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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

FORM C

[See rule 9(a)]

Acknowledgement of Registration of Firms

The Registrar of Firms, TamilNadu, 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 the firm **MV PROPERTIES** has been entered in the Register of Firms as No **FR/Chennai South/293/2022**.

Date :22-Apr-2022

Station : Chennai South

Digitally Signed by Thiru/ Tmt/ Selvi
Sathiya Priya S
Registrar of Firms



தமிழ்நாடு TAMILNADU

- 5 APR 2022 M/V PROPERTIES

CN 841932

கோபால் கிருஷ்ணசாமி
முத்திரைதாள் விற்பனையாளர்
53, மேற்கு மாடவீதி,
திருவொற்றியூர், சென்னை-19
உரிமை எண். 18760/94/99/13-06-20

PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP IS MADE ON THIS, THE **6TH DAY OF APRIL 2022**, BY AND BETWEEN

1. **Mr. R PRABHU RADHAN,** S/o. Radhakrishnan, aged about 42 years, addressed at N No. 5/7 O No. 4, Anusuya Street, Rangarajapuram, Kodambakkam, Chennai — 600 024. Hereinafter referred to as the **"FIRST PARTNER"**

2. **Mrs. VIJAYALAKSHMI** W/o. Radhakrishnan, aged about 61 years, addressed at 2/13, Pondy Road, Eraiyanur, Villupuram, Chennai- 604001. Hereinafter referred to as the **"SECOND PARTNER"**

R. Vija



தமிழ்நாடு TAMILNADU

CN 841933

CHENNAI FOR TONDIARPET

- 5 APR 2022

M.V. PROPERTIES

கோபால் கிருஷ்ணசாமி
முத்திரைதாள் விற்பனையாளர்
53, மேற்கு மாடவீதி,
திருவொற்றியூர், சென்னை-19
உரிமை எண். 18760/34/89/13-06-90

..2..

WHEREAS the parties above named intend to carry on the business in the field of Real Estate business which comprises of buying and selling the properties, Renting or Leasing the Properties and Developing Layouts and such other businesses as may be mutually decided by the partners.

Partnership begins from 6th April 2022 and, intends to have a deed of Partnership as part of legal recognition,

AND WHEREAS the parties to this agreement, hereby mutually agrees on the terms and conditions of partnership appearing as follows.

1. The Partnership business shall be carried on under the name and style of **M/s. MV Properties.**

R. Vija



தமிழ்நாடு तमिलनाडु TAMILNADU

- 5 APR 2022

M.V. PROPERTIES

CN 841934

கோபால் கிருஷ்ணசாமி
முத்திரைதாள் விற்பனையாளர்
53, மேற்கு மாடவீதி,
திருவொற்றியூர், சென்னை-19
உரிமை எண். 18760/S4/89/13-06-90

2. The Business of the Partnership firm shall include the Real Estate business which comprises of buying and selling the properties, Renting or Leasing the Properties and Developing Layouts and such other businesses as may be mutually decided by the partners. The parties hereto may commence and carry on any other business as part of this firm's activity as they may decide in future.

3. The Registered / Principal office of the partnership firm shall be at **No.138, 4th Avenue, Seashore town, Panaiyur, Sholinganallur Taluk, Chennai - 600 119.** The parties hereto may open branch or branches at such other places as they may decide in future.

R. Vija

4. All the partners will be the **"WORKING PARTNERS"** and they shall be responsible for and entitled to carry out day-to-day functioning of the partnership firm, provided that they shall not do any Act against the well being of the firm and damage the interests of the partnership.

5. That the **"WORKING PARTNERS"** be entitled to remuneration from profits and Share of Profit as prescribed in this agreement. For the purposes of this clauses, profits of the firm shall be calculated after deducting interest, if any, paid to partners as mentioned herein before and depreciation admissible under the Income Tax Act but before deducting remuneration/bonus to partners, amounts set apart for reserves and taxes payable on the income of the firm. However, the total remuneration payable shall not exceed the qualifying amount calculated as per the Income Tax Act, 1961.

