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भारतीय गैर-न्यायिक

एक सौ रुपये Rs. 100

₹. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU BY 726003

தேதி G.S.R.K.SONS Kanchipuram 8.1.2020

M. இராமசுப்பிரமணியன்.
முத்திரைத்தாள் விற்பனையாளர்.
உரிமம் எண் 729/81/92-1.
552, காந்தி ரோடு, காஞ்சிபுரம்-1.

M/S.G.S.R. & SONS

NO.140,SENGALUNEERODAI STREET, KANCHIPURAM - 631502

DEED OF PARTNER SHIP

This Deed of partnership is executed today this 8th day of January 2020 at Kanchipuram between,

1.S.G.RameshKumar S/O.Geverchand,Hindu aged 67,residing at NO.82,Jawaharlal Street,Kanchipuram-631502 hereinafter called the First Partner PAN: AQNPR9649B

2.R.NaveenKumar, S/O. S.G.Ramesh Kumar, Hindu aged 44 years, residing at No.138,Sengaluneerodai Street,Kanchipuram – 631502 hereinafter called the Second Partner and PAN: ADCPN6676J

3. R.Deepakkumar, S/O. S/G.Ramesh Kumar, Hindu aged 43 years, residing at No.82,Jawaharlal street,Kanchipuram – 631502 hereinafter called the Third and PAN: AEEPD3312A.

4. R.Sanjaykumar, S/O. S/G.Ramesh Kumar, Hindu aged 40 years, residing at NO.82,Jawaharlal street,Kanchipuram – 631502 hereinafter called the Fourth Partner and PAN: BKEPS4287E

5. G.S.PrasanKumar, S/O. S.G.Schanraj, Hindu aged 57 years, residing at NO.95,M.M.Avenue,Kanchipuram – 631501 hereinafter called the Fifth Partner and PAN: AAIPP4421C



தமிழ்நாடு தமிலனாடு TAMILNADU

BY 726004

தேதி 8.1.2020

G.S.R. & Sons
Kanchipuram

M. இராஜசேகரன்,
முத்திரைத்தாள் விற்பனையாளர்,
உரிமம் எண்: 7294/61/92-1,
552, காந்தி ரோடு, காஞ்சிபுரம்-1.

6. G.S.AshokKumar, S/O. S.G.Sohanraj, Hindu aged 56 years, residing at NO.95,M.M.Avenue,Kanchipuram – 631501 hereinafter called the Sixth Partner and
PAN : AAMPA3421F

7. G.S.Susilkumar, S/O. S.G.Sohanraj, Hindu aged 54 years, residing at NO.95,M.M.Avenue,Kanchipuram – 631501 hereinafter called the Seventh Partner and
PAN: AAXPS4954Q

8. J.S.Dharmichand, S/O. S.G.Sohanraj, Hindu aged 52 years, residing at NO.95,M.M.Avenue,Kanchipuram – 631501 hereinafter called the Eighth Partner and
PAN: AAGPD6391P.

9. .S.Rajkamal, S/O. S.G.Sohanraj, Hindu aged 50 years, residing at NO.95,M.M.Avenue,Kanchipuram – 631501 hereinafter called the Nineth Partner and
PAN: AAGPR3283E

10. G.S.Kishore Kumar, S/O. S.G.Sohanraj, Hindu aged 48 years, residing at NO.95,M.M.Avenue,Kanchipuram – 631501 hereinafter called the Tenth Partner and
PAN: AHRPK4673K

Whereas, the above ~~Two~~ TEN Partners have sufficient knowledge and experience in the field of Real estate that is Purpose of acquire, develop, construct, improve, Finance, Mortgage hold, Lease, Own, Operate, refinance and sell or otherwise dispose of the property and to engage inactions necessary, convenient have decided to form partnership by name "M/S.G.S.R. & SONS," with effect from dated 09.01.2020 and .

For GSR & SONS PARTNER

For GSR & SONS PARTNER

For GSR & SONS PARTNER PARTNER PARTNER PARTNER

For GSR & SONS For GSR & SONS For GSR & SONS For GSR & SONS

PARTNER PARTNER PARTNER PARTNER



தமிழ்நாடு TAMILNADU BY 726005

தேதி 8.1.2020

G.S.R & Sons
Kanchipuram

M. இராஜசேகரன்,
முத்திரைத்தாள் விற்பனையாளர்,
உரிமம் எண்: 7294/81/92-1,
552, காந்தி ரோடு, காஞ்சிபுரம்-1

Whereas the above ~~Two~~ TEN Partners have decided to reduce the terms of partnership in writing, to avail the benefits under Income Tax Act and Partnership Act, this Deed of Partnership is executed as follows:-

1. **NAME:-** The name of the Partnership Firm business henceforth shall be M/S. "G.S.R. & SONS"

2. **ADDRESS:-** The Registered Office of the Firm shall be at shop No.140 Sengaluneerodai street,Kanchipuram-631502. The partners may change the place or open a Branche(s)for the convenience of the business of the Firm.

3. **BUSINESS:-** The Business of Firm shall deal Trading in Real Estate that is Purpose of acquire, develop, construct, improve, Finance, Mortgage hoid, Lease, Own, Operate, refinance and sell or otherwise dispose of the property and to engage inactions necessary, convenient. The Firm may also deal in any business incidental to this business or any new business by passing a resolution to that effect.

