Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





தமிழ்நாடு तमिलनाडु TAMILNADU

21 NOV 2020

QUINCE LIVERAS PROPERTIES LLP

AD 391102

R. SANKAR
STAMP VENDOR
LICENCE No. 1481/94,
No. 2, MADLEY ROAD,
T. NAGAR, CHENNAI-17

SUPPLEMENTAL LLP AGREEMENT OF QUINCE LIVERAS PROPERTIES LLP

This LLP Supplementary AGREEMENT is made at Chennai this 14TH day of November, 2020 between

QUINCE LIVERAS PROPERTIES LLP, a Limited Liability Partnership, incorporated under the Limited Liability Partnership, 2008 under LLPIN AAF-1378 of 2015, having its registered office at No. 5, Door No. 12, A R Flats, Railway Colony, 1st Street Vada Agaram, Nelson Manikam Road, Aminjikarai Chennai - 600029 Tamil Nadu (This expression unless repugnant to context or meaning whereof includes its successor to the title or assigns) hereinafter referred to as party of the First Part or the LLP, and

NOTARY PUBLIC
R. JAYACHANDRAN
B.A., B.L.,
CITY OF CHENNAI
Reg. No. 08/16
GOVT. OF TAMILNADU

Scanned with CamScanner

1. **Smt. H.B. Stella,** Wife of Late. Anto Peter Ramesh, Christian, aged about 50 years, inhabitant of Chennai, residing at No.4, Ramani Nagar, Kadappa Road, New Lakshmipuram, Kolathur, Chennai- 600 099, T+amil Nadu, which expression shall unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees, and permitted assignees, and hereinafter referred to as the Party of the First Part

And

2. **Shri. G. Bharathi,** son of Mr. Gopalakrishnan, Hindu, aged about 52 years, inhabitant of Chennai, residing at No. Flat No.31/6, Door No.B1, Sadashivam Road, T Nagar, Chennai – 600 017, Tamil Nadu, which expression shall unless it be repugnant to the subject or context thereof, include their legal heirs, successors, nominees, and permitted assignees, and hereinafter referred to as the Party of the Second Part.

WHEREAS the parties hereto have been carrying on business in LLP under the Deed of Limited Liability Partnership dated 16th November, 2015 entered into by the Parties hereto in the name of M/s.QUINCE LIVERAS PROPERTIES LLP.

AND WHEREAS it is now proposed to execute this Agreement recording the terms and conditions.

NOTARY PUBLIC
R. JAYACHANDRAN
B.A., B.L.,
CITY OF CHENNAI
Reg. No. 08/16
GOVT. OF TAMILNADU

Scanned with CamScanner

NOW THEREFORE IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS-

1. This Agreement is deemed to take effect from 14th November, 2020.

2. Existing clause 5 of the LLP Agreement be substituted with the following new clause, namely

5. LLP Capital, Partners' Contributions:

(1) The capital of Partnership shall be the sum of Rs. 3,00,000/- (Rupees Three Lakhs only) which shall be contributed by the Designated Partners in the following proportions:

a) Mrs. **H.B. Stella,** Party of First Part Contributes 50% i.e. Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only) -

b) Mr. **G. Bharathi,** Party of First Part Contributes 50% i.e. Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only) -

Each Partner's contribution to, or capital withdrawal from, the Partnership shall be credited or debited respectively to that Partner's Capital Account.

Except as otherwise specifically provided in this Agreement, the Capital commitment of a Partner

a) shall represent the maximum aggregate amount of cash and property that such Partner shall be required to contribute to the Capital of the LLP.

II) Without such Partner's consent, shall not be changed during the term of the LLP.

NOTARY PUBLIC
R. JAYACHANDRAN
B.A., B.L.
CITY OF CHENNAI
Reg. No. 08/16
GOVT. OF TAMILNADU

Scanned with CamScanner

3. Existing clause 37 of the LLP Agreement be substituted with the following new clause, namely:

37. Term of validity of deed :

Duration of this Agreement shall be FIVE YEARS beginning from the date first above mentioned, subject to the condition that this deed may be extended further by mutual consent in writing of the Parties hereto upon such terms and conditions or with such modifications as may be mutually agreed upon between them. In the event that the LLP remains not formed as envisaged in this agreement within 6 months from the date hereof, this agreement shall stand null and void with no claims inter se the parties hereto claimed or paid by any.

IN WITNESS WHEREOF the Partners have put their respective hands the day and year first hereinabove written.

Signed and delivered by the within named

For and on behalf of M/s. QUINCE LIVERAS PROPERTIES LLP

MRS. H.B. STELLA
Designated Partner

MR. G. BHARATHI
Designated Partner

Witness:

1. (A. AMUTHAN)
No! 4. RAMANI NAGAR, NEW LAKSHMIPURAM, KOLATHUR, CHENNAI. 600099

2. (A. ASHOKKUMAR)
L8,F, Bharatmidesan colony, K.K.Nagar, Chennai - 600082.

Date : 14.11.2020
Place : Chennai

NOTARY PUBLIC
R. JAYACHANDRAN
B.A., B.L.,
CITY OF CHENNAI
Reg. No. 08/16
GOVT. OF TAMILNADU

14.11.2020

R.JAYACHANDRAN
ADVOCATE & NOTARY
Saidapet Bar Association
Saidpet Court, Chennai - 15.

Scanned with CamScanner

सत्यमेव जयते

GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

FORM 16

[Refer Section 12(1)(b) of the LLP Act, 2008]

CERTIFICATE OF INCORPORATION

LLP Identification Number:

Ministry of Corporate Affairs - Govt of India

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:
QUINCE LIVERAS PROPERTIES LLP
No. 5, Door No. 12, A R Flats, Railway Colony,, 1st St, Vada Agaram,Nelson Manikam Rd, A minjikarai, Chennai, Chennai,
Tamil Nadu, 600029, India.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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