders and other papers addressed to the firm.

8. All Documents relating to the Registration of Land and properties shall be raised and signed by the managing partner M.Gopalakrishnan the First party or M.Natesan the Fifth party severally.

9. The managing partner is herein individually authorized to appear before any Central or State Government Office or any other Officers, Court for any kind of representation.

10. The Managing Partner M.Gopalakrishnan the First party or M.Natesan the Fifth party shall herein individually be authorized to sign all applications, Documents, Correspondences, Invoices and to sign in all offices of Government, Quasi Governments, Corporations, Private and Public Sector Offices and in all Export Promotion Councils. They are individually authorized to enter into contracts, agreements, lease documents etc., on behalf of the firm and to do all such act as are necessary for the business of the firm.

11. Proper books of accounts shall be maintained and the books of accounts so maintained shall be closed on 31st March every year or on any other date convenient to the parties herein to ascertain the profit or loss of the firm. The profit or Loss of the firm so ascertained shall be divided or borne by the partners in the equal proportions.

MG1 CC4 NK2 PE3

12. The duration of partnership shall be one "AT WILL"

13. If any of the partners shall elect to retire from the firm, he shall retire with three months notice to other partners in writing. Retiring partner shall not be entitled to the "GOOD WILL" of the firm. The other partners may continue the business of the firm either by himself/herself or with the partnership of any other parties.

14. In case of any dispute arising among the partners herein in the usual course of the business, the same shall be referred to arbitration and shall be settled in accordance with the provisions of the Arbitration and Conciliation Act 1996.

15. Any of the terms and conditions of this agreement may be altered, deleted or added to at the mutual consent of all the parties by way of a codicil.

16. Except to the extent specifically mentioned above, all other provisions of Indian Partnership Act 1932 as amended from time to time, shall apply to this partnership.

THE PARTIES HEREIN SET AND SUBSCRIBE THEIR HANDS IN TOKEN OF THEIR ACCEPTANCE OF THE TERMS AND CONDITIONS MENTIONED HEREIN ABOVE..

MY **1.**

NK **2.**

PE **3.**

CC **4.**

MN **5.**

WITNESS:

1. B. Arun
B. Arun, S/O. Balusamy, 75 Kalipalayam, Puliyur, Karur-639114.

2. N. Palany
N. PALANISAMY, S/O. Nagulsamy, 20, Kamatchiyamman Koil 4th Cross Street, KARUR - 639001.

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.