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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

AX 804615

ரூபாய்:- 500/- VASAVI PROMOTERS TIRUVANNAMALAI

நாள் :- 08 SEP 2025

சு.கற்பூர சுந்தரபாண்டியன்
மு.தா.வி.உ.எண்: 3/2015
வட்டாட்சியர் அலுவலகம்
திருவண்ணாமலை.

PARTNERSHIP DEED

VASAVI PROMOTERS

This Deed of Partnership made on this **08th Day of September 2025** by and between:

1. **SRI A.R.SHABEER AHAMED S/O ABDULREHAMAN** aged about 45 years, now residing at No.9/4, Gorimettu 4th Street, Tiruvannamalai Town and District, Pin-606601 hereinafter called the Party of the **FIRST PART.**

2. **SRI SAKTHI PRASANNA S/O RAJASEKARAN,** aged about 43 years, now residing at No.1, Venkatachalapathi Street, Chetpet, Tiruvannamalai District, Pin-606801, hereinafter called the Party of the **SECOND PART.**

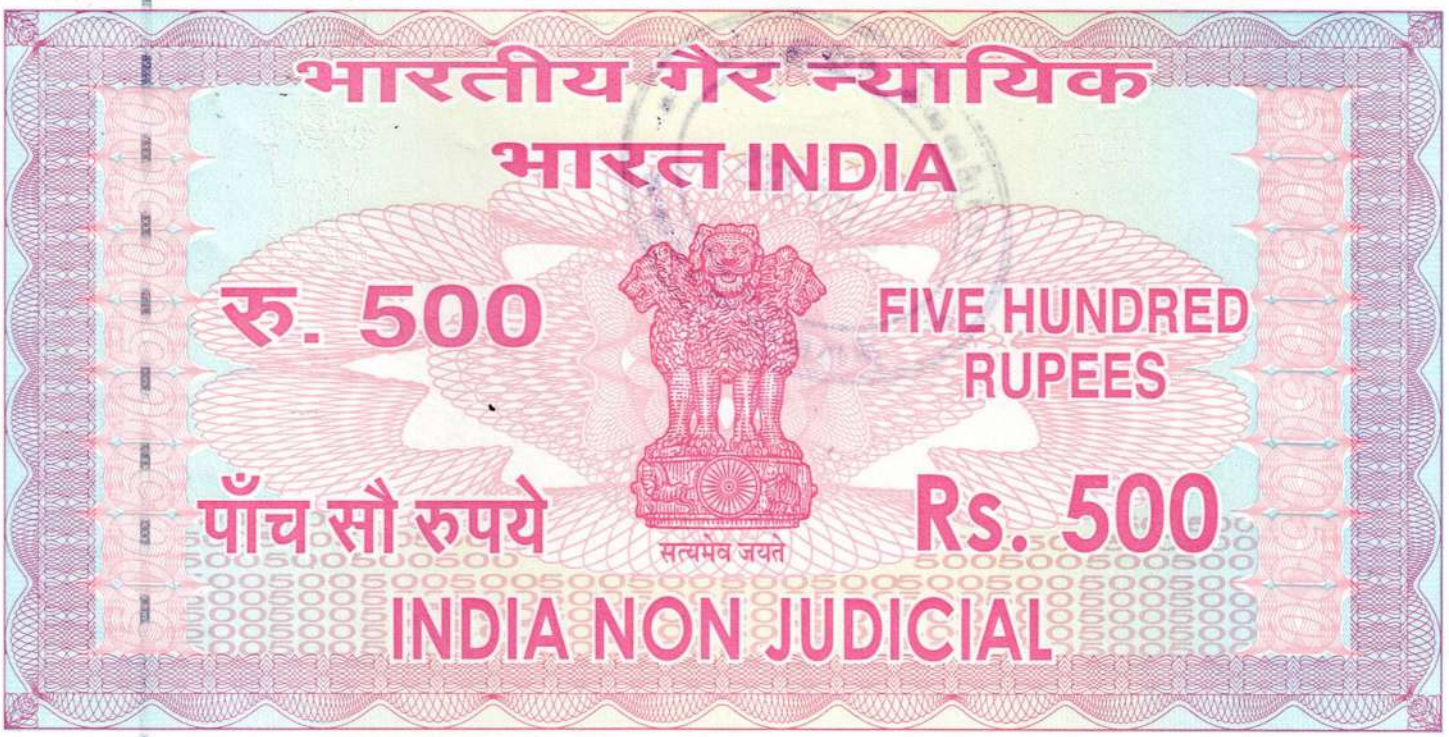
1. A.R. Shabeer Ahamed

2. R.R. Sakthi Prasanna

3. M. Umar Faroon

4. R. Hari

5. B. Sakarish



தமிழ்நாடு तमिलनाडु TAMILNADU

AX 804616

ரூபாய்:- 500/

நாள் :- 08 SEP 2025

VASAVI PROMOTERS
TIRUVANNAMALAI

சு.கற்பூர சுந்தரபாண்டியன்
மு.தா.வி.உ.எண்: 3/2015
வட்டாட்சியர் அலுவலகம்
திருவண்ணாமலை,

3. **SRI M.UMAR FAROOK S/O MALICK BASHA,** aged about 37 years, now residing at No.32/22, Anna Nagar 9th Street, Tiruvannamalai, Pin-606601, hereinafter called the Party of the **THIRD PART.**

4. **SRI R.ARAVINTH S/O RAVICHANDRAN,** aged about 30 years, now residing at No.10/7, 8th Street, VOC Nagar, Tiruvannamalai Pin-606603, hereinafter called the Party of the **FOURTH PART.**

5. **SRI B.SABARISH S/O BABU,** aged about 26 years, now residing at No.67, Kadai Street, Chetpet, Tiruvannamalai District Pin-606801, hereinafter called the Party of the **FIFTH PART.**

1. A.R. Sd +
2. R.R. Sakthi Aram
3. M Umar Farook
4. R Aravinth
5. B. Sabarish

