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भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 04.03.2026 ₹.500/- BB 360729

THOGAI MURUGAN PROMOTERS
KARUR

K. SIVASAMY,
S.V. 19-A, PNS ST.,
L.No: 1/97, KRR.
KARUR.

SUPPLEMENTARY PARTNERSHIP DEED

(Admission of New Partner)

This **Supplementry Partnership Deed** is made and executed at **Karur, Tamil Nadu** on this 4TH day of march 2026.

BETWEEN

1. Mr. M. Santhose,
S/O **MR. P.MURUGAN,**
Residing at 8, Annandhayee Ammal Illam, Sempadapalayam, Pugalur S.F, Punjai Pugalur, Karur, Tamil Nadu - 639113,
(hereinafter referred to as the **First Partner / Managing Partner**)

NOTARY
P.SHANMUGAM, B.A.,B.L.,C.Lib.,
ADVOCATE,
KARUR-639 001.
T.NADU
KARUR DT. TAMIL NADU, S. INDIA

P.SHANMUGAM,B.A.,B.L.,C.Lib.,
Cell:94433 03044
ADVOCATE NOTARY PUBLIC &
COMMISSIONER OF OATHS,
ENDROLL NO: 865/83
G.O.M.S.No: 187/96
64, RANI MANGAMMAL STREET,
KARUR-639 001.(T.N) S.INDIA

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KARUR

K. SIVASAMY,
S.V. 19-A, PNS St.,
L.No: 1/97, KRR.
KARUR.

2. Mr. J. Sathishkumar,
S/o **MR. JAYARAMAN**
Residing at No: 2/7, Pudhupalayam, Vaikanllur, Vaikanllur (North), Vaikanllur, Karur, Tamil Nadu 639120,
(hereinafter referred to as the **Second Partner / Managing Partner**)

3. Mr. T.Rajasekar,
S/o **MR. K.THOTTIYAM**
Residing at 4/45, agraharam,keela srinivasanalur (po),thottiyam (t.k), Trichy -621209.
PAN: ASSPR3667E
(hereinafter referred to as the **Third Partner**)

The above parties shall collectively be referred to as **"the Partners."**

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RECITALS 1

The First and Second Partners had constituted a partnership firm in the name and style of **M/s Thogai Murugan Promoters**, having its principal place of business at **Karur, Tamil Nadu**, under a Partnership Deed dated **16 November 2022**.

The said firm is engaged in the business of **real estate development, purchase and sale of lands, layout formation, residential and commercial construction, and** This deed is executed as a **Supplementary Partnership Deed** to modify and supplement the terms of the original partnership deed.

NOW THIS DEED WITNESSETH AS FOLLOWS

1. Admission of New Partner

The partners hereby admit **Mr. T.RAJASEKAR** as a partner of the firm with effect from 04 / 03/ 2026.

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2. Managing Partners

Notwithstanding the admission of the third partner:

- **Mr. M. Santhose**
- **Mr. J. Sathishkumar**

shall continue to remain the **Managing Partners** of the firm.

All **management, control, policy decisions, and operational authority** of the firm shall vest solely with the Managing Partners.

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04.26

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3. Nature of Business

The business of the firm shall continue to be:

- Purchase and sale of immovable properties
- Real estate development and layout formation
- Construction of residential and commercial buildings
- Any other business mutually agreed upon by the Managing Partners.

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4. Capital Contribution

The capital contribution of partners shall be as mutually decided by the partners from time to time.

The **Third Partner may or may not contribute capital**, and the absence of capital contribution shall not affect his limited profit share as provided herein.

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5. Profit and Loss Sharing

The net profits and losses of the firm shall be shared among the partners in the following proportion:

Partner	Share
Mr. M. Santhose	**79.5%**
Mr. J. Sathishkumar	**20%**
Mr. T.Rajasekar	**0.5%**

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The Third Partner shall not claim any **profits earned prior to the date of admission into the firm.**

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6. Authority and Control

All strategic, financial, and operational decisions of the firm shall be taken **only by the Managing Partners.**

The Third Partner shall not have any independent authority to make decisions on behalf of the firm.

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7. Signing Authority

The Third Partner shall **not independently sign** any of the following documents:

- Sale Deeds
- Purchase Deeds
- Development Agreements
- Joint Venture Agreements
- Contracts
- Financial Documents

The Third Partner may sign documents **only when authorized in writing by the Managing Partners.**

---

8. Authorization System

The Managing Partners may issue a **written authorization letter or partner resolution** authorizing:

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KARUR-639 001.(T.N) S.INDIA

- Any partner, or
- Any third person

to sign documents related to **purchase or sale of properties, agreements, or registrations** on behalf of the firm.

Such authorization shall be valid **only when signed by both Managing Partners.**

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9. Restriction of Powers of the Third Partner

The Third Partner shall not have the authority to:

- Bind the firm to contracts
- Borrow money on behalf of the firm
- Mortgage or sell firm property
- Enter into agreements
- Operate bank accounts of the firm
- Represent the firm before authorities without written authorization.

---

10. Property Ownership

All immovable properties purchased in the name of the firm shall **belong solely to the partnership firm**, and their management and control shall remain with the Managing Partners.

NOTARY * P.SHANMUGAM, B.A.,B.L.,C.Lib., ADVOCATE, KARUR-639 001. T.NADU * KARUR DT. TAMIL NADU, S.INDIA

09.04.25

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11. Bank Operations

All bank accounts of the firm shall be opened and operated **only by the Managing Partners**, unless otherwise authorized in writing.

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12. Retirement / Removal of Partner

The Managing Partners shall have the authority to **retire or remove the Third Partner** from the partnership by issuing a **written notice**, subject to settlement of accounts.

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13. Liability of Partners

All partners shall be **jointly and severally liable** for the acts and obligations of the firm in accordance with the provisions of the **Indian Partnership Act, 1932**.

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14. Dispute Resolution

In case of any dispute between the partners, the same shall be referred to **arbitration** in accordance with the provisions of the **Arbitration and Conciliation Act, 1996**.

The place of arbitration shall be **Tamil Nadu**, and the decision of the arbitrator shall be final and binding.

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15. Continuation of Original Deed

Except for the modifications contained herein, **all other terms and conditions of the Partnership Deed dated 16 November 2022 shall remain unchanged and continue in full force and effect.**

NOTARY ★ VIDNI'S ★ KARUR DT.TAMIL NADU
P.SHANMUGAM, B.A.,B.L.,C.Lib., ADVOCATE, KARUR-639 001. T.NADU

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84, RANI MANGAMMAL STREET,
KARUR-639 001.(T.N) S.INDIA

IN WITNESS WHEREOF

The partners have signed this Supplementary Partnership Deed on the day, month and year first above written.

1.



2.



SIGNATURES OF PARTNERS

First Partner
Mr. M. Santhose

Second Partner
Mr. J. Sathishkumar

3.



Third Partner
Mr. T.Rajasekar

WITNESSES

1. _____

Name: CA. Suganth Raj. S
Address: 5/303/c, Silver Lawn, Kada Parai, Karur - 639006.
Signature: Ph: 9600733390.

2. _____

Name: A. G. Rubika
Address: 1/4, Shankaran Malaipatti, Karuppur (Po), krishnarayapuram (Tk) Karur - 639108
Signature: A. G. Rubi
Ph no: 7868920480.

Solemnly Affirmed and Signed before me at Karur On

P.SHANMUGAM,B.A.,B.L.,C.Lib.,
ADVOCATE NOTARY PUBLIC &
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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.