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RE REGULATORY RECORD

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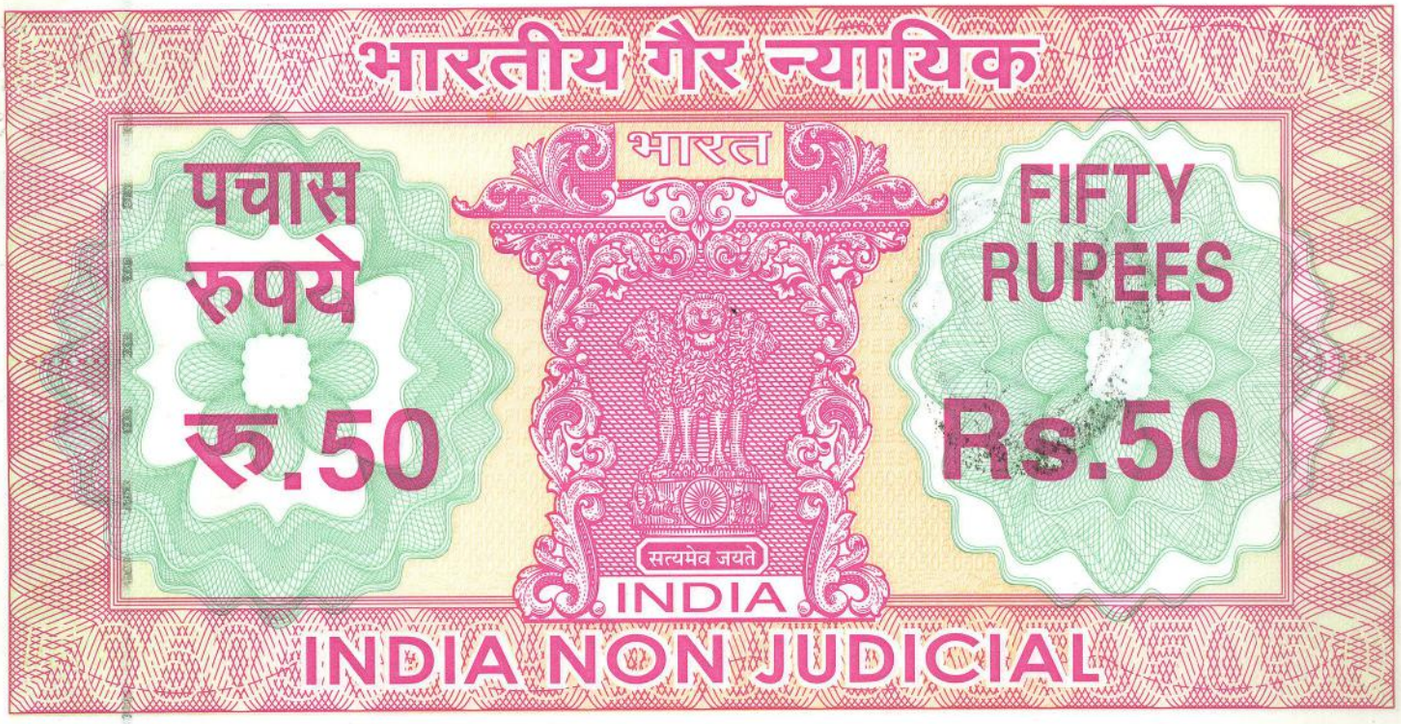
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DIGITALLY VERIFIED RECORD

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தமிழ்நாடு तमिलनाडु TAMILNADU

TAMIL NADU Sol:

