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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

TPAF/Chennai Central/2773539/2021

FORM II-A

FORM OF DECLARATION

(See rule 3-A)

1.	Name of the firm	**KESHAV AGRI FARMS**
2.	Registration No.	**FR/Chennai Central/4/2018**
3.	Date of Registration	**03-Jan-2018**
4.	Place of business	**no 31/14 SOUTH STREET VP COLONY AYANAVARAM CHENNAI , Ayanavaram (Part 1)[URBAN], Ayanavaram Taluk, Chennai District, Tamil Nadu, Pincode - 600023, India**
5.	Period for Declaration	**2020-2021**
6.	Date of Declaration	**16-Apr-2021**

We declare that the above Firm is functioning as on date of declaration with the following partners:-

Sr.No	(1) Name of Partner	(2) Date of joining
1	D MANOJ KUMAR	22-Dec-2017
2	D LOKCHANDER	31-Mar-2018

Signature of Partner or Authorised Person

D. Lokchander

D. Manojkumar

Government of Tamil Nadu

Registration Department

Acknowledgement

Reference Details

SRO Name	Chennai Central Joint I
Application No.	S01FREGVV202104160795424
Transaction No.	REG202104169668224
Transaction Date	16/04/2021

Application Details

Applicant Name	D MANOJ KUMAR
Service Type	Annual Declaration
Annual Filing Fee (₹)	50/-

Payment Details

Name of the Bank	SBI
Bank Ref. No.	IK0BCAPKA1
Payment Mode	Online
Amount Paid (₹)	50/-
Payment Status	Success
Payment Date	16/04/2021

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@tnreginet.net

D. Lokchander

D. Manoj Kumar

படிவம் - இ

[விதி 9 (அ) காண்க]
தொழிற் கூட்டுப் பதிவு அறிவிப்பு

மத்திய சென்னை, தொழில் நிறுவனப் பதிவாளர், 1932 ஆம் ஆண்டு இந்தியக் கூட்டு வாணிபச் சட்டம், 58(1) பிரிவில் குறிப்பிட்டிருக்கும் அறிக்கை வரப்பெற்றுக் கொண்டதை இதனால் அறிவித்துக் கொள்கிறார். அந்த அறிக்கை கோப்பில் சேர்க்கப்பட்டு தொழில் நிறுவனத்தின் பெயரான

KESHAV AGRI FARMS

என்பது தொழில் நிறுவனப் பதிவேட்டில் 2018-ம் ஆண்டு 4 எண்ணாகப் பதிவாயிருக்கிறது.

தொழிற் கூட்டுப் பதிவாளர்,
மத்திய சென்னை

3/1/2018

2018ஆம் ஆண்டு ஜனவரி திங்கள் 3வ் நாள்.

THE SEAL OF THE REGISTRAR OF FIRMS CHENNAI-CENTRAL



தமிழ்நாடு तमिलनाडु TAMILNADU Rs.100/- H 143317

2452 4-4-08 Keshav Agri farms

V. Thangamani
V. THANGAMANI,
STAMP VENDOR,
L. No: 13833/A3/93,
21, ALAGAPPA ROAD,
PURASAWALKAM, MADRAS-84.

DEED OF PARTNERSHIP

THIS DEED OF PARTNERSHIP executed on this 4th day of April 2008 between:

1). R.PRAKASH KOCHAR, S/o. RATANLAL JAIN aged about 43 years and residing at No.10, Muthiyal Chetty Street, Purasawalkam, Chennai-600 007 HEREINAFTER CALLED THE PARTY OF FIRST PART.

2). G.Umachandar, S/o T. Gajarajan, aged about 38 years and residing at 6/14, Ramachandra Iyer St., Nehru Nagar, Chrompet, Chennai – 44 HEREINAFTER CALLED THE PARTY OF SECOND PART.

1 B. Prakash 4 D. Lakshmanan

-2-

2 5 D. Manoj Kumar

3 Archayya. Mathai



தமிழ்நாடு तमिलनाडु TAMILNADU Rs.100/-

H 143316

2451
4-4-08

Keshav Agri farms

V. Thangamani

V. THANGAMANI,
STAMP VENDOR,
L. No. 13833/A3/93,
21, ALAGAPPA ROAD,
PURASAWALKAM, MADRAS-84.

3) Archana G. Gattani, W/o Gopal Gattani, aged about 37 years and residing at No 7 Temple Raod, Kellys, Chennai – 10, HEREINAFTER CALLED THE PARTY OF THIRD PART.

4) D. Lokchander s/o Deenadayalan, aged about 30 years and residing at No. 31/14. South Street, V.P. Colony, Ayanavaram, Chennai – 23. HEREINAFTER CALLED THE PARTY OF FOURTH PART.

1 B. Ravi

2

3 Archana G. Gattani

4 D. Lokchander

5 D. Manoj Kumar



தமிழ்நாடு तमिलनाडु TAMILNADU Rs.100/- H 143315

2450 / 4-4-08 Keshav Figgi for self

V. Thangamani
V. THANGAMANI,
STAMP VENDOR,
L. No: 13833/A3/93,
21, ALAGAPPA ROAD,
PURASAWALKAM, MADRAS-84.

5) D. Manoj Kumar s/o Deenadayalan, aged about 29 years and residing at No. 31/14. South Street, V.P. Colony, Ayanavaram, Chennai – 23. HEREINAFTER CALLED THE PARTY OF FIFTH PART.

