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DIGITALLY VERIFIED RECORD

Government of Karnataka

Print Date
Monday, February 13, 2023

Office of the Registrar of Firms,
JAYANAGAR

Form C
10 A
[See Rule 3(5)]

Certificate of Registration of Firm

Firm Number : JNR-F894-2022-23

Date : 13-Feb-2023

The Registrar of Firms, Karnataka, hereby acknowledges the receipt of the statement prescribed by Section 58(1) of the Indian Partnership Act,1932. The statement has been filed and the (Name of Firm)M/S. HIMAGIRI HOLDINGS has been entered in the Register of Firms as No.JNR-F894-2022-23

Address of the Firm :
SY NO.153/1, ELECTRONIC CITY, DODDATHOGURU VILLAGE, BEGURU HOBLI, BENGALURU-560 100

Office : JAYANAGAR
Firm Number : JNR-F894-2022-23
CD Number : JNRF10

THE OFFICIAL SEAL OF THE REGISTRAR OF FIRMS JAYANAGAR

Registrar of Firms,
(JAYANAGAR) 13/2/23

Designed & Developed by C-DAC Pune

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 2,000

e-Stamp

Certificate No.	:	IN-KA74358184523448V
Certificate Issued Date	:	07-Feb-2023 12:36 PM
Account Reference	:	NONACC/ kakscsa08/ J P NAGAR/ KA-JY
Unique Doc. Reference	:	SUBIN-KAKAKSCSA08401323524005 86V
Purchased by	:	B RAMA DEVI
Description of Document	:	Article 40(A) Partnership:(without immoveable property)
Description	:	PARTNERSHIP DEED
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	B POORNA CHANDRA REDDY
Second Party	:	B RAMA DEVI
Stamp Duty Paid By	:	B RAMA DEVI
Stamp Duty Amount(Rs.)	:	2,000 (Two Thousand only)

सत्यमेव जयते

Please write or type below this line

PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP IS MADE AND EXECUTED AT BENGALURE ON THIS 07th DAY OF FEBRUARY 2023 BY AND BETWEEN:

1. **Mrs. BOKKA RAMADEVI, W/o Sri. BOKKA POORNACHANDRA REDDY**, aged about 53 years, residing at No. 301, Himagiri Homes, No.131/1-A6, 18th Main, JP Nagar 2nd Phase, Bangalore - 560078 hereinafter called the **FIRST PARTY**, which term and expression shall mean and include her heirs, legal representatives, successors and assigns of the **FIRST PARTY**.

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

2. **Mr. BOKKA POORNACHANDRA REDDY, S/o Sri. B SEENA REDDY,** aged about 59 years, residing at Sy. No.106/1, Doddathoguru, Electronic City Phase -1, Bangalore - 560100 hereinafter called the **SECOND PARTY,** which term and expression shall mean and include his heirs, legal representatives, successors and assigns of the **SECOND PARTY.**

WHEREAS the above Parties are desirous of forming a partnership firm under the name and style of **"HIMAGIRI HOLDINGS"** with the main object of carrying on property developers, construction and marketing of Apartments, Villas, Row houses, real estate business and have decided to put down the terms and conditions governing the partnership in writing, in the form of a Deed.

NOW THIS PARTNERSHIP DEED WITNESSTH AS FOLLOWS:

1. The partnership shall be carried on under the name and style **HIMAGIRI HOLDINGS.**

2. The Registered Office of the above Partnership business shall be at Sy No.153/1, Electronic City, Doddathoguru Village, Beguru Hobli, Bangalore - 560100 with any other office or offices at any place or places as may mutually be agreed between the parties hereto from time to time.

3. The main object of the firm shall be to carry on the business activities as developers of land, colonies, sheds, buildings, structures, residential plots, commercial plots, industrial plots and to carry on the business of to construct, erect, build, repair, re-model, demolish, develop, improve, grades, curve, pave, macadamize, cement and maintain building structures, houses, apartments, villas, row houses, roads, paths, streets, sideways, courts, alleys, pavements and to do other similar construction works. The Partnership may also carry on any other business or businesses as the partners mutually agree from time to time.