No. 18979

Date 20.6.12

DAGA DEVELOPERS
TVMALAI

AB 161375

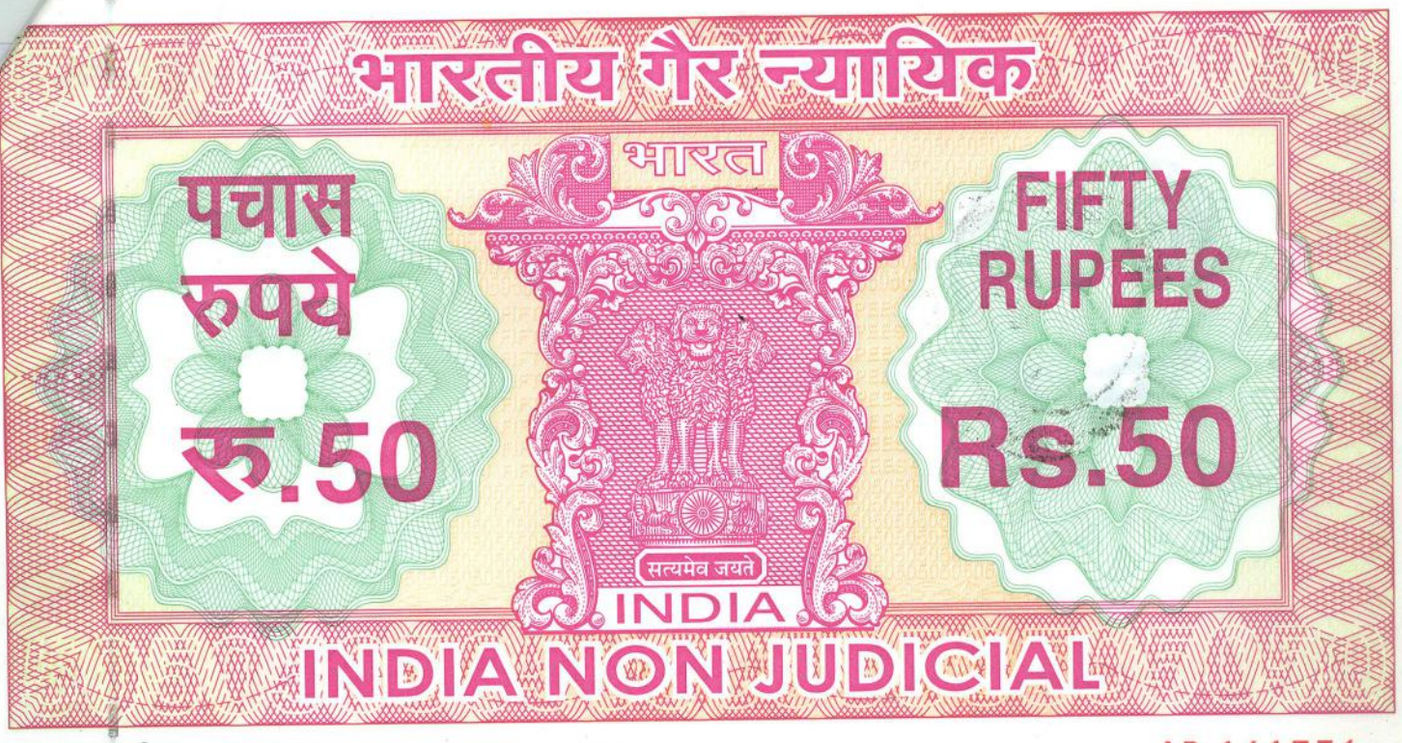
PARTNERSHIP DEED - "M/S DAGA DEVELOPERS"

