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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD





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 **SARASWATHI DEVELOPERS** has been entered in the Register of Firms as No **FR/Thiruvannamalai/18/2024**.

Date :16-Apr-2024
Station : Thiruvannamalai

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



தமிழ்நாடு तमिलनाडु TAMILNADU

CY 033322

ரூபாய்:100/-
நாள்:07/03/2024

SARASWATHI DEVELOPERS.
CHETPET

E.சுந்தரமூர்த்தி
மு.தா.வி., எண்: 1/95
கிருஷ்ணாமலை

PARTNERSHIP DEED

This deed of Partnership made on this **07th day of MARCH 2024** by and between.

1. **Mr.J.HANEEF,** S/O.JIKERIYA SAHIB,now residing at No.7/4, GORIMETTU 4th STREET,Thiruvannamalai.-606601 Aged about 59 years.

2. **Mr.H.ABDUL SAMATH,** S/O.HANEEF,now residing at No.7/4 GORIMETTU 4th STREET,Thiruvannamalai.-606601 Aged about 33 years.

3. **Mr.M.ARUNKUMAR,** S/O.MOHAN,now residing at No.31 7th Cross Street, Esha Homes, Karipettai, KANCHEEPURAM-631552, Aged about 38 years.

1 J. [illegible] 2 H. Abdul Samath

3 M. [illegible] 4 R. R. Sakthi Pravan



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மு.தா.வி., எண்: 1/95
திருவண்ணாமலை

4. **Mr.R.SAKTHI PRASANNA**, S/O.RAJASEKARAN, now residing at No.1 Venkatachalapathi Street,Chetpet Tk, Thiruvannamalai-606801, Aged about 42 years.

WHEREAS the parties of the 1st to 4rd parts have joined into partnership for the purpose of Carrying business in Real Estate from 07.03.2024 under the name and style of **" SARASWATHI DEVELOPERS "** according to the terms and conditions of Partnership mutually agreed upon.

WHEREAS the parties to the contract decide to reduce the terms and conditions of partnership into writing.

1 J. [signature] 2 H. Abdul Samad

3 [signature] 4 R. R. Sakthi Prasanna



தமிழ்நாடு तमिलनाडु TAMILNADU

CY 033324

E. சுந்தரமூர்த்தி
மு.தா.வி., எண்: 1/95
கிருஷ்ணாபுரம்

ரூபாய்:...100/-
நாள்:..07/03/2024. SARASWATHI DEVELOPERS.

CHETPET

NOW THIS DEED WITNESSTH THAT:

1. The name of the Partnership business shall be **" SARASWATHI DEVELOPERS "** and or such other name/s as may be mutually decided by parties hereto.

2. The place of business shall be at **No.1, VENKATACHALAPATHI STREET, CHETPET - TK, THIRUVANNAMALAI Dt- 606 801** and/or such place/s as so may be mutually decided by the Parties hereto.

1 J. [illegible] 2 H. [illegible] Sonal

3 [illegible] 4 R. R. Sakthi Baran

3. The business of the partnership shall be in Real Estate, Promotion of Lands, Purchase & Sales of Plots and/or such other business/es as may be mutually decided by the parties hereto.

4. The Party of the First part to Fourth part agrees to contribute Rs.100000/- each towards their capital.

5. Whenever additional funds are required for proper and efficient conduct of the business the parties hereto may contribute additional capital or funds.
The same shall be raised by way of borrowings either from the parties hereto or from out siders. In either case interest shall be paid on such borrowings at prevailing market rate/s and it shall be treated as Expenditure of the partnership business.

6. Interest shall be paid to partners at a simple rate of 12%. Interest shall be calculated and credited to partners' capital accounts at the end of the year.
If the profit is not sufficient, interest shall be restricted to the amount of profit available. In case of loss, no interest shall be paid to the partners.

7. (I) All the parties to the contract shall be the working partners of the firm.They shall actively engage themselves in conducting the affairs of the business of the firm.

(II) The Working Partners shall be paid monthly remuneration of Rs.100000/- each.

(III) However in the event of any loss for the firm prior to reckoning of remuneration but after interest on capital the partners will not be entitled to any remuneration. In case profits after interest to partners is not adequate to meet the remuneration as fixed by this clause, the remuneration to which shall be is entitled will get reduced on a prorata basis reducing such profit after to Nil.

1 J. Z... 2 H. Abdul Samad

3 M... 4 P. P. Sakthi Pracan

iv) Total amount of remuneration so payable shall be paid to all the working partners. In case of loss it is mutually agreed that the working partners are not entitled to any remuneration for that year for the service rendered by them.

8. Proper book of accounts shall be maintained in respect of all 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. Every partner/ their authorised agent shall have power to inspect the books etc.at all the business hours of the firm and shall have power to take copies, notes or extracts from them.

9. 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 parties as follows

Mr.J.HANEEF	25%
Mr.H.Abdul Samath	25%
Mr.M.ARUNKUMAR	25%
Mr.R.Sakthi Prasanna	25%

10. A Bank account/s shall be opened in any/more banks/ as may be mutually decided by the parties hereto and it shall be operated jointly by **Mr.J.HANEEF & H.ABDULSAMATH** and they has Power to operate the bank account shall include power to operate all O/D, Current OCC or any other bank account of the firm.

11. The Partners shall make drawings then and there against such amount standing to their capital account.

1 J. Haneef 2 H. Abdul Samath

3 M. Arunkumar 4 R. Sakthi Prasanna

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

13. All the partners shall work for the common development of the firm. All shall be true and faithful to each other.

14. Any partner desiring to retire from the firm shall give 30 days notice to the other partners. The books of accounts shall be closed and all amount due to the retiring partner towards capital,profit up to the date of his/her retirement and all other sums due to him/her shall be paid within 90 days from the date of his/her retirement.

15. This deed of partnership shall be effective from **07.03.2024**

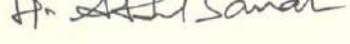
16. The partnership shall be a **"PARTNERSHIP AT WILL"**

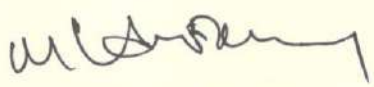
17. It shall be duty of all partners to carry on business to the greatest common advantage of all partners and all shall be true and faithful to each other.

18. Any death or insolvency of a partner will not dissolve the firm. In case of death of a partner his/her legal heir is entitled to be admitted as a partner in the place of the

19. Any of the above terms and conditions shall be altered,varied,amended, deleted or added to by the common consent of all the parties hereto.

1 

2 

3 

4 

20. In respect of matters not provided for in this deed the parties hereto shall abide by the provision of the **INDIAN PARTNERSHIP ACT 1932**.

In witnesseth where of the parties hereto set their hands to these facts in presence of:-

WITNESS:

1 K. Shaliadi S/o Kalesha
15/b Nagalpuda St. T.V. Malai.

2 Mohamed Iffaz S/o Noorsait
46/38 Corinthian 34th street Tiruvallur

1 J. Haneef
(J.HANEEF)

2 H. Abdul Samad
(H.ABDUL SAMATH)

3 M. Arunkumar
(M.ARUNKUMAR)

4 R. R. Sakthi Prasanna
(R.SAKTHI PRASANNA)

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.