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DIGITALLY VERIFIED RECORD

ROHINI PALMS

Declaration for Authorized Signatory

We:-

Si .No.	Name of Partners / Directors / Members of Managing Committee
1	LATHA ANAND
2	A,TRISHA

Hereby solemnly affirm and declare that **Mr.M.ANAND** (Name of the authorized signatory) to act as an authorized signatory for the business M/s. **"ROHINI PALMS"** for which application for registration is being filed / is registered under the Goods and Service Tax Act, 2017.

Signatures:

Si No.	Name of Partners / Directors / Members of Managing Committee	Designation/ Status	Signature
1	LATHA ANAND	Partner	Latha Anand
2	A,TRISHA	Partner	Trisha.A

Acceptance as an authorized signatory

I **Mr.M.ANAND** (Name of the authorized signatory) hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

For ROHINI PALMS

Authorized Signatory

Signature of Authorized Signatory

Designation/Status

Date:- TRICHY

Place:- 16.07.2025



தமிழ்நாடு तमिलनाडु TAMILNADU

BL 643045

1.04.2025
Rohini Palms

P. NAGARAJAN, B.Sc.,
Stamp Vendor
L.No: 8403/93
District Court
Trichy, T. Nadu

PARTNERSHIP DEED

"M/s.ROHINI PALMS"

This deed of partnership is executed at Tiruchirappalli on this 7th day of April 2025 among;

1) Mrs.LATHA ANAND, W/o.Mr.M.Anand, aged about 46 years, residing at No. T1, Rohini Grand, Door No. AA-26, Sivaprakasam Salai, Anna Nagar,Trichy – 620 017; hereinafter called the party of the FIRST PART;

2) Miss: A. TRISHA, D/o.Mr.M.Anand, aged about 24 years, residing at No. T1, Rohini Grand, Door No. AA-26, Sivaprakasam Salai, Anna Nagar,Trichy – 620 017; hereinafter called the party of the SECOND PART;

Latha Anand

Trisha.A

NOTARY PUBLIC
S.SENTHILKUMAR
Regd.No:6162
TRICHY DISTRICT
GOVT. OF INDIA

WHEREAS the above said parties intends to carry on the business of property developers, builders, constructing & selling of flats, buildings etc., and other alied business in partnership under the name and style of **"ROHINI PALMS"** and the First Part and Second Part, have agreed to continue the said business under the same name and style of "M/s. ROHINI PALMS" No- 42 C, Race Course Road, Khajamalai, Trichy - 620023;

NOW THIS DEED of partnership wetness that it is hereby mutually agreed that the said parties shall become the partners of the firm "M/s. ROHINI PALMS" upon the following terms and conditions.

TERMS AND CONDITIONS

1) That the business of the firm shall be carried on under the name and style of "M/s. ROHINI PALMS" and /or such other name or names as the partners decides from time to time.

2) That the place of the partnership business shall be at No- 42 C, Race Course Road, Khajamalai, Trichy - 620023; and/ or such other place or places as the partner may decide from time to time.

3) That the object of the partnership shall be carrying on the business of property developers, builders, constructing & selling of flats, buildings etc., and allied business and such other business or businesses as may be mutually agreed among the partners may decide from time to time.

4) The firm shall be deemed to have commenced its business with effect from 07/04/2025 and it shall be determinable at will.

Latha Anand

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Trishad

5) That the capital of the partnership business shall consists of Rs.10,00,000/- (Rupees Ten Lakh Only) and Share Ratio of the 75% (Seventy Five Percent) and 25% (Twenty Five Percent) which shall be contributed by the partners as under:

Party of the First part Mrs. LATHA ANAND	- Rs.7, 50,000/-
Party of the Second part Miss. A.TRISHA	- Rs.2, 50,000/-
	Rs.10, 00,000/-

The capital can be increased or decreased by mutual agreement among the partners and the firm shall pay simple interest not exceeding at 12% p.a as per the provisions of the Income Tax Act on capital contributed by the partners.

6) That the partners shall be entitled to interest not exceeding at 12% per annum as per existing provisions of the Income Tax Act or any amendment made thereon or as decided by the partners on current account or any amount deposited by them with the firm or any loan advanced by them to the firm or on their share of profits not withdrawn and allowed to be retained and utilized by the firm for the purpose of its business. In case of inadequacy of profits, the interest will be reduced or waived mutually agreed by the partners.