THIS INSTRUMENT OF PARTNERSHIP executed at Tiruvannamalai on this **20th June, 2012** by **(1) Sri. A.Kamal chand, S/o. Sri. AMARCHAND DAGA,** aged about **49**, hereinafter called the party of the **FIRST PART**, **(2) Smt. K. NIRMALA, W/o. Sri. KAMAL CHAND** , aged about **46**, hereinafter called the party of the **SECOND PART**, **(3) Sri.K.VISHAL CHAND, S/o. Sri A.KAMAL CHAND,** aged about **23,** hereinafter called the party of the **THIRD PART**, **(4) SMT.V.KAVITHA, W/o. Sri. VISHAL CHAND,** aged about **23**, hereinafter called the party of the **FOURTH PART**, **(5) Sri. A.NARESH CHAND, S/o. Sri. AMARCHAND DAGA,** aged about 38, hereinafter called the party of the **FIFTH PART**, **(6) Smt. SANGEETHA, W/o. Sri. NARESH CHAND** of aged about **38**, hereinafter called the party of the **SIXTH PART**, **(7) Sri. A.DHILIP CHAND, S/o.Sri.AMAR CHAND DAGA** aged about **36**, hereinafter called the party of the **SEVENTH PART**, **(8) Smt.VANDANA, W/o.Sri. DHILIP CHAND** aged about **35**, hereinafter called the party of **EIGHTH PART**, **No.7 & 8** residing at **No1003-C, Mantri Greens, No:1, Sampanghee Road, Malleswaram, Bangalore, No.1 to 6** all residing at **No.42, Iyyankulam Street, Tiruvannamalai-606 601** WITNESSETH AS HEREUNDER:

WHEREAS the parties herein have a desire to form a partnership firm to engage themselves in Real Estate business purchasing lands, buildings, etc., and sell them as such or develop them into Plots, build flat, houses, Financing, Mortgage, etc., within the ambit of local laws.

And WHEREAS to give effect to the above desire it has been unanimously agreed by all the parties herein to reduce the terms and conditions of the Partnership into writing

1. A. Kamal chand
2. K. Nirmala
3. [illegible]
4. V. Kavitha
5. A. Naresh chand
6. N. Sangeetha
7. A. Dhilip Chand
8. Vandana



தமிழ்நாடு तमिलनाडु TAMILNADU

AB 161376

TAMIL N... Sol

DAGA DEVELOPERS
TVMALAI

No. 18800

Date 20/6/12

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NOW THIS INDENTURE WITHNESSETH AS FOLLOWS:

1. NAME:

The name of the partnership firm herein shall be **"M/s. DAGA DEVELOPERS"**

2. ADDRESS:

The chief place of business of the partnership herein shall be at the Premises bearing No.402/105,CAR STREET,TIRUVANNAMALAI-606601,TAMIL NADU

