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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

S 319619

7-1-2010

DEED OF PARTNERSHIP

This Deed of Partnership made at CHENNAI this 07th *Day of January 2010.*

BETWEEN

1. Mr.R.Ananth S/o A.Ramamurthy , HINDU, aged 27 years residing at No-31,Kaveri Street, Saligramam, Chennai - 93 hereinafter called **THE PARTY OF THE FIRST PART**

AND

2. Mrs.R.Vasanthi W/o A.Ramamurthy, HINDU , aged 46 years, residing at No-31, Kaveri Street, Saligramam, Chennai - 93, herein after called **THE PARTY OF THE SECOND PART**

WHEREAS THE PARTY OF THE FIRST, and SECOND PARTS, have mutually decided to enter in to a partnership business upon the terms and conditions herein after contained:

R. Vasanthi

भारतीय गैर न्यायिक

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

1. This deed of partnership shall be deemed to have come into force with effect from this *07th Day of January 2010*

2. This partnership shall be carrying on in the name and style of :
   "M/s. A R A CONSTRUCTION"

3. This Partnership business shall be in Construct, Develop & Sell Residential and Commercial Plots and Flats, to acquire develop and sell the land, to acquire land for flat construction, to undertake Civil Engineering Contract works with Government and other institution also to engage in real estate business in connection with the above said business in the name and style of *"M/s. A R A CONSTRUCTION"*.

4. The partnership business shall be conducted at **No-31, Kaveri Street, Saligramam, Chennai – 93** and /or such other place or places shall be mutually agreed by the partners from time to time.

R. Vasanthi

भारतीय गैर न्यायिक

एक सौ रुपये

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रु. 100

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S 319617

7-1-2010

5. The capital of the firm shall be

THE PARTY OF THE FIRST PART. Rs.1,00,000/-

1. Mr.R.Ananth

THE PARTY OF THE SECOND PART. Rs.1,00,000/-

2. Mrs.R.Vasanthi

6. Further capital, if any, required by the partnership shall be obtained from time to time by the partnership business from the partners and or other wise by way of loans from Bank and Financial Institutions. Hundies or other wise from out side on payment of interest at market rate, and such interest shall be paid out the partner ship funds irrespective of profits and losses of said business.

7. The Net Profit of the partnership business shall after meeting all necessary cost, Charges, salary and expenses incurred in carrying on the said partnership being divided equally.

8. The accounts of the firm shall be closed to profit and loss account every *31st day of March* in calendar year and shall be audited by a competent auditor.

R. Vasanthi

9. THE party of the first part shall be the WORKING & MANAGING PARTNERS of the firm and both the partners entitled to draw a salary of Rs.5000/-per month each and also in the manner as agreed between them.

10. All the partners shall receive interest at the rate of ***12% P.A.*** for the capital contribution and also for the amount standing in credit of their current account or any other accounts.

11. The bank account of the firm shall be operated in the name of the firm by **THE FIRST PARTNER ONLY,** and to sign, endorse, and negotiate all Cheques, bills, drafts, bonds, as may be found necessary from time to time for and on or behalf of the partnership firm. All the parts are empowered to raise loans and overdrafts from any bank or banks as and when financial need arises from the business.

12. It is agreed among the partners that the money borrowed by the partners in their individual capacities shall not be binding on the firm.

13 Any dispute arising out of this deed of partnership shall be settled in accordance with the provision of Indian Arbitration Act.

14 In the event of any of the partners desiring to retire for any reason whatsoever from the said partnership the other partner shall give a previous notice of three months to that effect. On such notice being received by the firm, the account books of the firm shall be brought up to date and balance sheet as at the ended of the period of the said notice shall be make up. The outgoing partner shall be paid the share of the net profits as on the date of retirement and shall be required to pay all the dues or debts, if any, to be paid to the firm and after all the claim and settled the other partners shall be deemed to be free from the partnership. The remaining partner shall be entitled to claim any goodwill from the firm. The Retiring partner shall not use the firm name and style on any accounts for the future matters.

15. In the event of death of any of the partner occurring the currency of the said partnership, the surviving partner shall be entitled to continue and carry of the said partnership business with the legal heirs, successors, or legal representatives of the deceased partners, and if such heirs, successors, legal representatives or the deceased partner, and if such heirs successors or legal representatives of the deceased partner decide not to carry on the said business in partnership, then the surviving partner may carry on the said business in the same name and style after working out and paying the dues and claims of the deceased partner to his heirs, successors or legal representative, as the case my be who shall have full power to inspect accounts and obtain such information as may be necessary for ascertaining that the share of the deceased has been properly worked out and paid. The share of deceased will include share of goodwill of the firm.

R. vasanthi

R. [illegible]

16. New partners can be admitted only with the consent of the other partners

17. The period of the partnership shall be terminated "**AT WILL**".

18. Subject to the above, the provisions of the Indian Partnership Act 1932 shall prevail

IN WITNESS WHERE OF THE PARTIES HAVE HERETO HAVE SET THEIR HANDS THE DATE OF YEAR ABOVE MENTIONED.

WITNESSES:

PARTY OF THE PART

R. Vasanthi

PARTY OF THE PART

1. UDAYAKUMAR
S/O A. LOGANATHAN
NO 29 APPASAMY STREET
CHETPUT (TN-600031)

2. M. Pattiraman

M. PATTIRAMAN
S/O V. MANUSAMY
NO 142 KAKKAN COLONY
KOLAMBAKKAM
CHENNAI-24



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Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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