4. The duration of the Partnership firm shall be "AT WILL".

5. The capital of the firm shall be such amount as may be decided by the partners mutually among themselves which shall be brought in by the partners in such portions as may be agreed by them and the parties to this deed also agree to bring in such additional amounts of capital from time to time. The capital so contributed shall carry a simple interest not exceeding 12% per annum or such other rate of interest as may be prescribed under any law relating to taxation for the time being in force and shall be a charge in computing the profit/loss of the firm.

6. The partners also may bring in the lands in their names to the firm for the purpose of business activities as capital or otherwise.

7. Land may be registered in the name of the partner/s or firm. The land registered in the name of partner/s shall belong to the firm only. The partners shall not directly or indirectly deal with the property for their personnel purpose.

8. The Books of Account of the firm shall be closed on 31st of March 2023 and at the end of the every financial year ending 31st March thereafter. It is further agreed that the books of account shall be maintained at the registered office of the firm and that they shall be accessible to both the partners free of cost during the business hours at the premises of the firm. The resulting profits and losses shall be shared by the parties to this deed as under.

Sl.No.	Name of the Partner	Profits /Losses
1.	Mrs. Bokka Ramadevi	50%
2.	Mr. Bokka Poornachandra Reddy	50%

9. Partners whenever they consider it expedient in the interest of the firm, borrow independently such amount as may be necessary for the purpose of the business of the firm on such rates of interest not exceeding the market rates prevailing on those days.

10. The FIRST and SECOND PARTY to this deed shall be the Working partners devoting the whole of their time and attention for the betterment and up keeping of the firm and shall be eligible to such amount as remuneration as may be decided among the parties to this deed and as considered expedient and in the interests of the firm subject to provisions of the Income Tax Act, 1961.

11. The FIRST PARTY and SECOND PARTY to this deed shall be the Managing partners of the firm and the both the parties to this deed is authorized to do such acts, deeds and things they may think as being expedient and in the interests of the firm independently.

12. That an account of any nature and description be opened in any bank, in the name of the firm and the said account be operated independently either by **FIRST PARTY** or **SECOND PARTY** of this deed.

13. The Parties hereto shall:

    a) devote their time and attention to the business as may be required according to the exigencies of the work ;

    b) carry on the business of the firm to the greatest common advantage;

    c) be just and faithful to each other and shall render true accounts and full information of all things affecting the firm to the other partner or his legal representative;

d) pay his/her separate and private debts and indemnify the other partner or partnership assets against all proceedings, claims or demands in respect thereof;

14. The Partner(s) shall not directly or indirectly:

a) Assign or mortgage his/her share of interest in the partnership;

b) Compound or relinquish or discharge any debt which shall be due or owing to the partnership without receiving the full amount;

c) Draw, or accept or endorse any bill of exchange or promissory note on account of the partnership except in the ordinary course of profession;

d) Lend money or give credit to or have any dealings on behalf of the partnership with any person whom the other partner shall have previously forbidden to trust or deal with.

e) Dispose of, by loan, pledge, sale or otherwise any partnership property;

f) Borrow in the name of partnership without previous consent of the other partners in writing and in case any partner contravenes this provision, he shall be personally liable for any loss accruing to the partnership or other partners and shall be required to compensate forthwith.

15. The parties to this Deed by mutual consent may allow any partner to retire at his/her request on terms and conditions agreed to by all the parties.

16. Any of the conditions of this deed may be altered or amended, added or deleted only with the consent of the partners in writing which shall from a part and parcel of this main deed.

17. That any license, permission, right, entitlements, incentives, etc., that may be received for convenience in the name of the partner(s) or any other person shall be treated as the property of the partnership.

18. Retirement, death or insolvency of any partner shall not dissolve the firm and in the case of insolvency of any partner, it shall be treated as retirement of that partner. In the event of death or retirement of a partner, the legal heirs of the deceased partner or the retiring partner, as the case may be, will be entitled only to the capital in their accounts (less drawings) and the share of profit till the date of retirement. They will not be entitled to any share of goodwill which will always remain with the firm, nor will they be entitled to any escalation in value of the assets or be subject to any fall in book value of the assets as on that date.