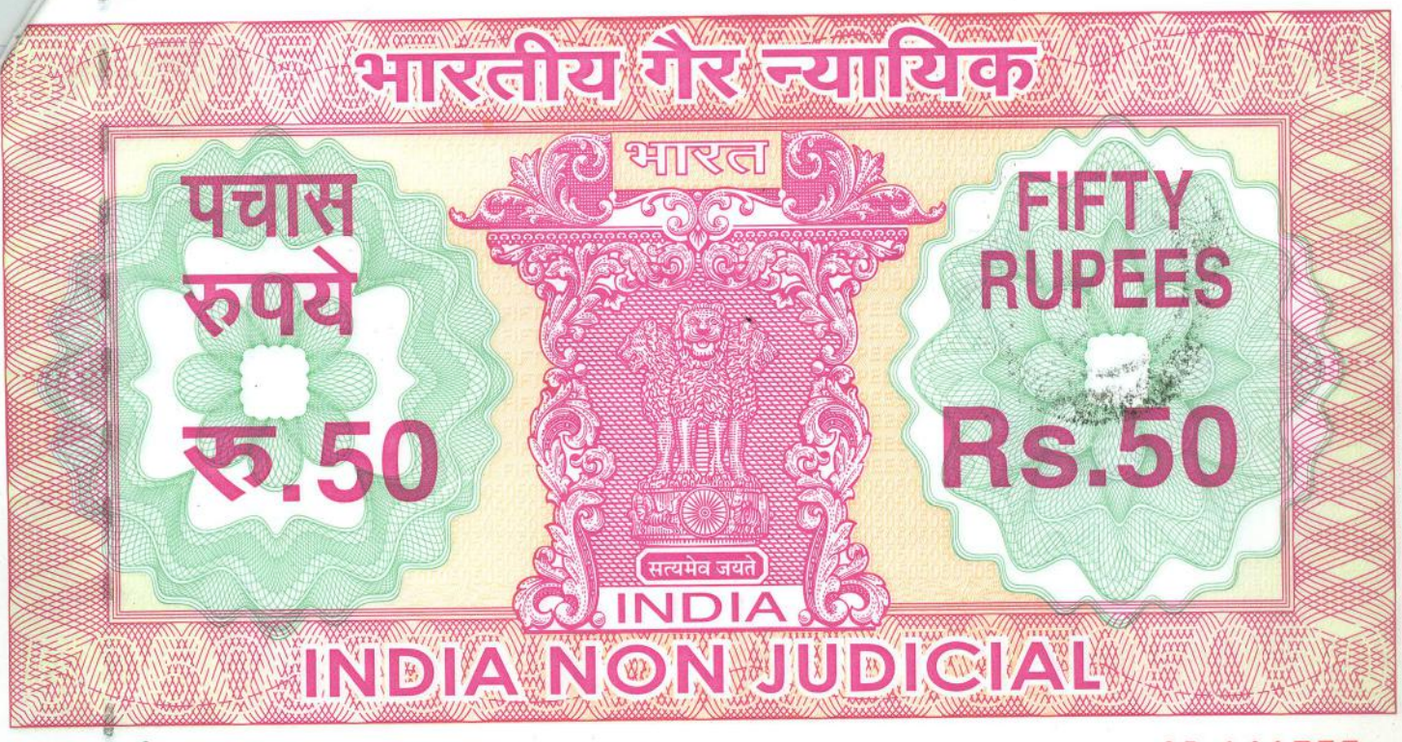
3. DATE OF COMMENCEMENT:

The partnership firm herein shall come into existence immediately, i.e., on and from **20th June, 2012.**

4. NATURE OF BUSINESS:

The partnership firm herein shall engage itself in Real Estate business by purchasing lands, buildings, etc., and sell them as such or develop them into Plots, build flat, houses, etc., and any other lawful business connected thereto.

1. A. Kamal chand
2. K. Nirmala
3. [illegible]
4. V. Kavitha
5. A. Nav Chand
6. N. Sangeetha
7. A. Dilip Chand
8. Vandana



தமிழ்நாடு तमिलनाडु TAMILNADU

TAMIL NADU Rs. 50/-

No. 19001

Date 20.6.12

DAGA DEVELOPERS
TIRUMALAI

AB 161377

... திருமலை
மு.தா.மி. L.No. 8 / 2003 / TVM
திருவண்ணாமலை. TN

5. CAPITAL:

The capital of the partnership firm shall be contributed by all the parties herein as and when the exigencies of the firm's business may require and the capital so invested shall carry interest at 12% per annum. if necessary , funds may be borrowed from outsiders like banks, firms, individuals , etc ., on the Rates prevailing in the market.