6. THE parties hereto shall share the profits or loss in the ratio of

Mr. R Prabhu Radhan	90%
Mrs. Vijayalakshmi	10%

And profit & Loss for the above purpose shall be the profits after interest and remuneration to the partners.

7. ALL the parties hereto shall participate in the conduct of the business of the firm which shall include day to day transactions of the partnership signature for and behalf of the firm and any of them may appear and represent the firm before Good and Service Tax, Income tax, excise, revenue, judicial, import export trade control, Reserve Bank of India and other authorities in respect of all matters concerning the partnership business.

8. BANK accounts opened for the partnership firm shall be operated either individually by **Mr. R Prabhu Radhan (First Partner) and Mrs. Vijayalakshmi (Second Partner) or together**. Loans, if found necessary, for the partnership business may be arranged and obtained from banks, financial institutions and others and they shall be obtained by both the Party Signatures only.

9. Proper accounts shall be maintained for the partnership business and such accounts shall be kept at the principal place of business of the firm and be open for the Inspection of the parties hereto at all reasonable times.

10. The accounts of the partnership business shall be closed to profit and loss on the 31st day of March every year. The net profit or loss ascertained after charging all business expenditure interest payable to the parties hereto as per terms contained herein shall be divided between the parties hereto in the ratio as specified in clause No.6 and be carried to their respective accounts.

11. The partner's capital may be introduced as and when required and the capital invested shall earn an interest @ 12% per annum.

12. The parties hereto shall be entitled to withdraw amounts from the partnership business during the year for their personal/domestic expenses and the same shall be adjusted at the end of the year against the interest/share of profit due to them.

13. All the partners shall be liable for the debts, liabilities and obligations for the business conducted under this partnership and they shall indemnify and keep indemnified all the remaining partners and also all the assets and rights of the partnership firm against such debts, liabilities and obligations and against all proceedings, costs, claims and expenses in respect thereof.

14. The Partnership shall be terminable at will.

15. In all other respect not specifically provide for herein, the partnership shall be governed by the provisions of the Indian Partnership Act, 1932.

16. Any of the aforesaid clauses may be varied, deleted or fresh clauses may be introduced by agreement between the parties hereto and any such amendment shall be incorporated in this original instrument by means of a supplementary deed (CODICIL) duly executed.

IN WITNESS WHEREOF the parties hereto have signed hereunder the day, month and year first above written.

WITNESSES:-

SIGNATURE OF THE PARTNERS

[First Partner]

(1)
SANTHOSHKUMAR
No.9, Vaikund Apts, KK Salai
Saligramam, Ch - 600093.

(2) C.B.
C.B. KRISHNAN
No:20 'D' PENSIONERS LANE,
PATTALAM, CH - 600012.

[Second Partner]

प्रारुप 1
पंजीकरण प्रमाण–पत्र

कॉर्पोरेट पहचान संख्या : U45400TN2010PTC074892 2009 - 2010

मैं एतदद्वारा सत्यापित करता हूँ कि मैसर्स

MDM FOUNDATIONS INDIA PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक बारह मार्च दो हजार दस को मेरे हस्ताक्षर से चैन्नई में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U45400TN2010PTC074892 2009 - 2010

I hereby certify that MDM FOUNDATIONS INDIA PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given under my hand at Chennai this Twelfth day of March Two Thousand Ten .

(M KANNAN)

सहायक कम्पनी रजिस्ट्रार / Assistant Registrar of Companies

तमिलनाडु, चैन्नई, अंदमान और निकोबार द्वीप

Tamil Nadu, Chennai, Andaman and Nicobar Islands

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

MDM FOUNDATIONS INDIA PRIVATE LIMITED
CRESCENT COURT, NO 963, POONAMALLEE HIGH ROAD, 3RD FLOOR,
CHENNAI - 600084,
Tamil Nadu, INDIA

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.