Whereas Party of the First Part to Fifth Part have decided to carry on partnership Business Under the Name and style of **"VASAVI PROMOTERS "** as per the terms and conditions of the partnership deed dated 08-09-2025 according to the terms and conditions of the Partnership mutually agreed upon with at Tiruvannamalai .

NOW THIS DEED WITNESS THAT:

1.Name:

The Name of the Partnership Business shall be **"VASAVI PROMOTERS"** and/or such other name/s as may be mutually decided by the parties hereto.

2.Place of Business:

The Place of Business shall be at **No.27, Manalurpet Main Road, Tiruvannamalai, Pin-606601, Tamil Nadu.** The parties hereto by mutual consent may carry on the business at such other places as may be mutually decided.

3.Business:

The Nature of Business is to Purchase land, Develop the land for Construction of Residential Houses, Get DTCP approval for Housing plan layout, Necessary approval from State Government and Central Government wherever applicable for sales of Residential House Plots and land & Building direct purchase and sale and to do any other businesses as decided by the Partners from time to time.

4. Capital:

The Party of the First Part shall Contribute initially Rs.1,00,000/- and all other Partners shall contribute initially Rs.4,00,000/- each towards their capital. Wherever additional funds are required for proper and sufficient conduct of the business it shall be contributed by the parties hereto or funds shall be raised by way of borrowings either from the parties hereto or from outsiders. In either case interest shall be paid on such borrowings at prevailing market rates and it shall be treated as expenditure of the partnership business.

5. Interest:

Interest shall be paid to partners at a simple rate of 12% interest or such other rate as may be prescribed by IT Act then and there, shall be calculated and credited to partner's capital/current accounts at the end of the year. If the Profits are not sufficient, interest shall be restricted to the amount of profit available. In case of Loss no interest shall be paid to the partners.