6. EXPENSES:

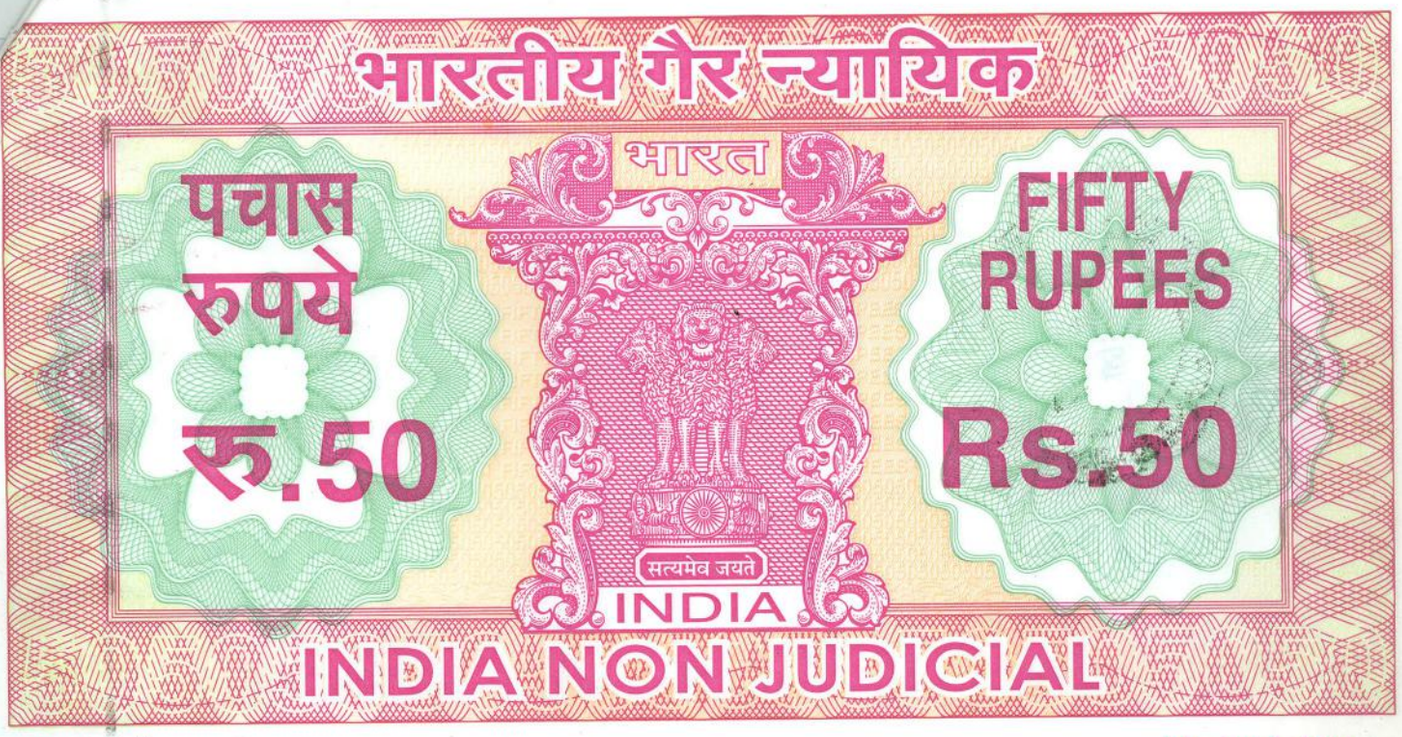
All the expenses and out-going connected with or incidental to the partnership firm's business shall be met out of the earning of the said business only.

7. PROFIT-SHARES:

After meeting all expenses as provided above, the net profit or loss shall be shared by the Partners in the following proportions.

NAME	SHARE OF PROFIT
1. SRI.KAMAL CHAND	12.5 %
2. SMT.K.NIRMALA	12.5%
3. SRI K.VISHAL CHAND	12.5%
4. SMT.V.KAVITHA	12.5%
5. SRI.A.NARESH CHAND	12.5%
6. SMT.N.SANGEETHA	12.5%
7. SRI.A.DHILIP CHAND	12.5%
8. SMT.VANDANA	12.5%

1. A. Kamal Chand
2. K. Nirmala
3. Vishal
4. V. Kavitha
5. A. Naresh Chand
6. N. Sangeetha
7. A. Dhilip Chand
8. Vandana



தமிழ்நாடு तमिलनाडु TAMILNADU

TAMILNADU Rs. 50/-

No. 19002

Date 20.6.12

DAGA DEVELOPERS
TVMPLAI

AB 161378

E-W) ... திருவனந்தபுரம்
முத்திரைவில்லை, Lic.No. 8 / 2008 / TVM
திருவனந்தபுரம் TN

8. ACCOUNTS:

All necessary and proper books of account shall be maintained by the firm the same shall be closed on the 31st day of March every year. The said books shall be kept at the Chief place of business and be open at all reasonable times for the inspection of the parties herein and they are at liberty to take copies there of and make extracts there from .

