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DIGITALLY VERIFIED RECORD

Book IV 54/2022

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

தமிழ்நாடு

நாள் : 16/08/2022 "Sree Raja Rajan Foundation"

: 100/- Parakkai

CK 073623

S. கிருஷ்ணசுவாமி, M.A.
முத்திரைதாள் விற்பனையாளர்
உரிமம் எண்: 7/2008 நாள்: 20-08-2008
சப்ரெஜிஸ்டிரார் ஆபீஸ் ரோடு
இடலாகுடி

PARTNERSHIP DEED

This **DEED OF PARTNERSHIP** executed on this 17th August 2022 between

1.**Mr.P.RAJALINGAM** (Aadhaar No: 845976543448), (Cell No: 9443450697) aged 45 years Son of Mr.Perumal residing at 3-91C, North Street, Vandikudiyiruppu, Thengamputhur, Parakkai, Kanyakumari - 629601 called the **FIRST PARTY.**

1.PARTNER
(P.RAJALINGAM)

2.PARTNER
(K.NEELA RAJAN)

Document No. 54 of 2022 of Book 4 Contains 13 Sheets 1 Sheets

Registering Officer

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

CK 073622

நாள் : 16/08/2022

: 100/-

"Sree Raja Rajan Foundation"
Parakkai.

S. கிருஷ்ணசுவாமி, M.A.
முத்திரைதாள் விற்பனையாளர்
உரிமம் எண்: 7/2008 நாள்: 20-08-2008
சப்ரெஜிஸ்டிரார் ஆபீஸ் ரோடு
இடலாகுடி

2. **Mr.K.NEELARAJAN** (Aadhaar No: 7761 7524 4803) (Cell No.9443605901) aged 42 Years Son of Mr.Kalaperumal residing at 3/94E, North Street, Vandikudiyiruppu, Thengamputhur, Parakkai, Kanyakumari - 629601 called the **SECOND PARTY.**

1.PARTNER
(P.RAJALINGAM)

2.PARTNER
(K.NEELA RAJAN)

Document No. .....54..... of ..2022.. of Book
4 ...Contains ..13.....Sheets ...2.....Sheet

Registering Officer

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

தமிழ்நாடு

நாள் : 16/08/2022 "Sree Raja Rajan Fourdation"

: 100/- Parakkai.

CK 073621

S. கிருஷ்ணசுவாமி, M.A.
முத்திரைதாள் விற்பனையாளர்
உரிமம் எண்: 7/2008 நாள்: 20-08-2008
சப்ரெஜிஸ்டிரார் ஆபீஸ் ரோடு
இடையகுடி

- 3 -

WHERES both the parties hereto have formed into a partnership to carry on business of "**REAL ESTATE, LAND PROMOTORS AND CONSTRUCTION**".

WHERES both the **FIRST PARTY** and the **SECOND PARTY** hereinafter and referred as **PARTNERS.**

1.PARTNER

(P.RAJALINGAM)

2.PARTNER

(K.NEELA RAJAN)

Document No. 514 of 2022 of Book 4 Contains 13 Sheets 3 Sheet

Registering Officer

WHERES they have mutually agreed to draw up a deed of partnership evidencing the terms and conditions on which the partnership is constituted.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

1. The name of the partnership firm shall be, "**SREE RAJA RAJAN FOUNDATION.**"
2. The business of the partnership shall be that of Real Estate, Land Promotors and Construction activity such other business or business as the parties hereto decide to carry on from time to time by their Mutual Consent.
3. The Office of the partnership firm shall be situated at **D.No:5/52, Gandhipuram Main Road, Parakkai, Nagercoil, Kanyakumari District, Tamilnadu - 629 601** and or at such other place or places as the parties hereto choose from time to time by their mutual consent.
4. The initial capital of the partnership shall be sum of Rs. 10,00,000/- (Rupees Ten Lakhs only) which shall be contributed by and belong to the parties in the following proportion.

