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सत्यमेव जयते

FORM - C

(See Rule 10)

ACKNOWLEDGEMENT OF REGISTRATION OF FIRMS

The Registrar of Firms, Puducherry, 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 **ANANDHA REAL AGENCY** has been entered in the Register of Firms as No. **330** of **2020**.

REGISTRAR OF FIRMS * PUDUCHERRY *

Puducherry

Dated, the **01.12.2020**

REGISTRAR OF FIRMS * PUDUCHERRY *

V. Elangovan

(V.ELANGOVAN)
REGISTRAR OF FIRMS
Puducherry



आयकर विभाग
INCOME TAX DEPARTMENT

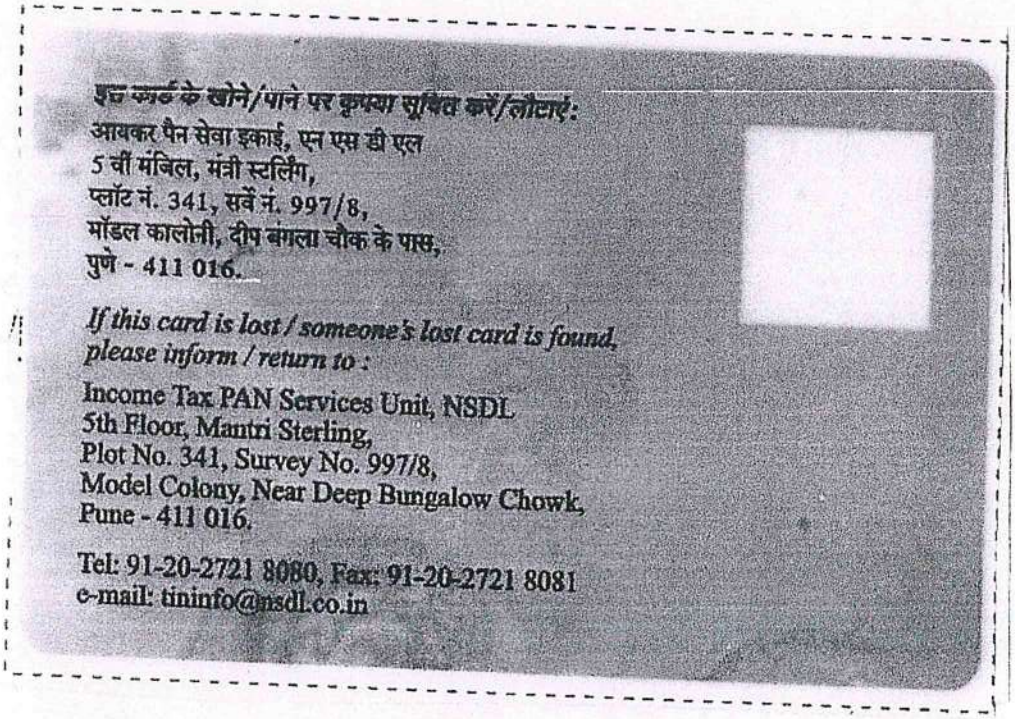
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABTFA5049H

नाम / Name
ANANDHA REAL AGENCY

निगमन/गठन की तारीख
Date of Incorporation/Formation
29/10/2020



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

MEMORANDUM ACKNOWLEDGING RECEIPT OF DOCUMENTS

No. 330 / 2020 (ANANDHA REAL AGENCY)

The Registrar of Companies, Puducherry hereby acknowledges the receipt of the under mentioned documents and intimates that it has been filed in pursuance of the Indian Partnership Act, 1932.

"Form No. V dated 12.05.2023 notified that the Incoming Partners "R. Rajendran" & "S. Anbazhagan" w.e.f. 12.05.2023 U/s. 63(1) of the Indian Partnership Act, 1932."

Station : Puducherry
Date : 19.07.2023

REGISTRAR OF FIRMS * PUDUCHERRY *

A. GOKULNATH
Registrar of Firms
Puducherry

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Puducherry

₹100

e-Stamp

₹100₹100₹100₹100

Certificate No.	:	IN-PY70026769372274V
Certificate Issued Date	:	12-May-2023 05:52 PM
Account Reference	:	SELFPRINT (PU)/ py-self/ PUDUCHERRY/ PY-PU
Unique Doc. Reference	:	SUBIN-PYPY-SELF15556725664182V
Purchased by	:	VIJAI
Description of Document	:	Article 5 Agreement or Memorandum of Agreement
Property Description	:	AGREEMENT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	CALIAPEROUMAL
Second Party	:	ANANDHA REAL AGENCY
Stamp Duty Paid By	:	CALIAPEROUMAL
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