9. CONDITIIONS :

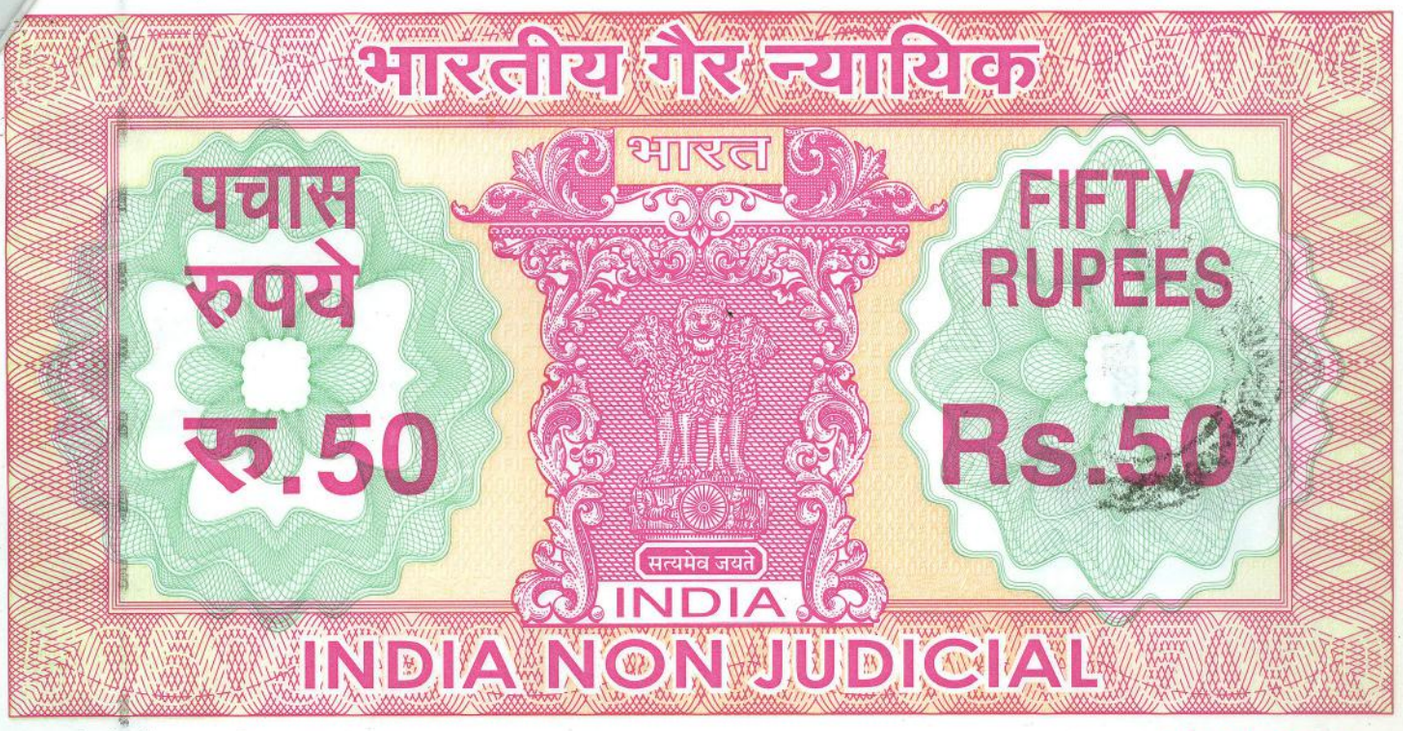
All the parties herein shall be just and faithful to each other in all transactions relating to the firm's business and shall render true and correct account to each other when and so often , as the same shall reasonably be required ;