1. A.R. Shah

2. R.R. Sakthi Prasad

3. M. Umar

4. R. Natarajan

5. B. Sabarish

6. Managing Partner and Working Partners:

The Party of the **First Part** Shall be the Managing Partners of the firm. He shall represent on behalf of the Firm. All the partners of the firm shall be treated as working partners of the firm. All the partners will engage themselves actively in conducting the affairs of the firm. On behalf of firm,

The Party of the **FIRST PART** shall have the power to sign all correspondence on behalf of the firm connected with the Partnership business before Government Authorities like, Goods and Service Tax , Income-Tax , Government Departments or Agencies for Tender Documents or any other agreements executed on behalf of the firm for obtaining contract works.

7. Remuneration to Working Partner:

The Working Partners shall be paid remuneration for the services rendered by them. The remuneration payable to the each working partner will be as follows:

If the book profit is negative	Rs.150000/-
on first Rs.300000/-of book profit whichever is more	Rs. 75000/- or 90% of the book profit
On the balance of the book profits -	60% of the book profits

8. Books of Accounts:

Proper books of account shall be maintained in respect of all the transactions of the Partnership business. All books, Vouchers, Files and other documents relating to the partnership business shall be kept in the place of business of the firm. All partners or their authorized agent shall have power to inspect the books etc., at all business hours of the firm and shall have power to take copies, notes or extracts from them

1. A.R.
2. R.R. Sakthi
3. M.
4. R.
5. B. Sabarish

9. Shares in Profit and Losses:

Every year the books of accounts shall be closed to Profit and Loss Account on 31st March and the Net Profit/Loss shall be divided or borne by the

1) Sri A.R.Shabeer Ahamed	**- 20%**
2) Sri R.Sakthi Prasanna	**- 20%**
3) Sri M.Umar Farook	**- 20%**
4) Sri R.Aravind	**- 20%**
5) B.Sabarish	**20%**
	100%

10. Bank Accounts:

Bank Accounts shall be opened in the name of the firm and the same shall be operated by the Party of the **First Part Single.** To Operate bank accounts shall include power to operate any OCC, Loan Account, Current Account and any other account of the firm.

11. Power to Borrow

Partners shall borrow from time to time such sum or sums of money, at such interest for such period and on such terms and conditions of lending institutions with security by mortgaging movable or immovable property of the firm or without securities by any one or all of the partners as may be agreed to by the firm and lending institutions.

12. Duties of Partners:

The partners shall be true and just to each other in all transactions and dealings, and at all times during the continuance of the partnership, diligently and faithfully employ themselves in the conduct of the management of the said firm. The partners shall meet as and when necessary for the efficient and smooth running of the firm.

No one partner shall individually instruct or interfere in the working of the firm on the administrative or executive side of the business of the firm. Each partner shall discharge his individual debts, and the firm or its assets shall in no way be bound or made liable for any individual debts of the partners. The partners are at liberty to carry on any other business similar to or otherwise with that of this firm either individually or in association with others.

1. A.R. Shd 4

2. R.R. Sakthi Prasanna

3. M. Umar Farook

4. R. Aravind

5. B. Sabarish

13. Restrictions on Partners:

i) No partner shall in any event obstruct or stop the running of the business of the firm either directly or through any other person like the appointment of an administrator, receiver or liquidator any partner obstructs or interferes with the partnership business through any such third person or through any process of law or otherwise, he shall be liable to pay damages for all losses, financial or otherwise to all the other partners of the firm.

ii) No partner shall have the right or power to sell the immovable properties if any or the major assets of the firm without the consent of all the partners, from the firm his/her share of interest in the firm shall not be sold to any outsider without the written consent of all the existing partners.

In any such event the retiring partner shall first give an option in writing by registered post acknowledgment due, to all the existing partners to purchase his share or interest, only if none of the existing partners are unwilling to purchase by his share, the share or interest shall be sold to an outsider. The refusal to buy the retiring partner's share by the other partners shall be in writing.

