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RE REGULATORY RECORD

# RERA Document

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3/350/2 Mettukuppam,
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hello@verified.realestate
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DIGITALLY VERIFIED RECORD




தமிழ்நாடு தமிலநாடு TAMILNADU

BC 281165

590

15.03.2016

திவாணி புரோமோட்டர்ஸ்

பாலீ பாகை

ஆ. பழனிச்சாமி
உரிமம் என் : 18/2004
முத்திரைத்தாள் விற்பனையாளர்
பல்லடம் - திருப்பூர் சாலை
பல்லடம்

**SHIVANI PROMOTERS**

**PARTNERSHIP DEED**

**THIS DEED OF PARTNERSHIP executed on this day the 1st day of April 2023 between :-**

1. Sri. M.C.GOPALAKRISHNAN son of Chinniah Konar, residing at Piranpatti, Tiruppattur Taluk, Sivagangai District ( hereinafter called the PARTY OF THE FIRST PART )

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2.




தமிழ்நாடு தமிலநாடு TAMILNADU

BC 281166

591
15.03.2016

திவாணி முரோகோமட்டர்ல்
வால்பாறை

ஆ. பழனிச்சாமி
உரிமம் எண் : 18/2004
முத்திரைத்தாள் விற்பனையாளர்
பல்லடம் - திருப்பூர் சாலை
பல்லடம்

2. Sri. M.C.G.RADHIKADEVI wife of Gopalakrishnan, residing at Piranpatti, Tiruppattur Taluk, Sivagangai District ( hereinafter called the PARTY OF THE SECOND PART )

3. Sri.M.PALANIAPPAN son of Muthaiah Konar, residing at Ariyandipatti (via), Ponnamaravathy, Tirumayam Taluk, Pudukkottai District ( hereinafter called the PARTY OF THE THIRD PART )

1. 3. M.

2.




தமிழ்நாடு தமிலநாடு TAMILNADU

BC. 281167

592
15.03.2016

திவாணி ஆர்ரகமொபட்டர்ஸ்
பார்ட்னர்

ஆ. பழனிச்சாமி
உரிமம் எண் : 18/2004
முத்திரைத்தாள் விற்பனையாளர்
பல்லடம் - திருப்பூர் சாலை
பல்லடம்

**WITNESSETH**

WHEREAS the Parties of the First to Third parts along with Smt.M.C.Paripoornam and Smt.Pl.Sundari were carrying on partnership business under the name and style of 'SHIVANI PROMOTERS.,' having its Head office at D.No.Old No.29/4, New No.9/19, Nagaikkadai Street, Valparai and Branch office at D.No.399/1A, Nethaji Road, P.N.Pudur, Coimbatore - 641041 on and from 1.4.2015 as evidenced by a Deed of Partnership dt:1.4.2015.

WHEREAS Smt.M.C.Paripoornam and Smt.Pl.Sundari have expressed their desire to retire from the firm as partners on and from 1.4.2023 and the remaining partners have accepted the same.

1.

2.

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WHEREAS the parties to this indenture have orally agreed on certain new terms and conditions on 1.4.2023.

And WHEREAS the parties have now desired to reduce the terms and conditions so orally agreed upon into writing.

**IT IS HEREBY AGREED THAT**

1. The name and style of the Partnership shall continue to be 'SHIVANI PROMOTERS.,' having its Head office at D.No.Old.No.29/4, New No.9/19, Nagaikkadai Street, Valparai and Branch office at D.No.399/1A, Nethaji Road, P.N.Pudur, Coimbatore - 641041 which may be shifted to any place as and when so necessitated and decided.

2. The Partnership shall continue to do business in REAL ESTATE by entering into agreement/purchase and sale of Immovable Properties either in the name of the firm or in the name of the partners.

3. The Partnership may open branch/es at any place/s as and when so decided between the partners from time to time.

4. The Partnership shall be determined AT WILL and shall be considered on a going concern on and from 01.04.2023.

5. No New partner shall be admitted in the partnership unless the same is agreed to between the partners

6. Any Partner desirous of retiring from the Partnership shall give sufficient notice to the other partners and his/her accounts in the partnership shall be settled as mutually agreed to between the partners on acceptance of such retirement.

7. No retiring Partner is entitled to any share in "GOOD WILL" if any, unless otherwise decided between the Partners.

8. Retirement, Insolvency, Insanity or Death of any partner shall not dissolve the Partnership unless otherwise decided between the continuing Partners.

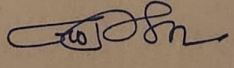
9. The party of the First Part Sri. M.C.Gopalakrishnan shall be the Managing Partner who shall be responsible for the efficient management of the Partnership Affairs.

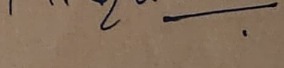
10. The Partnership may open account/s with any Bank/s and all such accounts shall be operated by the Managing Partner Sri.M.C.Gopalkrishnan Party of the First part.

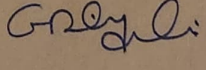
11. The Managing Partner M.C.Gopalakrishnan is authorized

    i) To buy and sell immovable properties in the name of the firm and sign for and on behalf of the firm Shivani Promoters.

    ii) To buy land in the name of the firm, to convert them into sites, to apply for approval of layouts, to gift the land area marked for roads, parks etc in favour of the Government/ Local bodies, to sell the approved sites for and on behalf of the firm and sign for and on behalf of the firm in the concerned Sub Registrar's office and other Government offices.