₹100

SELF PRINTED CERTIFICATE TO BE VERIFIED BY THE RECIPIENT AT WWW.SHCILESTAMP.COM

IN-PY70026769372274V

Please write or type below this line

ADDITIONAL DEED OF PARTNERSHIP OF ANANDHA REAL AGENCY

This agreement of partnership is made this **12th day of May 2023** among:-

Contd...2

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Mr. V. RAVINDIRAN, S/o. Mr. Viswanathan aged about 71 years, residing at No.75, Arumbarthapuram Main Road South, Arumbarthapuram,Villiyanur, Puducherry – 605 110, hereinafter called the party of the first part;

Mr. K. MANI, S/o. Mr. Kuzhandhaivel aged about 70 years, residing at No.26, Fourth Cross Street, Datchanamoorthy Nagar, Sockanathanpet, Puducherry - 605 009, hereinafter called the party of the second part;

Mr. A. CALIAPEROUMAL, S/o. of Mr. Anandhan aged about 71 years, residing at No.32, Mariyamamn Koil Street, Arumbarthapuram, Villiyanur, Puducherry – 605 110, hereinafter called the party of the third part;

Mr. R. RAJENDRAN, S/o. of Mr. Ramalingam aged about 62 years, residing at No. 27, Fourth Cross Street, Datchanamoorthy Nagar, Sokkanathanpet, Puducherry – 605 009, hereinafter called the party of the fourth part; and

Mr. S. ANBAZHAGAN, S/o. of Mr. Selvaganapathy aged about 63 years, residing at No. 2, Raman Street, Sokkanathanpet, Puducherry - 605 009, hereinafter called the party of the fifth part;

Whereas the parties of the first. second and third parts have been carrying on business of real estate in partnership under the name and style of "**ANANDHA REAL AGENCY**" vide partnership deed dated 29-10-2020 and whereas for the development of the said business and to increase its efficiency being required the said first, second and third parties have agreed to admit **Mr. R.RAJENDRAN and Mr. S.ANBAZHAGAN** as party of the fourth and fifth part. And whereas, the party of the fourth and fifth parts has agreed to enter as a partners of the firm by investing their capital.

Now this deed of partnership witness as follows:-

1. The Change in Constitution of the firm shall be effective from **12-05-2023**.

2. The business of the new partnership shall continue to be done under the name and style of "**ANANDHA REAL AGENCY**" or such other name or names as the parties hereto may decide from time to time.

3. The parties of the first to fifth parts hereby continue the running business of the said firm along with all the movable and immovable properties and all the assets and liabilities, past, present or future, accrued or accruing, contingent or otherwise along with the trade name of the firm, rights, titles and interests in question, permits, licenses and concessions if any.

Contd...3

5. That the parties of the first second and third parts covenant and assure the incoming partner that there is no past liability and if any discovered will be indemnified by them.

6. The business of the firm shall be

   a. The firm shall carry on the business under the name and style of **"ANANDHA REAL AGENCY"** and such other name or names as may be agreed upon among the parties hereto.

   b. The business of the form shall ne that of Real Estate, Land Developers, Promoters and Builders and such other business or businesses as the partners may from time to time agree upon.

7. The principal place of business of the firm shall, for the present, be situated at No.53, Madha Koil Street, Villianur, Pondicherry – 605 110, and can be shifted or hanged to such other place or places as the partners may agree upon from time to time. The firm shall open branches as and when necessary.

8. The capital of the firm shall be represented by the total amounts standing to the credit of the partners from time to time. Initially, the capital of the firm shall be a sum of **Rs.1, 25,000/=** (Rupees One Lac and Twenty Five thousand only) to be contributed as follows:

1.	V. RAVINDIRAN	Rs.25, 000.00
2.	K. MANI	Rs.25, 000.00
3.	A. CALIAPEROUMAL	Rs.25, 000.00
4.	R. RAJENDRAN	Rs.25, 000.00
5.	S. ANBHAZHAGAN	Rs.25, 000.00
Total		**Rs.1, 25,000.00**

9.1. Each partner shall be entitled to interest at the rate of 12% per annum on the capital contributed by them to the firm and standing to his credit in the books of the firm

9.2. The Interest aforesaid shall become due and payable on the last day of the accounting year of the firm.

9.3. No interest shall be payable in the event of loss.

9.4. In the event of insufficiency of book profits, the above quantum of interest shall abate proportionately so as to make the book profits as per Income Tax Act to "NIL".

9.5. The term "Book Profit" shall be understood as defined in the Income Tax Act, 1961.

10. The duration of the partnership shall be **ONE AT WILL**.

Contd...4

11. The books of account and other documents as may be agreed upon, shall be kept and maintained properly and shall not be removed from the business premises except for the purposes of business without the mutual consent of the partners. The partners shall have access to the books of account at all reasonable times and shall be at liberty to inspect and take copies of the same.

12. The account of the firm shall annually be closed on the 31st March every year and general statements shall be prepared as soon after the end of the year as it is practicable.