For GSR & SONS PARTNER

For GSR & SONS PARTNER

For GSR & SONS For GSR & SONS For GSR & SONS For GSR & SONS

PARTNER PARTNER PARTNER PARTNER

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PARTNER PARTNER PARTNER PARTNER

4. **CAPITAL:-** The Capital of the Firm shall be Rs.10,00,000/- (Rupees Ten Lakhs only) to be contributed by the partners as under:-

1.S.G.Rameshkumar	Rs. 1,00,000/-
2.R.NaveenKumar	Rs. 1,00,000/-
3.R.Deepakkumar	Rs. 1,00,000/-
4.R.SanjayKumar	Rs. 1,00,000/-
5.G.S.PrasanKumar	Rs. 1,00,000/-
6.G.S.AshokKumar	Rs. 1,00,000/-
7.G.S.Sushilkumar	Rs. 1,00,000/-
8.J.S.Dharmichand	Rs. 1,00,000/-
9. S.Rajkamal	Rs 1,00,000/-
10.G.S.Kishore Kumar	Rs. 1,00,000/-
Total	Rs.10,00,000/-

The Capital is fixed and it shall carry an interest of 12% p.a..

5. **BOOKS OF ACCOUNTS:-** That the books of accounts shall be kept at the administrative office of the firm and they shall be closed on 31st March of each year and the Balance sheet and Profit and Loss Account shall be drawn.
6. **PROFIT AND LOSS SHARING RATIO:-** That the Profits or Losses shall be divided by the Partners in the following rations:-

	PROFIT	LOSS
1.S.G.Ramesh Kumar	1/10	1/10
2.R.Naveen Kumar	1/10	1/10
3.R.Deepak Kumar	1/10	1/10
4.R.Sanjay Kumar	1/10	1/10
5.G.S.Prasan Kumar	1/10	1/10
6.G.S.Ashok Kumar	1/10	1/10
7.G.S.Sushil Kumar	1/10	1/10
8.J.S.Dharmichand	1/10	1/10
9. S.Rajkamal	1/10	1/10
10.G.S.Kisore kumar	1/10	1/10

7. **DURATION:-** The Partnership shall be "AT WILL" and it shall be effective from 09.01.2020
8. **BANK ACCOUNT:-** The Bank Account of the Firm shall be operated by the Second Partner Mr.R.Naveen Kumar & Fifth Partner G.S. Prasan Kumar on behalf of the firm. SEVERALLY
9. **ADMINISTRATION:-** The day-to-day management of the Firm shall be looked after by the aboveTwo Partners. They shall be rewarded for their services as per the provisions of the I.T.Act as shown below. Subject to this they can draw a monthly salary not exceeding Rs.10,000/- each.

LEVEL OF BOOK-PROFIT	AMOUNT OF DEDUCTION
1.up to Rs.3,00,000/- or Loss	Rs.1,50,000/- or 90% of Profits (Which ever is more)
2.on the balance of the Book Profit	at the rate of 60%

10. ACCOUNTING YEAR:- Financial year shall be accounting year of the partnership Business (April to March). The current accounting year ends on 31st March 2020 and thereafter on every 31st March.

For GSR & SONS PARTNER

For GSR & SONS PARTNER

For GSR & SONS PARTNER

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For GSR & SONS PARTNER

11. BORROWING CLAUSE:- The Partners on behalf of the Firm can raise loans from Banks, Private Persons or Financial Institution etc., for the development of the business of the Firm. However the Firm is not responsible for the individual debts of the partners.
12. RETIREMENT:- Any partner desirous of retiring from the partnership shall give six clear calendar months notice in writing to the other partners and the accounts of the outgoing partner shall be settled in full at the time of his/her/their leaving the partnership. The Other partner shall be at liberty to carry on the business of the Firm. By inclusion of any new partner.
13. GOODWILL:- No retiring partner shall have the right to claim any share in the Good will of the Firm and that no adjustment as to Goodwill shall be made in the dissolution of the Firm.
14. DISSOLUTION:- In case,the above partners decide to dissolve the firm,the Deed of Dissolution shall be prepared making suitable provisions for the payment of any dues of the Income Tax or any taxes affecting the business of the firm and the firm shall be dissolved after giving one month notice.
15. TRANSFER:- No partner shall be entitiled to assign or change in favour of any other person than a partner or partners of the firm his/her share of interest in the firm of the Capital or in the share of profits and any such assignments or change to other parties shall be avoid, as against the firm and the other partner unless, it is agreed to by all partners.
16. ARBITRATION:- That all the disputes as to partnership business, shall be decided by the Arbitrator and his decision shall be binding on all the partners.

GENERAL:-

(A). Every partner shall be at liberty to check and inspect the books of accounts of the firm at the reasonable times.

(B).The Partnership shall be carried on diligently and to the common advantage of above the partners.

(C). Each Partners shall be joint and faithful to others in all transactions of the partnership at all times and give to others just and faithful accounts of the said transactions.

In respect of all other matters not specifically mentioned in this Deed, the Provisions of the Indian Partnership Act shall be binding.

In Witness whereof the parties hereto have get their hands on the date,year first mentioned above:-

WITNESSES:-

1.
2. G. Mahendar
S/o P. Gulabchand
No 150/66-2 Salai St
Kanchipuram. 2

SIGNATURE OF PARTNES:-

1.
2.
3.
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9.
10.

For GSR & SONS

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For GSR & SONS

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For GSR & SONS

PARTNER

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.