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2. 

iii) Shall pay taxes, cesses and shall receive all moneys due and owing to the partnership, whether from sale of immovable property, land, site/s or otherwise, issue receipts and demand and sue for all monies and things due to the partnership and shall conduct, appear and file or defend cases, law suits in any court, office, tribunal or elsewhere and for the said purpose may engage or dismiss any lawyer/s invest him or them with such powers and duties as may be necessary or expedient for conducting, appearing, filing, defending or otherwise dealing with all or any of the matters during the working of the partnership or for the purpose of winding-up its affairs and to pay him or them such remuneration as may be necessary.

12. Personal commitments of any Partner shall not bind the Partnership under any circumstances.

13. The capital of the Partnership shall be Rs.60,00,000/- ( Rupees Sixty Lacs only ) and shall be contributed by the Partners at follows:

| NAME OF THE PARTNERS | CAPITAL |
|---|---|
| 1. M.C.Gopalakrishnan | Rs. 25,00,000 |
| 2. M.C.G.Radhikadevi | Rs. 25,00,000 |
| 3. M.Palaniappan | Rs. 10,00,000 |
| | Rs.60,00,000 |

14. Funds if any required over and above the capital may be contributed by any partner according to convenience.

15. Partnership is entitled to borrow from outsiders also subject to the condition that the same shall be under the sole signature of the Managing Partner Sri.M.C.Gopalakrishnan.

16. Party of the Second Part Smt.MCG.Radhikadevi and Party of the Third Part Sri.M.Palaniappan have agreed to work in the Partnership as working partner. It is hereby agreed that in consideration of Party of the Second Part Smt.MCG.Radhikadevi and Party of the Third Part Sri.M.Palaniappan working in the Partnership as working partners they shall be entitled to a remuneration of Rs.50000 /- each per annum.

17. ( 1 ) Interest at 12% per annum shall be payable to the partners on the amount standing to the credit of the capital, current, loan or any other account of all the partners. Such interest shall be calculated and credited to the account of each partners at the close of the accounting year.

( 2 ) However in case of Loss or Lower Income, rate of Interest can be NIL or lower than 12% as may be agreed to by and between the Partners from time to time.

18. The accounts of Partnership shall be closed on every 31st March and the Profit and Loss of the Partnership business as per the accounts maintained by the Partners after deduction of all expresses relating to the business of the Partnership including rent, salaries and other establishment expenses as well as remuneration payable to working Partners and Interest payable to Partners in accordance with clauses 16 & 17 of this DEED of Partnership shall be divided and distributed amongst the partners on the close of the accounting year in the following proportion :-

1.

3.

2.

| NAME OF THE PARTNERS | SHARE |
|---|---|
| 1. MC.Gopalakrishnan | 5/12 |
| 2. MCG.Radhikadevi | 5/12 |
| 3. M.Palaniappan | 2/12 |
| | 100% |

19. Disputes if any between the Partners shall be subjected to customary arbitration failing mutual settlement.

20. Any matter not specifically covered by the foregoing clauses shall be governed by the Indian Partnership Act 1932 as amended from time to time.

**AGREEING TO THE ABOVE TERMS AND CONDITIONS OUT OF FREE WILL AND FULL KNOWLEDGE, THE PARTIES TO THIS INDENTURE SET THEIR HANDS IN THE PRESENCE OF WITNESSES ON THIS DAY THE 1st DAY OF APRIL 2023.**

**SIGNATURE**

1.

2.

3.

**WITNESSES :-**

1.

MC. லோகநாதன் S/o M. சின்னையா கோனார்
ராஜவயலம் தேக்காடு

2.

K. வீராச்சாமி S/o காளிராகவன்
No : 5/112. விராணிப்பட்டி
கடைசார் (PO), சுங்கக்கோட்டை.

படிவம் இ
(விதி 9 (அ) காண்க)

# தொழிற்கூட்டு நிறுவன பதிவு அறிவிப்பு

திருப்பூர் தொழில் நிறுவனப் பதிவாளர் 1932-ஆம் ஆண்டு இந்திய 9கூட்டு வாணிபச் சட்டம் 58(1) பிரிவில் குறிப்பிட்டிருக்கும் அறிக்கை வரப்பெற்றுக் கொண்டதை இதனால் அறிவித்துக் கொள்கிறார்.அந்த அறிக்கை கோப்பில் சேர்க்கப்பட்டு தொழில் நிறுவனத்தின் பெயரான

**M/S. SHIVANI PROMOTORS**

என்பது தொழில் நிறுவனப் பதிவேட்டில் 2010-ஆம் ஆண்டு 825 எண்ணாகப் பதிவாகி இருக்கிறது.

ஆ.நடராஜன்
தொழிற்கூட்டு பதிவாளர்,
திருப்பூர்.



2010-ஆம் ஆண்டு .. ஆகஸ்ட் மாதம்..18 தேதி.

பத்திரப் பதிவு IV-4A—1,00,000 புத்.—30-5-2006—அ.கி.அ., புதுகை.

M/s. Shivani promoters.

எண். இ 0243067

## கட்டண ரசீது.

படிவம் உ. (விதி II காண்க)

825/10 டமிருந்து (கீழ்க் குறிப்பிட்டிருப்பதற்காக)

களாகிய ரூபாய்கள் (எழுத்தால்)
பெற்றுக்கொள்ளப்பட்டது.

| | ரூ. | பை. |
|---|---|---|
| அறிக்கை தாக்கல் செய்ய Form 2 .. | 50 — | |
| அறிவிப்பு தாக்கல் செய்ய .. | | |
| தணிக்கை செய்ய .. | | |
| நகலுக்கு 18/8/10 .. | | |
| (வார்த்தைகளின் எண்ணிக்கை) | | |
| (அம்பது மட்டும்) மொத்தம் .. | 50 — | |

நிறுவனப் பதிவாளர்

தொழில் வாணிய நிறுவனப் பதிவாளருக்காக.

திருப்பூர்

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.