Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

Rs-100/-

CE 254658

20.1.2022

Sri Ranga Real Estate
Hosur

K.C. வேலாயுதம்
மு.வி. L.No: 4564/B1/2007,
கம்பைநல்லூர்
காரிமங்கலம்-(Tk), தருமபுரி-(Dt).

SRI RANGA REALESTATE
No. 4/723, Kacherimedu, Roundana,
Harur (Tk), Dharmapuri - 636903

INSTRUMENT OF PARTNERSHIP

The Deed of Partnership executed on this 20th of Jan 2022 between

1. **S. Saravanan,** aged about 44 years, son of **Shanmugam,** residing at **No. 45/2, Parasuraman Street, Harur (Tk), Dharmapuri (Dt) - 636903 -** herein after called the **1st Party,**

2. **V. Srinivasan,** aged about 49 years, Son of **Venkatesan,** residing at **No. 45, Ward 3, Parasuraman Street, Harur (Tk), Dharmapuri (Dt) - 636903** herein after called the **2nd Party,**

3. **S. Kavitha,** aged about 47 years, Wife of **Srinivasan,** residing at **No. 45, Ward 3, Parasuraman Street, Harur (Tk), Dharmapuri (Dt) - 636903** herein after called the **3rd Party,**

4. **S. Thamayanthi,** aged about 49 years, Wife of **Saravanan,** residing at **No. 45/2, Parasuraman Street, Harur (Tk), Dharmapuri (Dt) - 636903** herein after called the **4th Party,**

1) S. Saravanan

3) S. Kavitha.

2) V. Srinivasan

4) S. Thamayanthi

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

Rs.100/- CE 254659

20.1.2022 Sri Ranga Real Estate Harur

K.C. வேலாயுதம்
மு.வி. L.No: 4564/B1/2007,
கம்பைநல்லூர்
காரிமங்கலம்-(Tk), தருமபுரி-(Dt).

WITNESSETH AS UNDER

The Parties form First to Third parts are carrying in Business in the name and Style of "SRI RANGA REALESTATE" to Provided Real Estate and Land Buying and Selling Brokerage and allied business activities. The parties form First to Fourth Parts are agreeing for the following terms and conditions and Witnessed thereof.

1. **Name :** The name of the firm shall be " **SRI RANGA REALESTATE** "
2. **Address:** At present, the business of the firm shall be conducted at **No. 4/723, Kacherimedu, Roundana, Harur (Tk), Dharmapuri - 636903** and by mutual consent of Two partners, the place of the business may be shifted to any other place and Branches may be opened at other places also.
3. **Duration of partnership:** The partnership is one of that "**AT WILL**".

1) Soppanan 3) S. Kavitha.

2) V. Sadayi 4) S. Thanayathi

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

Rs. 100/-

CE 254660

20.1.2022 Sri Ranga Real Estate Hosur

K.C. வேளாயுதம்
மு.வி. L.No: 4664/B1/2007,
கம்பைநல்லூர்
காரிமங்கலம்-(Tk), தருமபுரி-(Dt).

4. **Capital:** Initially the partners invested in the firm as mentioned below and in due course the amount stating in the credit of the partners account in the books of accounts of the firm shall be treated as capital and the partners can also contribute additional capital. The initial capital will bear an interest at 18% P.A on such other rates as may be prescribed by the Finance Act from time to time.

5. **Managing Partner:** Mr. S. Saravanan Shall be the managing partner of the firm.

6. **Salary:** The managing and working partner receive a salary as decided by all the partners.

7. **Bank Account:** The First Party **Mr. S. Saravanan** and Second Party **Mrs. V. Srinivasan** operate the account opened on behalf of the firm. And he is empowered to withdraw the amount from the bank on behalf of the firm.

8. **Loans :** The partner can take loans from any nationalized banks or institution for the firm's business. All the partners shall sign the loan documents. Partners individual loans shall not bind the firm.

1) Saravanan

3) S. Kavitha.

2) V. Srinivasan

4) S. Dhanayanthi

9. **Profit and Loss Account :** The accounts of the firm shall be closed every 31st of March, to finalize the profit or loss of the firm. The Balance sheet as on 31st March each year shall be drawn. The profit or loss shall be divided among the partners equally.

10. **Dissolution :** In case of any unfortunate death of any one of the partners, the firm shall not be dissolved, and it can continue the business by taking over one among the legal heirs nominated by him and admitting to the partnership provided the firm is informed within a reasonable time of the three months.

11. **General :** The firm and partners shall be governed by the provisions of the Indian partnership Act, 1932, for all the matters for which no specific provision has been made in this deed.

In Witness whereof we the partners herein have signed the deed the date Mentioned earlier.

SIGNATURE OF PARTNERS

1.

2. V. Sadasivam

3. S. Kavitha.

4. S. Thamaiyanthi

WITNESS

1. (V. Thamaraiselvan, Dharmapuri)

2. R. Vishnuprasad (R. Vishnuprasad, Dharmapuri)

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.