19. If any partner shall, without the consent in writing of the other partners, make, draw, accept or endorse any bill of exchange or promissory note, or give any security in the name of the firm (save and expect on the account of and in the usual course of the partnership business and while carrying on the same in good faith), or sell or pledge any goods of the firm, shall allow his/her share to be charged under the provisions of rule 49 of order XXI of the First schedule to Code of Civil Procedure, 1908, for his separate debt or debts or shall become in any way incapable of performing his/her duties as a partner, or shall fail to keep proper accounts, or fail to account for the money received by him/her when required by other partners so to do, or shall conduct himself/herself improperly in the affairs of the partnership, or shall otherwise act contrary to that in good faith which ought to be preserved among the partners, then, and in any of such cases , the other partner may serve him/her, or where he/she is of unsound mind or otherwise incapable , his/her next heir , with a notice in writing, expelling him from the partnership as from the date of service of the notice

20. For any other matters not mentioned herein, the provisions of the Indian Partnership Act, 1932 shall apply.

21. Any dispute or difference which may arise between the partners, or their legal representative with regard to the business, meaning or effect of this deed or any part thereof or in respect of accounts, profit and loss of the business or the rights and liabilities of the partnership under this deed, or any part thereof in respect of accounts, the same shall be settled by referring to arbitration, in accordance with the provisions of the Arbitration Act, as may be in force on the date of dispute.

IN WITNESS WHEREOF THE PARTIES HERETO EXECUTED THIS DEED OF PARTNERSHIP ON THIS 07TH DAY OF FEBRUARY 2023, HERE AT BENGALURU.

WITNESS:

1. C.K.
DEVARAJU C.K.
#61 Himagiri Meadows,
Gottigere, B.G. Road
Bangalore - 83

2. B.R
B.R Channabasavaiah
#61, Himagiri Meadows
Gottigere, B.G Road
Bangalore - 83

(Mrs. Bokka Ramadevi)

(Mr. Bokka Poornachandra Reddy)

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ

Unique Identification Authority of India

Government of India

ನೋಂದಣಿ ಸಂಖ್ಯೆ/Enrolment No.: 2086/10249/37100

To
ಬಿ ರಮಾ ದೇವಿ
B Rama Devi
W/O: B Poorna Chandra Reddy
No -BMP131/1A-2 Flat-101 Bldg-Himagiri Hom
18 B Main
J P Nagar 2nd Phase
Bangalore South
Bengaluru J P Nagar
Karnataka - 560078
9886398363

Download Date: 28/07/2017

Generation Date: 15/07/2017

Signature Not Verified

Digitally signed by UIDAI UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Date: 2017-07-15 00:31:35 IST

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

6099 1863 6621

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

ಮಾಹಿತಿ

- ಆಧಾರ್ ಗುರುತಿನ ಪುರಾವೆಯೇ ಹೊರತು ಪೌರತ್ವವಲ್ಲ
- ನಿಮ್ಮ ಗುರುತನ್ನು ಸಾಬೀತುಪಡಿಸಲು ಆನ್ ಲೈನ್ ಮೂಲಕ ದೃಢೀಕರಿಸಿ
- ಎಲೆಕ್ಟ್ರಾನಿಕ್ ಪ್ರಕ್ರಿಯೆ ಮೂಲಕ ಮುದ್ರಿತವಾದ ವಿದ್ಯುನ್ಮಾನ ದಾಖಲೆ ಇದಾಗಿದೆ

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
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- ಆಧಾರ್ ದೇಶದಾದ್ಯಂತ ಮಾನ್ಯತೆಯನ್ನು ಪಡೆದಿದೆ.
- ಭವಿಷ್ಯದಲ್ಲಿ ಸರ್ಕಾರಿ ಹಾಗೂ ಸರ್ಕಾರೇತರ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯಕವಾಗಲಿದೆ.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