14. Expulsion of partners:

If any partner refuses, to attend to the business or the partners meetings, consecutively for 3 meetings, sign any paper required for the business or for the improvement of the business, or refuses to sign the papers for obtaining loans or renewal of loans, obtaining or renewal of licenses or applying for Income Tax registration or continuance thereof or any other papers required to be signed by various departments such as Sales Tax, Corporation Tax, Police Department(s) etc., such partner or partners refusing to sign will be deemed as a non-co-operating partner and can be expelled from the partnership by the resolution of the partners.

Even, if the conduct of the particular partner is not satisfactory in the opinion of the partners, such partner can be expelled from the partnership by a resolution of the partners.

15. Duration of Partnership:

This partnership shall be one terminable AT WILL.

1. A. R. [illegible]
2. D. D. Sakthi [illegible]
3. M. Umar [illegible]
4. R. [illegible]
5. B. Subarish

16. Retirement:

If any partner desires to retire from the firm, he shall give at least three months notice in writing to all the partners, of his intention to do so. At the end of 3 months from the date of notice or retirement, the accounts of the firm shall be closed and the net amount payable to the retiring partner after taking into account the profit or loss up to the date of retirement shall be determined. The accounts shall be closed after providing for all usual outgoings, bad and doubtful debts, dead stock, counterfeit currency etc, The accounts of the retiring partner shall be settled by transfer of all loans, advances or other debts of the firm which were made as per the recommendation of the retiring partner and any further amounts after such transfer shall be settled in accordance with this deed.

17. Death of Partners:

Death, insolvency, expulsion, retirement or admission, of any partner or partners shall not have the effect of dissolving the firm. In the event of death of any of the partners, the shares of the deceased partner shall be determined as per the books of account maintained by the firm taking into account the profit or loss accrued as on the date of the death, and the withdrawals, if any, made by the deceased partner or his heirs.

Such amounts as determined, shall be payable to the legal heirs of the deceased within a period of 3 month from the date of the death and thereafter, they shall not have any right or access to the assets or profits of the firm, but are only entitled to the recovery of such amount standing to the credit of the deceased.

18. Nomination of Legal Heirs:

Each partner shall nominate one person from his legal heirs as the first choice of preference to be taken as a partner in case of his death if the continuing partners agree to the same. Likewise he can also nominate a person of second choice from his legal heirs in case the first nominee is not satisfactory to the continuing partners. However, the mere fact of nomination would not entitle the legal heir a right to become a partner unless the continuing partners are willing to take him as a partner. This will not be questioned in any court of law.

1. A.R. Shah

2. P.P. Sakthi Praveen

3. M. Umar

4. R. Nath.

5. B. Sabarish

19. Settlement of Accounts:
Where any sum becomes payable to a partner on account of his retirement or expulsion or to the legal heirs of the deceased partner, the remaining or continuing partners as the case may be are at liberty to determine the bad debts, dead stock and write off the sums as an expenditure in the books as on the date of retirement expulsion or death of the partner. If however, the retiring or expelled partner, or legal heirs of the deceased partner, does not agree to the quantum of bad debts, dead stock shall be assigned to the retiring or expelled partner or legal heir of the deceased partner towards payment of any sum due from the firm.

Similarly, at the time of retirement, expulsion or death or a partner, a list of doubtful debts, and slow moving stock shall be ascertained and the firm shall retain the portion of such debts or stock belonging to the retired, expelled or deceased partner to the extent of his share as per the profit sharing ratio and this sum shall moving stock are realized.

In case the firm does not have liquid funds to pay the retiring partner, his account shall be settled by transferring the debtors and stock held by the firm at the value agreed upon by the majority of the partners and the balance if any shall be paid to him.

20. Goodwill:
The Partners hereby agree that in view of the nature of business, there is no goodwill attached to the firm and no such sum shall be due or payable on this account to any partner or heirs or legal representatives on death, retirement, and expulsion of any partner or on change in the constitution of the firm.