Mr.P.RAJALINGAM : **Rs. 5,00,000/-**

Mr.K.NEELARAJAN : **Rs. 5,00,000/-**

1.PARTNER

(P.RAJALINGAM)

2.PARTNER

(K.NEELA RAJAN)

Document No. ....54..... of ....2022.... of Book 4....Contains ...13.....Sheets ....4.....Sheet

Registering Officer

5. Further amounts as may be required for the business of the partnership shall be contributed by the partners as mutually agreed upon. The Capital and other amounts contributed by the partners shall bear interest at the rate of 12% per annum or such other rate as may be allowed **u/s 40b of Income Tax Act 1961.**

6. The Profit of the Partnership shall be divided between the parties hereto the benefits of partnership as follows:

Mr.P.RAJALINGAM	:	**50%**
Mr.K.NEELARAJAN	:	**50%**

7. The business of the partnership shall be managed by both the **PARTNERS** As partners they shall have all the powers of management that are deemed necessary and incidental to the carrying on of the partnership business and they shall be charge of all day to day accounts of the firm.

8. The bank account of the partnership firms shall be opened under the signatures of **both the Partners.**

1.PARTNER

(P.RAJALINGAM)

2.PARTNER

(K.NEELA RAJAN)

Document No. 54 of 2022 of Book 4 Contains 13 Sheets 5 Sheet

Registering Office

9. The Parties to the deed are the partners of the firm and they shall be paid remuneration as follows:

Mr.P.RAJALINGAM	:	**Rs. 1,20,000/-**
Mr.K.NEELARAJAN	:	**Rs. 1,20,000/-**

10. Borrowing for the purpose of the business from banks or others either on security of otherwise shall be made only with the written consent of both the partners hereto.

11. None of the partners hereto shall without the consent of the other partners, sell mortgage, assign (or) otherwise part with his (or) her share (or) interest in the partnership business (or) Property (or) knowingly (or) will fully act, commit or permit any act whereby the partnership business is dissociated (or) disturbed to the detriment of other partners.

12. Both the partners shall be just and faithful to each other in all their dealings and transactions connected with the business of the partnership and they shall carry on the same to the greatest common advantage.

13. The annual account of the partnership shall be closed on the 31st day of March every year on which date a balance sheet a profit and loss account shall be prepared which shall be approved by both the parties hereto.

1.PARTNER

(P.RAJALINGAM)

2.PARTNER

(K.NEELA RAJAN)

Document No. 54 of 2022 of Book 4 Contains 13 Sheets 6 Sheet

Registering Officer

14.The Partners shall maintain proper records and other book of accounts as are usually kept in a business of like nature and all the partners shall have free access to them at all hours of business and shall be at liberty to inspect or to take copies or extracts there from.

15.The retirement, death or insolvency of any of the parties hereto shall not cause the dissolution of the firm and the remaining partners shall be entitled to continue the said business either in partnership among them or by admitting any new partner or partners as they may so decides.

16.Any partner may retire from the partnership by giving three calendar months previous notice in writing to the other partners and on such retirement, the said retiring partner shall be entitle only to the amount found to the credit of this or her capital and current accounts in the books of accounts of the firm after making a Revaluation if assets and liabilities as on the date of retirement and the said retiring partner shall not have any claim over the goodwill of the firm.

1.PARTNER

(P.RAJALINGAM)

2.PARTNER

(K.NEELA RAJAN)

Document No. ....54..... of ....2022 of Book 4....Contains ....13.....Sheets .....7.....Sheet

Registering Officer

17. In the event of death of any of the parties hereto with the mutual consent of the remaining partners, may one or more of the legal heirs of the deceased partner shall be admitted as a partner or partners in the firm. If none of the legal heiress is willing to join the firm: the said legal heirs shall be entitled to the amount found to the Credit of the capital and current accounts of such deceased partner in the books of account as on date of death after making revaluation of assets and liabilities and the said legal heirs shall not have any claim over the goodwill of the firm.

18. The partnership shall be on **AT WILL** terminable when a majority of the partners gives notice to the other three months in advance of their intention to dissolve the partnership and on the expiry of the said notice period the partnership shall be dissolved and the affairs of the partnership shall be wound up in accordance with the provisions of law.

