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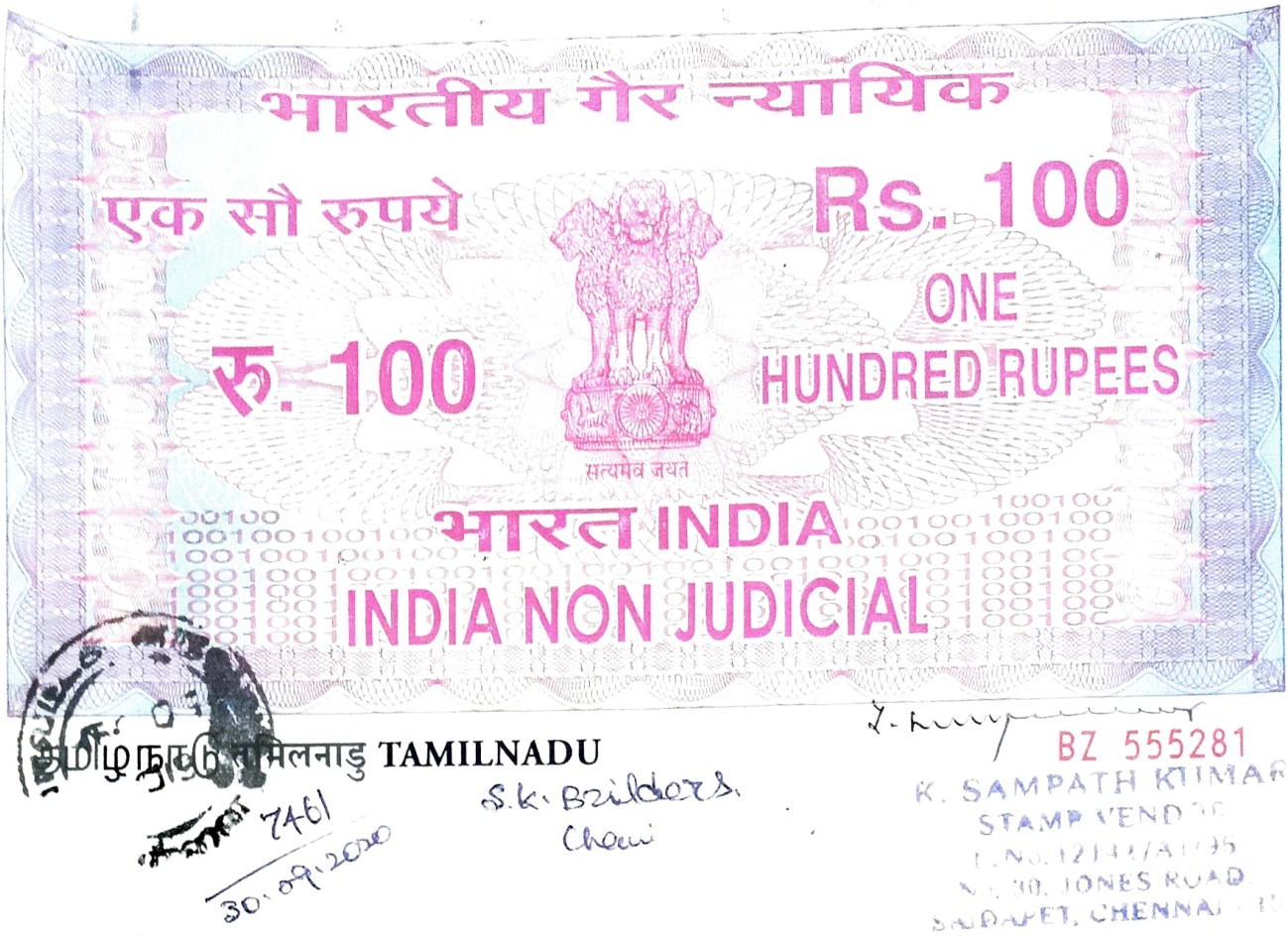
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



Partnership Deed

THIS DEED OF PARTNERSHIP Executed at Chennai this 01st Day of October 2020 between