13.1 All the partners are working partners and shall attend generally to all the work relating to the business of the firms

13.2 The working partners may be paid remuneration calculated in the manner set out below:

The aggregate remuneration payable to the working partners shall not exceed the amount calculated as under:

a. If there is a loss or no Book Profit as per I.T. Act.	Rs.1, 50,000/=
b. On the first Rs.3, 00,000/= of the Book Profit as per I.T. Act	Rs.1, 50,000/= or at the rate of 90% of the Book Profit whichever is more.
d. On the balance of book profit	60% of the book profit

13.3 The aggregate remuneration payable under this clause shall abate proportionately so as to reduce the total income as per Income tax Act to NIL.

13.4 Remuneration to working partners is payable annually and is due on the last day of the accounting year of the firm.

13.5 The aggregate remuneration to working partners calculated in the manner set out above shall be allocated or shared equally between the working partners.

14. The working partner shall be entitled to draw the above stated yearly remuneration only after the end of the relevant accounting period. However, nothing contained herein shall preclude the working partner from withdrawing any amount against the amount standing to the credit of their capital account, current account and/or loan account if any. In case of any amount drawn in excess of the amount standing to the credit in their capital account, current account and/or loan account, such excess shall be considered as loan.

Contd...5

15. The Net Profit or Loss after allowing for and deducting all expenses and usual business outgoings of the firm shall be divided between the partners hereto as below:

1.	**V. RAVINDIRAN**	**20%**
2.	**K. MANI**	**20%**
3.	**A. CALIAPEROUMAL**	**20%**
4.	**R. RAJENDRAN**	**20%**
5.	**S. ANBHAZHAGAN**	**20%**

16. The Bank or Banks accounts of the firm shall be opened in the name of the firm and shall be operated by **V. RAVINDIRAN and K. MANI, Jointly.**

17. The firm can borrow money, raise loans, obtain cash credit and overdrafts required by the business from the banks, financial institutions and private individuals on such terms and conditions as the partners hereto deem fit. **V. RAVINDIRAN and K. MANI, Jointly** shall sign the necessary documents for borrowing on behalf of the firm and to operate the overdrafts, loans and cash credit accounts with the banks and institutions and are authorised to sign promissory notes, bills of exchanges, hundi, cheques etc., and to hypothecate/pledge securities required by the bank/financial institutions on behalf of the firm and such acts of the party of the first part shall be binding on the other Partners.

18. No partner shall, without the consent of the other partners obtained in writing for that purpose, do any of the following acts:

(a) lend any money or deliver any property belonging to the firm;

(b) release or compound any debt or claim owing to the firm;

(c) guarantee the payment or discharge of any such sum or claim;

(d) execute any deed or bond or stand surety for any person or act in any other manner whereby the property of the firm may be liable;

(e) make any payment for or acknowledge any liability of the firm;

(f) transfer his interest in the firm by mortgage, sale or otherwise or to introduce any person into the firm as partner, apprentice or otherwise;

(g) transfer any immovable property belonging to the firm.

19. In case any partner desires to retire from the partnership he shall be at liberty to do so by giving one month's notice in writing to the other partners.

20. The retirement, death or insolvency of a partner shall not cause dissolution of the firm. Upon dissolution in other cases, the firm shall be wound up and the assets and liabilities dealt with in accordance with the provisions of the Indian Partnership Act, 1932

21. On the death of any partner, the legal heirs or the legal representatives of the deceased partner shall be entitled to be admitted as partner in place of the deceased partner and in that case the so admitted partner shall have the same rights as have been specified in this deed

Contd...6

22. In the event of dissolution of the partnership the assets and liabilities shall be dealt with in accordance with the provisions of the Indian Partnership Act.

23. Any dispute or difference among the partners arising in regard to the construction or terms of this deed or any part thereof or in respect of the accounts or of the rights and liabilities of the partners under this deed or any other matter relating to the partnership, whether during or after the partnership, shall be referred to arbitration, each party appointing one arbitrator or the partners mutually agreeing upon to a single Arbitrator and the provisions of the Indian Arbitration Act, 1940 and any statutory modifications thereof shall apply.

24. Any of the above terms and clauses may be altered, varied or amended or added to by common consent of the partners as and when deemed necessary.

25. In other respects the parties hereto shall be governed by the provisions of the Indian Partnership Act, 1932 as applicable to the Union Territory of Pondicherry and any statutory modification thereof.

–In witness whereof the parties have hereunto set their signatures the day, Month and Year first above written.

WITNESS:

1. A. [illegible] EA. Logana Thas
No, 39, Sannathasi,
Bharathithipuram North,
Shanmuga Puram,
Puducherry - 605009

2. M. [illegible]
M. VIJAI
No, 19, 8th cross
Subbaya Nagar
Pondicherry - 1

Signature of Partners:

1. **(V. RAVINDIRAN)**
Continuing Partner

2. **(K. MAN)**
Continuing Partner

3. **(A. CALIAPEROUMAL)**
Continuing Partner

4. **(R. RAJENDRAN)**
Incoming Partner

5. **(S. ANBAZHAGAN)**
Incoming Partner

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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

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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

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