19. For the matters not specifically provided in this deed, the provisions of **THE INDIAN PARTNERSHIP ACT 1932** Shall apply.

1.PARTNER

2.PARTNER

(P.RAJALINGAM)

(K.NEELA RAJAN)

Document No. ....54..... of ....2022 of Book 4 Contains ....13....Sheets ....8.....Sheet

Registering Officer

20.IN WITNESS WHEREOF the parties hereto signed this deed of partnership on 17th August 2022.

1.PARTNER

(P.RAJALINGAM)

2.PARTNER

(K.NEELA RAJAN)

WITNESSES:

1.Sundar. S/o. Kalaperumal. 3/94E, North Street, Vandikudiyiruppu, Parakkai Post (Aadhar Card No: 813168349648)

2.Ravi, S/o. Murugan, 3/105, Vandikudiyiruppu, Parakkai Post (Aadhar Card No: 575172223662)

Prepared By



M.Usha, W/o. Azhagappa Pillai, 2/94, Thekkoor, Theroor, (Cell No: 9787232705) A/22/TNV/2015.

Document No. ....54..... of 2022. of Book 4..Contains ....13.....Sheets .....9.....Sheet

Registering Officer

இந்திய அரசாங்கம்
Government of India

ராஜலிங்கம் பெருமாள்
Rajalingam Perumal



தந்தை : பெருமாள்
Father : PERUMAL

பிறந்தவருடம்/Year of Birth: 1977
ஆண்பால் / Male

8459 7654 3448

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி: s/o பெருமாள், எண் 3-91சி
வடக்குத்தெரு, வண்டிகுடியிருப்பு
தெங்கம்புதூர், அகஸ்தீஸ்வரம், பறக்கை
கன்னியாகுமரி, தமிழ்நாடு, 629601

Address: S/O Perumal, NO 3-91C, NORTH ST, VANDIKUDIYIRUPPU, THENGAMPUTHUR, Agasteeswaram, Parakkai, Kanniyakumari, Tamil Nadu, 629601

8459 7654 3448

1947
1800 300 1947

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இந்திய அரசாங்கம்
Government of India



நீலராஜன் காலபெருமாள்
Neelarajan Kalaperumal
தந்தை : காலபெருமாள்
Father : Kalaperumal
பிறந்தவருடம் / Year of Birth : 1980
ஆண்பால் / Male

7761 7524 4803

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி:
s/o காலபெருமாள், எண் 3/94 இ,
வடக்குத் தெரு,
வண்டிகுடியிருப்பு, தெங்கம்புதூர்,
அகஸ்தீஸ்வரம், பறக்கை,
கன்னியாகுமரி, தமிழ்நாடு, 629601

Address:
S/O Kalaperumal, NO 3/94 E,
NORTH STREET,
VANDIKUDIYIRUPPU,
THENGAMPUTHUR,
Agasteeswaram, Parakkai,
Kanniyakumari, Tamil Nadu,
629601

7761 7524 4803

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Registering Officer

भारत सरकार
Government of India



சுந்தர் காலபெருமாள்
Sundar Kalaperumal
பிறந்த நாள்/DOB: 14/01/1984
ஆண்/ MALE

8131 6834 9648

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

முகவரி:
S/O காலபெருமாள், என் 3/94 இ, வடக்குத் தெரு, வண்டிகுடியிருப்பு, தெங்கம்புதூர், அகஸ்தீஸ்வரம், கன்னியாகுமரி, தமிழ்நாடு - 629601

Address:
S/O Kalaperumal, NO 3/94 E, NORTH STREET, VANDIKUDIYIRUPPU, THENGAMPUTHUR, Agasteeswaram, Kanniyakumari, Tamil Nadu - 629601