1. **Mr.Koteswara Choudary,** S/o.K.Muneiah Naidu, aged about 61 years, residing at Plot No.30, 5th Cross Street, 1st Main Road, Rayala Nagar, Ramapuram, Chennai – 600 089, HEREIN AFTER CALLED THE FIRST PARTNER OR PARTY OF THE FIRST PART[Which expression shall deem and includes his heirs, executors, administrators, representatives, assigns and agents],

2. **Mrs.P.Uma**, D/o.Narayana Naidu, aged about 49 years, residing at No.12/28, Rajaji Street, Saidapet, Chennai – 600 015, HEREIN AFTER CALLED THE SECOND PARTNER OR PARTY OF THE SECOND PART[Which expression shall deem and includes her heirs, executors. administrators, representatives, assigns and agents].

1. C L A
2. P Uma

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

7462

30.09.2020

S.K. Builders
Chennai

BZ 555282

K. SAMPATH KUMAR
STAMP VENDOR
L.No. 12144/A1/96
No. 30, JONES ROAD,
SAIDAPET, CHENNAI - 15

AND WHEREAS the party of the first and second parts hereto have constituted themselves into a partnership firm to carry on the business of Civil Construction Services, Flat Promoters, Builders, Real Estate Services and Job Works Contract and other allied Services under the Name and Style of **M/s. S. K. BUILDERS** having office at **Old No.28, New No.12, 2nd Floor, Rajaji Street, Sidapet, Chennai – 600 015.**

AND WHEREAS the parties hereto desire that the terms and conditions under which they have agreed to carry on the partnership business should be reduced into writing.

NOW THIS DEED WITNESSETH AS FOLLOWS;

1. The parties hereto have agreed to carry on the business in the partnership under the name and style of **M/s. S. K. BUILDERS** having office at **Old No.28, New No.12, 2nd Floor, Rajaji Street, Sidapet, Chennai – 600 015** or at any other place(s) as may be mutually agreed upon by and between the parties hereto from time to time.

(1)

(2)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

7463

30.09.2020

S.K. Builders, Chennai

BZ 555283

K. SAMPATH KUMAR

STAMP VENDOR

L.No. 121-11/A/05

No. 10, JONES ROAD,

SAIDAPET, CHENNAI - 15

2. To Carry on the business of

a) To Act as Civil Construction Services which includes a Contract Services for Building, Construction, Fabrication, Completion, Erection, Installation Fitting Out, Improvement, Modification, Repair and rehabilitation works, Maintenance, Renovation, Alteration or Commissioning of any Immovable Property,

b) To Carry on the business of Construction of Residential Houses / Flat and Construction of Commercial Establishment Buildings, Civil Structure or part thereof intended for Sale to a Customer based on their requirement,

c) To Carry on the Real Estate Services which includes Supply of Immovable Properties to the Customer, Buying and Selling of Land, All type of Residential / Commercial Real Estate Projects based on the requirement of the Customers.

The partners hereto upon mutual consent, shall extend their business to any Other line of activities as may be decided among the partners from time to time.

(1)

(2) P. Uma

3. The partnership will be deemed to commence from **01st October 2020.**

4. The duration of the partnership shall be one determinable **"AT WILL"**.

5. The capital of the partnership shall be contributed by the parties hereto as per the exigencies of the business shall require from time to time or the same may be borrowed from outside at the market rate of interest. Capital contributed by the partners shall carry simple interest at 12% per annum.

6. All outgoings and expenses of whatever kind incurred in carrying on the business of the partnership or anyway relating thereto shall be paid out of the receipts and earnings of the said business. The net profit or loss of the business after meeting all expenses referred to the above shall be divided or shared among the partners in the following proportions:-

1. **Mr.Koteswara Choudary**	50% Share
2. **Mrs.P.Uma**	50% Share

7. All the necessary and proper books of accounts shall be maintained by the partnership firm and the same cannot be removed from the place of business without the consent of the other partner. Every year the accounts of the partnership will be closed on 31st March and the net profit or losses shall be ascertained. The said books of accounts shall be kept at the chief place of business thereto and they are at liberty to take copies thereof and make extracts therefrom but under no circumstances shall any partner be entitled to remove the same for their own purposes from the business premises.