Each party herein shall punctually pay and discharge his present and future separate debts and indemnify the other partners and the assets of the firm against the same and all expenses on account thereof ;

No partner shall, without the consent of the others:

a) become bail , surety , offer security for any person or corporation nor knowingly suffer anything where by the properties of the partnership shall be endangered, seized, attached or taken into execution;

1. A. Kamal Chand
2. K. Nirmala
3. [illegible]
4. V. Kavitha
5. [illegible]
6. N. Sangeetha
7. A. Dilip Chand
8. Vandana



தமிழ்நாடு तमिलनाडु TAMILNADU

TAMILNADU Rs. 50/-
No. 19003
Date 20.6.12

DAGA DEVELOPERS
TVM PLAI

AB 161379

b) lend monies or give credit to or have dealing on behalf of the partners shall previously have forbidden to trust or to deal with and

c) Assign or transfer his share of interest in the partnership to any outsider.

10. BANK ACCOUNTS :

Any two parties herein are authorized to open and operate account jointly or severally with any scheduled bank in the name of and on behalf of the partnership firm herein.

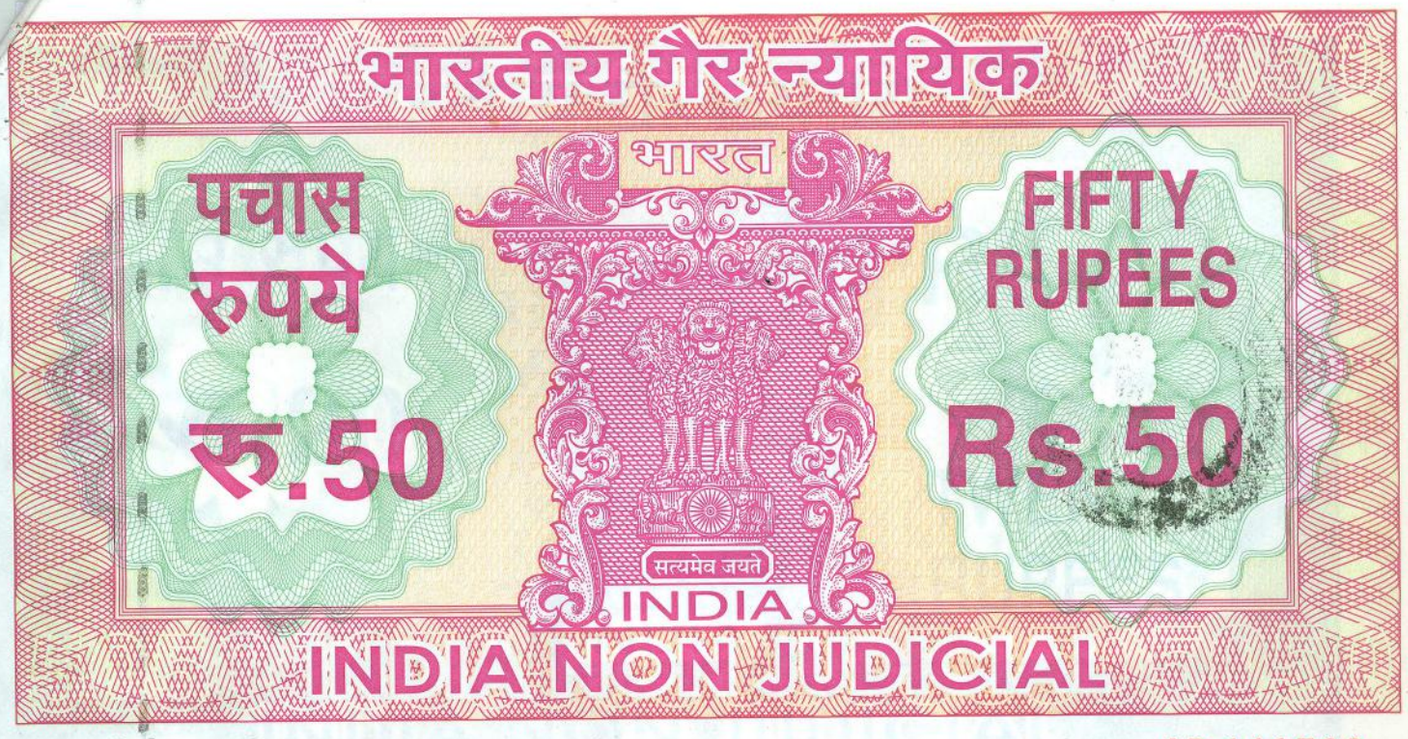
11. RETIREMENT :