8131 6834 9648

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Government of India



ரவி மு
Ravi M
பிறந்த நாள் / DOB : 15/07/1988
ஆண்பால் / Male

5751 7222 3662

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

ஆதார்

முகவரி:
தந்தை / தாய் பெயர்: முருகன், 3/105, வண்டி குடியிருப்பு, பறக்கை, பறக்கை, கன்னியாகுமரி, பறக்கை, தமிழ் நாடு, 629601

Address:
S/O: Murugan, 3/105, VANDI KUDIYERUPPU, PARAKKAI, Parakkai, Kanniyakumari, Parakkai, Tamil Nadu, 629601

5751 7222 3662

1947
1800 300 1947
help@uidai.gov.in
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ரவி மு

Document No. 54 of 2022 of B
4 Contains 13 Sheets 11 Sheet

Registering Officer

R/இடலாக்குடி/புத்தகம்-4/54/2022

ும் ஆண்டு ஆகஸ்ட் மாதம் 17ம் தேதி பி.ப. 01:21 மணியளவில் இடலாக்குடி சார்பதிவாளர் அலுவலகத்தில் ல் செய்து கட்டணம் ₹ 10,230/- செலுத்தியவர்.

பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

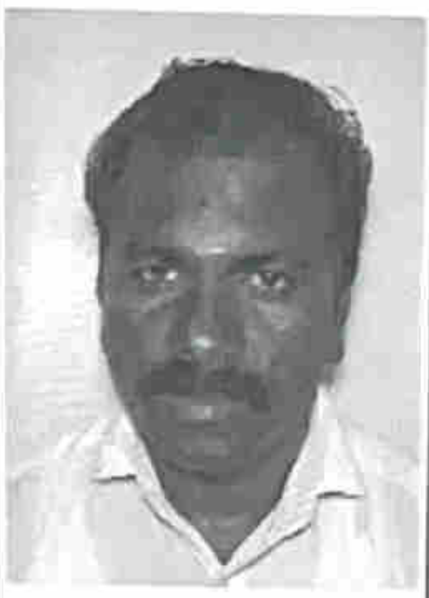
ழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
து பெருவிரல்





"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் :
UKC:230393eab5a508ddb84bc181f1514e19f8fef7

(Details from UIDAI : Rajalingam Perumal S/O Perumal, 30-06-1977, xxxxxxxx3448)



ழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்

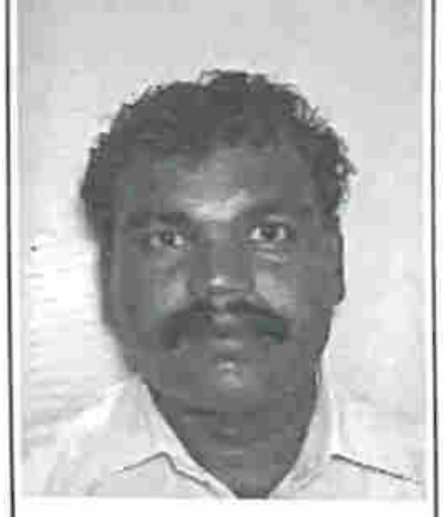




K Neelarajan

"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் :
UKC:20181618ff1ad6f31148ca87fb45d120e7e9da

(Details from UIDAI : Neelarajan Kalaperumal S/O Kalaperumal, 15-07-1980, xxxxxxxx4803)



2022 ஆம் ஆண்டு ஆகஸ்ட் மாதம் 17ம் நாள்

சுப்புலெட்சுமி ம
சார்பதிவாளர்
இடலாக்குடி

SUB REGISTRAR
EDALAKUDY

Document No. 54 of 2022 of Book 4 Contains 13 Sheets 12 Sheet

Registering Officer

R/இடலாக்குடி/புத்தகம்-4/54/2022

இடலாக்குடி/புத்தகம்-4/54/2022 எண்ணாகப் பதிவு செய்யப்பட்டது.

17/08/2022

இடலாக்குடி

துணைப்பதிவாளர்
SUB REGISTRAR
EDALAKUDY

Document No. ....54..... of ....2022.... of Book 4.....Contains ....13.....Sheets ....13.....Sheet 1

Registering Office

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.

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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.
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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

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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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.