ಭಾರತ ಸರ್ಕಾರ
Government of India



ಬಿ ರಮಾ ದೇವಿ
B Rama Devi
ಜನ್ಮ ದಿನಾಂಕ/ DOB: 03/05/1969
ಸ್ತ್ರೀ / FEMALE

6099 1863 6621

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ವಿಳಾಸ:
ಪತಿಯ ಹೆಸರು: ಬಿ ಪೂರ್ಣ ಚಂದ್ರ ರೆಡ್ಡಿ
ನಂ-ಬಿಎಂಪಿ131/ಎ-2 ಫ್ಲಾಟ್-101
ಬಿಲ್ಡಿಂಗ್-ಹಿಮಗಿರಿ ಹೋಮ್, 18 ಬಿ
ಮೇನ್, ಜೆ ಪಿ ನಗರ 2ನೇ ಹಂತ,
ಬೆಂಗಳೂರು ದಕ್ಷಿಣ, ಬೆಂಗಳೂರು,
ಕರ್ನಾಟಕ - 560078

Address:
W/O: B Poorna Chandra Reddy,
No -BMP131/1A-2 Flat-101 Bldg-
Himagiri Hom, 18 B Main, J P
Nagar 2nd Phase, Bangalore
South, Bengaluru,
Karnataka - 560078

6099 1863 6621

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भारत सरकार

आधार

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ

Unique Identification Authority of India

Government of India

ನೋಂದಣಿ ಸಂಖ್ಯೆ/Enrolment No.: 2086/10280/00597

Download Date: 04/08/2017

Generation Date: 29/07/2017

To

ಬಿ ಪೂರ್ಣಚಂದ್ರ ರೆಡ್ಡಿ

B Poornachandra Reddy

S/O: Bokka Seena Reddy

No 131/1 A/2

18th B Main Road

Marenahalli J P Nagar 2nd Phase

Bangalore South

Bengaluru J P Nagar

Karnataka - 560078

9886398350

Signature Not Verified

Digitally signed by DS UNIQUE IDENTIFICATION AUTHORITY OF INDIA 03 Date: 2017.08.04 09:42:50 IST

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

9698 1487 1893

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

Government of India

AADHAAR

ಮಾಹಿತಿ

- ಆಧಾರ್ ಗುರುತಿನ ಪುರಾವೆಯೇ ಹೊರತು ಪೌರತ್ವದ್ದಲ್ಲ
- ನಿಮ್ಮ ಗುರುತನ್ನು ಸಾಬೀತುಪಡಿಸಲು ಆನ್ ಲೈನ್ ಮೂಲಕ ದೃಢೀಕರಿಸಿ
- ಎಲೆಕ್ಟ್ರಾನಿಕ್ ಪ್ರಕ್ರಿಯೆ ಮೂಲಕ ಮುದ್ರಿತವಾದ ವಿದ್ಯುನ್ಮಾನ ದಾಖಲೆ ಇದಾಗಿದೆ

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- ಭವಿಷ್ಯದಲ್ಲಿ, ಸರ್ಕಾರಿ ಹಾಗೂ ಸರ್ಕಾರೇತರ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯಕವಾಗಲಿದೆ.
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Government of India



ಬಿ ಪೂರ್ಣಚಂದ್ರ ರೆಡ್ಡಿ

B Poornachandra Reddy

ಜನ್ಮ ದಿನಾಂಕ/ DOB: 15/02/1963

ಪುರುಷ / MALE

9698 1487 1893

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

ಆಧಾರ್

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ

Unique Identification Authority of India

ವಿಳಾಸ:

ತಂದೆ / ತಾಯಿಯ ಹೆಸರು: ಬೊಕ್ಕ ಸೀನ್ಣ ರೆಡ್ಡಿ, ನಂ 131/1 ಎ/2, 18ನೇ ಬಿ ಮುಖ್ಯರಸ್ತೆ ರೋಡ್, ಮಾರೇನಹಳ್ಳಿ ಜೆ ಪಿ ನಗರ 2ನೇ ಹಂತ, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ - 560078

Address:

S/O: Bokka Seena Reddy, No 131/1 A/2, 18th B Main Road, Marenahalli J P Nagar 2nd Phase, Bangalore South, Bengaluru, Karnataka - 560078

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This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

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Ask anything about a property and get an answer grounded in live government records, with the sources shown.
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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

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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

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- 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.