WHEREAS The Parties hereto agreed to enter into a Partnership for carrying on Agricultural activities including cultivation of land and other allied agricultural activities subject to the terms and conditions mentioned hereunder.

1

2

3 Anthony G. Gallo

4 D. Lokchada

5 D. Manoj Kumar

NOW THIS DEED OF PARTNERSHIP SHALL BE SUBJECT TO FOLLOWING TERMS AND CONDITIONS:

1. Commencement of Activities: The Partnership shall be deemed to have commenced from the date above mentioned or first written.

2. Place: The Partnership activities shall be carried on at No. 31/14. South Street, V.P. Colony, Ayanavaram, Chennai – 23. and or at such other place or places as the Parties to the Agreement may jointly consent.

3 Firm Name: The activities of the Partnership shall be carried on under Name and Style of " **KESHAV AGRI FARMS** " (HEREINAFTER CALLED 'THE FIRM').

4 Capital : The funds required for the purpose of the Partnership shall be contributed or arranged by the Parties to this deed in such manner as may be mutually agreed upon.

5 Nature of Activity: The activity of the Partnership shall be carrying on Agricultural activities including cultivation of land and other allied agricultural activities subject to the terms and conditions mentioned hereunder.

6 The partners are at liberty to carry any other activity other agricultural activities that they may mutually be agreed upon.

7. Duration of Partnership: The Duration of the Partnership shall at WILL.

8. Branch Office: By the mutual consent of the all partner in writing any Branch Office or Offices may be opened at convenient place or places and when it deems necessary.

9. Profit and Loss: At the end of every accounting year the books of account of 'The Firm" shall be closed and the Net Profit or Loss shall be arrived at after debiting the expenses incidental to and /or relating to the partnership Activities. The Net profit/Loss thus arrived shall be shared by the Parties in the below mentioned ratio.

PARTY OF FIRST PART	- 25%
PARTY OF SECOND PART	- 12.5%
PARTY OF THIRD PART	- 12.5%
PARTY OF FOURTH PART	- 25%
PARTY OF FIFTH PART	- 25%

10. Bank Accounts: Bank Account may be opened in the name of the Firm with any of the Bank or Banks and shall be operated **JOINTLY** by any one of the party of first, second and third part along with any one of the party of fourth and fifth part only.

11. Duty of Partner: The Parties shall keep proper books of accounts and entries made therein of such matters, transaction/s, and things kept by persons engaged in business of similar nature. The said books of account, documents etc., belonging to the Partnership shall be kept at the Principal Office of the Partnership and each Party shall be at all time have free access to examine and copy the same. Each Party shall be just and faithful to the other in all transactions relating to the said business of the Partnership and shall give a true and fair account of the same to the other when and so often as the same shall reasonable as required.

12. Accounting Year: The Accounting year of the Partnership Firm shall be the first day of April every year till the 31st day of March of every succeeding year. However the First Account year of the Firm shall end on 31st March 2009.

13. Loans: That 'The Firm' can raise loans and the document evidencing such loans is to be signed by all the Partners to this Deed.

14. That any Partner may retire from the Partnership, on giving the other Partner three month's notice in advance in writing of his intention to do so. The Partner retiring as aforesaid shall be entitled to be paid by the other Partner immediately upon such retirement, the credit balance if any in his account on the books of the firm on the date of retirement together with his share of profits, if any, after valuing the assets of the firm at the market value till such date. But such retiring Partner shall not be entitled to any share in the goodwill of the firm. In the case of debit balance if any in the account on the books of the firm on the date of retirement the same may be deducted from his/her share of profit and valuation of the assets at market value and still if there is a debit balance, the same has to be paid by the retiring Partner immediately upon such retirement. Death of any of the Partner, retirement, or insolvency shall not dissolve the Partnership and the remaining partners are at liberty to accept an heir of the deceased to be a Partner of the Partnership or not. In the event of refusal to accept an heir of the deceased to be a Partner, the share of the deceased Partner shall be determined as if he had retired on the date of his/her death.

15. No Party shall without the consent to the Other Parties:

(a). Compound, release or discharge any debt, which shall be, or owing to the Partnership without receiving the full amount thereof ;

(b). Assign or Mortgage his/her share of interest in the Partnership.

16. Arbitration: That all disputes and difference relating to the Partnership of its Dissolution or arising out of this Deed between the Parties to this Deed or between their legal representatives or between any of them and their respective legal representatives whether during the subsistence of Partnership or at any time thereafter shall be referred to Arbitration Act, 1940, or if any modification thereof and the Decision or Award given by the Arbitrator shall be binding on all the Parties hereto.

17. Any of the above terms may be varied, amended, added or substituted by mutual consent of the Parties and such consent shall be only in writing.

18. In all other matters the Partnership shall be governed by the Indian Partnership Act, 1932 or any statutory modifications thereof for the time being in force.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THIS DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

WITNESSES:

1). E.C. Devadayalan
31/14 V.P. Colony
South Street
Ayanavaram - 23.

2). G. Meherali
No.1, School Street,
Chennai - 72.

PARTY OF THE FIRST PART.

PARTY OF THE SECOND PART.

PARTY OF THIRD PART

D. Ashokchandar

PARTY OF FOURTH PART

D. Manoj Kumar

PARTY OF FIFTH PART

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

Verified RealEstate
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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.