If any one of the partner herein desires to stay away from the partnership the other partners shall be free to carry on the said business in the same name and address without any interference by such out – going partner or partners. If death occurs the share of the deceased shall be paid to his legal heir comprising of his capital and income accumulated there to unto the date of death or if so agreed, the deceased's nominee may be taken as a partner in his place.

12. POWERS :

The partner herein shall have power to appear before all courts of law, collectors, Income – tax and sales – tax Authorities, police officers and all other officers of the state or Central Government, Corporations and Municipal bodies jointly and /or severally.

1. A. Kamal Chand
2. K. Nirmala
3. [illegible]
4. V. Kavitha
5. A. Nam Chand
6. N. Sangeetha
7. A. Dilip Chand
8. Vandana



தமிழ்நாடு तमिलनाडु TAMILNADU

TAMIL NADU Rs. 50/-
No. 19004
Date 20/6/12

DAGA DEVELOPERS
TVMALAI

AB 161380

13. AMENDMENTS :

Any of the above terms may be varied, altered, amended, substituted, added or deleted by mutual consent of the partners herein.

14. ARBITRATION :

All disputes which may arise during the continuance of the firm or after wards between the partners, or between one of them in relation to the interpretation or effect of this Deed , or to any rights or Liabilities hereunder of any partner , or in relation to this partnership shall be referred to two arbitrators to be chosen by the parties themselves whose decision shall be final and binding on the parties herein.

15. GOVERNANCE :

In respect of matter not specifically contained herein , the partnership shall be governed by the Indian partnership Act, 1932 as amended from time to time .

16. DURATION :

The partnership herein shall be one determinable "AT WILL " .

1. A. Kamal Chand
2. K. Nirmala
3. [illegible]
4. V. Kavitha
5. A. Naru Chand
6. N. Sangeetha
7. A. Dilip Chand
8. Vandana



தமிழ்நாடு तमिलनाडु TAMIL NADU

TAMIL NAD 20/-
No. 19017
Date 20.6.12

DAGA DEVELOPERS
TIRUMALAI

75AA 499722
E. விஜயசங்கரி
மு.தா.வி, L.No. 8 / 2008 / TVM
திருவண்ணாமலை. TN

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IN WITNES WHEROF THE PARTIES TO THIS INSTRUMENT HAVE SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST- ABOVE – WRITTEN.

SIGNATURES

1. A. Kamal chand (PARTY OF THE FIRST PART)
2. K. Nirmala (PARTY OF THE SECOND PART)
3. (PARTY OF THE THIRD PART)
4. V. Kavitha (PARTY OF THE FOURTH PART)
5. (PARTY OF THE FIFTH PART)
6. N. Sangeetha (PARTY OF THE SIXTH PART)
7. A. Dilip Chand (PARTY OF THE SEVENTH PART)
8. Vandana (PARTY OF THE EIGHTH PART)

WITNESSES:

1. S/o B. Kasthuri Chand. 42/32, Vazhathota St, Tiruvannamalai
2. S/o B. Kasthuri Chand. 42/32 Vazhathota St Tiruvannamalai

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.