21. Arbitration:
Any dispute or difference which may arise among the parties or their representative with regard to the construction, meaning, effect of this deed or any part there of, or respecting the accounts profits or losses of the business or the rights and liabilities of the partners under this deed or dissolution or winding up the business or any other matter relating to the firm shall be referred to arbitration.

1.
2.
3.
4.
5.

22. Amendment and others:
Any of the terms and condition shall be altered, varied, deleted or added to by common consent of all parties hereto. In respect of matters not provided for in this deed the parties hereto shall abide by the provisions of the
"INDIAN PARTNERSHIP ACT 1932".

23. Execution:
The contents of this document has been read over and translated into Tamil to all the partners, who have executed this deed after having understood the full meaning and implication of its contents.

IN WITNESS WHEREOF THE PARTNERS HERE TO HAVE SET THEIR RESPECTIVE HANDS ON THIS DAY, MONTH, AND YEAR ABOVE WRITTEN IN THE PRESENCE OF THE WITNESS ATTESTING HERE TO.

WITNESS:

1. A.R.
2. R. R. Sakthi
3. M. Umar Farook
4. R. Ath.
5. B. Sabarish

(1) Jm Mst. S/o Ravi, 156 Odaikal Street, Mayyur, Thiruvannamalai. 606753

2 L. Parthiban S/o Loppan No. 173/N, Thamthai Periyar nagar, Tiruvannamalai. 606601,

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 **VASAVI PROMOTERS** has been entered in the Register of Firms as No **FR/Thiruvannamalai/54/2025**.

Date :08-Oct-2025

Station : Thiruvannamalai

Digitally Signed by Thiru/ Tmt/ Selvi
VENKATESAN R
Registrar of Firms

FORM A

(See rule 5)

REGISTER OF FIRMS

(Maintained under Section 59 of the Indian Partnership Act, 1932)

1. Serial number of Firm : : **FR/Thiruvannamalai/54/2025**
2. Name of Firm : **VASAVI PROMOTERS**
3. Date of Registration : **08-Oct-2025**
4. Duration of the Firm : **At Will**
5. Address

Address	Date of change	Remarks
NO.27, MANALURPET MAIN ROAD, THIRUVANNAMALAI, Tiruvannamalai, Tiruvannamalai, Tamil Nadu, India, 606601		

6. Partners

Name of the Partners	Address	Date of Joining	Date of Ceasing	Remarks
A R SHABEER AHAMED	NO.9/4, GORIMETTU 4TH STREET,, THIRUVANNAMALAI, Tiruvannamalai, Tiruvannamalai, Tamil Nadu, India, 606601	08-Sep-2025		
R SAKTHI PRASANNA	NO.1, VENKATACHALAPATHI STREET,, CHETPET, CHETPET, Tiruvannamalai, Tamil Nadu, India, 606801	08-Sep-2025		
M UMAR FAROOK	NO.32/22, ANNA NAGAR, 9TH STREET,, THIRUVANNAMALAI, Tiruvannamalai, Tiruvannamalai, Tamil Nadu, India, 606601	08-Sep-2025		
R ARAVINTH	NO.10/7, 8TH STREET VOC NAGAR,, THIRUVANNAMALAI, Tiruvannamalai, Tiruvannamalai, Tamil Nadu, India, 606603	08-Sep-2025		
B SABARISH	NO.67, KADAI STREET,, CHETPET, CHETPET, Tiruvannamalai, Tamil Nadu, India, 606801	08-Sep-2025		

7. Alteration in Partners : -

8. Principal places of business and changes therein :

Address	Date of change	Remarks
NO.27, MANALURPET MAIN ROAD, THIRUVANNAMALAI, Tiruvannamalai, Tiruvannamalai, Tamil Nadu, India, 606601		

9. Change in Firm Name : -

10. Other place of business : -

11. Change in Branch Details : -

Name of Firm : VASAVI PROMOTERS

12. Application Request List

Sr. No	Description of Document	Date of Filing	Signature of Registrar or Authorised Officer
1	Firm Registration	08-Oct-2025	Digitally signed by : VENKATESAN R

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.