7) Mr.Anand (PAN: AACPA6785G), son of Late Sri.Marudhachalam who is residing at No.AA26, Rohini Grand, Flat No.T1, Sivaprakasam Street, Annanagar, Tiruchirappalli – 620017, is also husband and father of First and Second part of the partners respectively has been appointed as **Managing person** of the day to day affairs of this business and he has been given all power to do all acts or things which are necessary and incidental and conducive for the proper management, administration and conduct of the business. In addition to that he shall have powers to appoint staff and dismiss them and fix their remuneration etc., to receive all registered letters, parcels etc., addressed to the firm, to apply for licenses and to appear before any Individuals, Firms, Company, or

Latha Anand

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8) Government Department, Local Authorities, Central excise, Customs, Reserve Bank of India and in any other offices on behalf of the firm. He is also authorized to sign the agreements, pro-notes or any other documents for the purpose of carrying and administering the business on behalf of the firm. Further he is permitted to raise loans and advances, deposits from the banks, Government and quasi governments, financial institutions and from the general public.

9) Mr.Anand, **Managing person** above referred is also permitted to open and operate new bank account or accounts in the name of the partnership firm with the mutual consent given by the partners.

10) That in the partnership firm other partners shall also take part in the management and administration of the business and entitled for salary and bonus or remuneration etc., as maximum permissible by the Income Tax Act as amended from time to time.

11) That the party of the First Part Mrs. LATHA ANAND and the party of the Second Part Miss. A. TRISHA shall have paid monthly salary of Rs.20, 000/- for their services rendered for the firm. The salary shall be increased by 20% for every year, further they shall be paid two month's salary as bonus or as and when decided by the partners and subject to the limit as permitted by the Income Tax Act. In case of loss or inadequacy of profit, the partners may mutually decide lesser remuneration or waive the remuneration all together. The amount of salary paid or payable to the partners shall be charged to profit or loss account.

12) That proper books of accounts shall be maintained for all transaction of the partnership in the prudent commercial method and all the partners are entitled to have free access to all times.

L Latha Anand

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13) That the accounts of the partnership business shall be closed to profit & loss account on the 31st day of MARCH every year. The profit & losses arising after charging all the expenditure including partners salary and interest etc., shall be divided by the partners as detailed below:

Party of the First part Mrs. LATHA ANAND -75% (Seventy Five Percent)
Party of the Second part Miss. A. TRISHA - 25% (Twenty Five Percent)

That no partner shall without the consent in writing of the other partners shall assign, mortgage or sell his/her share of interest in the partnership business.

14) That any partner can retire from the partnership business by giving one-month notice of his/her intension of retirement to the other partners on the settlement of his/her accounts. The retiring partner shall not have any rights on the Goodwill of the partnership if any. In the event of death of any partner their legal heir shall be appointed as partner provided if they agree to join as partner.

15) That any dispute arising out of the partnership business or as to the interpretation of the terms of the partnership deed or its operation or in respects of account shall be referred to a Penal of Arbitrators and shall be determined as per the provision of the "Indian Arbitration Act 1940".

16) That for the provisions not expressly provided of in this partnership deed "The Indian Partnership Act 1932" shall apply.

17) That the partners shall record their decision decided in the partners meeting in "MINUTE BOOK" and shall carry on the business accordingly. **(NOT NECESSARY)**

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18) That the terms of this deed shall be altered, amended or fresh terms introduced as may be agreed to by the partners. That any amendment or modification to this deed shall be made by means of codicil.

In witness where of the parties to this agreement have set their hands on the day, month and year as above written.

1. Lalita Anand

(Party of the First Part)

2. Trichad

(Party of the Second Part)

WITNESSES

1. M.S.Raja

M.S. B Raja
P.NO:85, Chinthamani Nagar,
Olaiyur Road, Udaiyapatti,
Trichy - 620 021

2. R.Sudhagar

R.Sudhagar, P.No. 1, 3rd cross
Alli St, Vivekananda Nagar, M.K. Kattai.
Trichy- 620011.

S.SENTHILKUMAR, M.A.B.L.
ADVOCATE & NOTARY PUBLIC
No:1, Alagar Street
Senthanneerpuram, Trichy - 620 004

NOTARY PUBLIC
GOVT. OF INDIA
REGN No:6162

NOTARY PUBLIC
S.SENTHILKUMAR
Regd.No:6162
TRICHY DISTRICT
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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.