8. The partnership business be controlled, managed and conducted by the both the partners. The partners shall devote their attention to the said business and work for the best advantage of the partnership honestly and faithfully.

9. All the partners hereto shall punctually pay and discharge their present and future separate debts and indemnify the other partner and the assets of the firm against the same and all expenses on accounts thereof.

10. The partners hereto shall be just and faithful to each other in transaction relating to the business of the partnership and shall render true account(s) to each other, when and so often as the same shall be reasonably required.

11. If any partner intend to retire from the firm he shall give not less than two months notice in writing to the other partner of the firm of the intention to do so and further on the date of his determination to have retired a full account of all the assets, liabilities, profit and losses of the partnership after making the provision for contingent assets and contingent liabilities shall be ascertained in accordance with the terms of the deed and such share shall be paid out of the assets of the firm.

12. Retirement, death, lunacy and insolvency of any of the partner shall not operate as dissolution of the firm. But, however, then the particular partner's legal heirs, representatives, assignees will become a partner duly agreed by the other partner.

C L A

P Uma

13. The working partners will be paid remuneration for conducting the business of the firm. The remuneration will be paid every year as a percentage of the book profits of the firm before deducting such remuneration. The rates of remuneration are given below: -

S.No	Profit Criteria	% of Remuneration
1.	On the first Rs.3,00,000/-	90% on profit to the Partners
2.	On exceeding Rs.3,00,000/-	60% on profit to the Partners

In case of the loss or inadequate profit the partners are entitled to take remuneration to the extent of Rs.1,50,000/- per annum or any lesser amount which may be mutually agreed among the partners.

For the purpose of the above calculation the profit shall be calculated on the basis of the book profits as shown by the books and computed as per provisions in section 28 to 44D of the Income Tax Act, 1961, without deducting the remuneration paid or payable to the partners for the relevant accounting year.

14. **Both the Partners** are empowered to open and operate bank accounts Jointly and not individually and is empowered to take overdrafts, loans, and sign hundies, bills of exchange, execute documents on behalf of the firm. Both the partners are entitled to take loans for the purpose of business of the firm only after obtaining the permission of the other partner either orally or in writing.

15. None of the partners shall:

a. Lend any money or deliver upon credit any of the accounts of the said firm to any person(s) whom the other partner have previously forbidden to trust.

b. Enter into any bond or becomes bailee or give security for any person or knowingly cause or suffer to be done anything whereby the partnership property may be endangered.

c. Mortgage or charge otherwise transfer or dispose off in full or in part of his/her share of interest in the said firm.

d. Sell, pledge or dispose off any part of the partnership property for any case other than in ordinary course of trade or business. Any partner committing any breach of any of the foregoing stipulations shall indemnify the other for all losses and expenses on accounts thereto.

16. If any partners shall

a. Commit any breach of any of the provisions of the deed; or
b. Commit any acts of bankruptcy; or
c. Do or suffer any act which should be ground for the dissolution of the partnership by the court, then and such case, any other partner may by giving three months notice in writing expel him/her from partnership.

17. All the partners shall have power to appear before all courts of law, judges, magistrates, collectors, income tax and sales tax authorities, police officers and all other officers of the State and Central Government and municipal bodies jointly and severally.

(1) (2)

18. Any dispute, difference or question arising out of this partnership shall be settled by arbitration, the arbitration being appointed the decision of the arbitrators will be final and binding on all the partners.

19. Any of the above terms may be varied, altered, amended, substituted or added by mutual consent of the partnership hereto such consent to be expressed in writing only.

20. In all other matter, the partnership shall be governed by the Indian Partnership Act, 1932, or any statutory modification thereto for the time being in force.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS SIGNED AND EXECUTED ON 01st OCTOBER, 2020.

SIGNATURE OF WITNESSES	PARTNERS
1. P Srinivasulu S/o. P. Venkadaiah No: 28, 10th Street, Ashtalakshmi Nagar, Valasaravakkam, Ch-87, [9444338777] 2. [P. VENKATA VISHNU] S/o P. Srinivasulu 8056159192 No: 28, 10th Street, Ashtalakshmi Nagar, Valasaravakkam. Ch-87	1. [Koteswara Choudary] 2. [P.Uma]

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.