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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU 05.02.2020. CA 440283

SHIVA SHAKTHI DEVELOPERS.
ERODE.

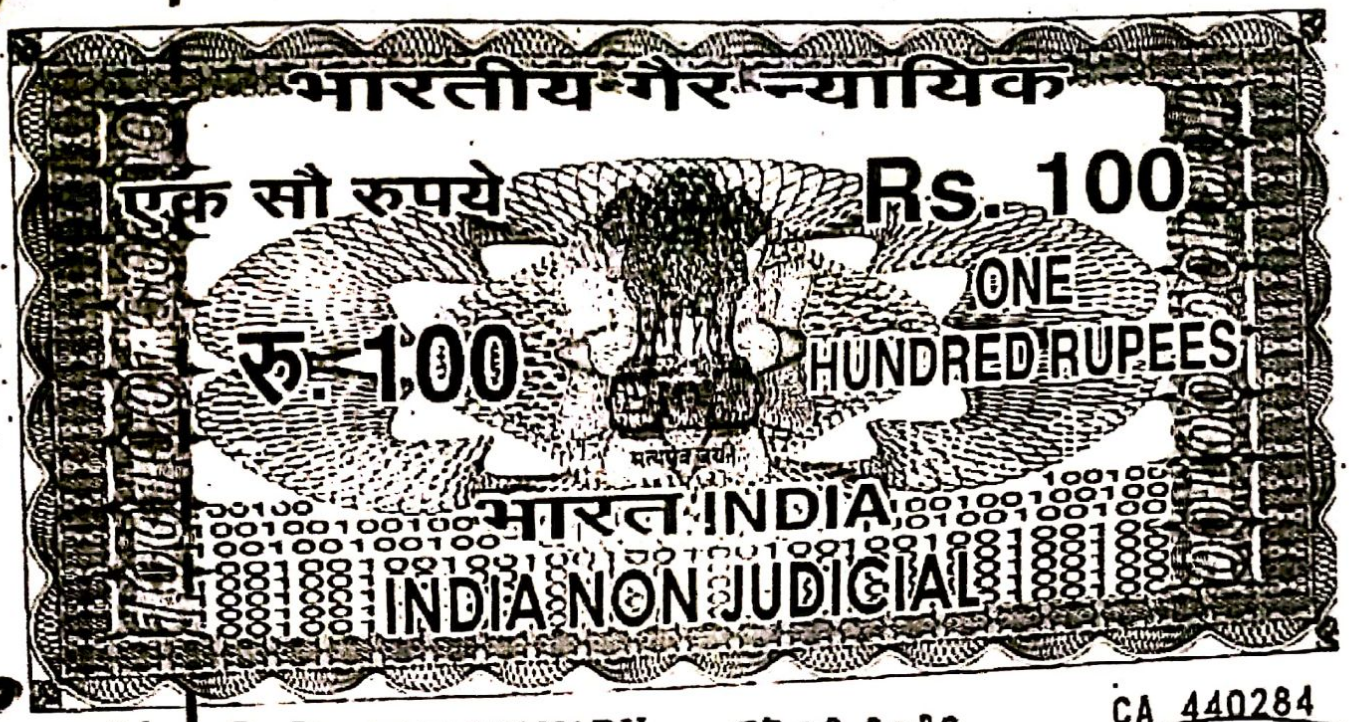
B.செந்தில்குமார்
முத்திரைத்தான் விற்பனையாளர்
435, சின்ன மாரியம்மன் கோவில் வ
ஈரோடு - 3.
உரிமம் எண். 7 / 2000

PARTNERSHIP DEED

THIS DEED OF PARTNERSHIP executed this 05th Day of February 2020, between (1) **K.V.RAVISHANKAR**, Son of Mr.R.K.Viswanathan,aged about 49 Years, residing at No.75/1, Kasiyanna Street, Nasiyanoor Main Road, Erode -638011, (2) **R.GOWTHAMI**, Daughter of M..Raju, aged about 29 Years, residing at No.180/30, Perundurai Road, Indu Nagar, Thindal(kel), Erode - 638012, and (3) **K.PERIYASAMY**, son of Kolanthasamy, aged about 49 Years, residing at No.8/35 B, Sempampalayam, Villarasampatti, Erode – 638107.

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தமிழ்நாடு तमिलनाडु TAMILNADU 05.02.2020. CA 440284

SHIVA SHAKTHI DEVELOPERS

ERODE.

B.செந்தில்குமார்
மத்திரைத்தாள் விற்பனையாளர்
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ஈரோடு - 3.
உரிமம் எண். 7 / 2000

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WHEREAS the abovesaid parties having this day constituted among themselves to form a firm of partnership in the name of **"M/S.SHIVASHAKTHI DEVELOPERS"**, this deed is drawn up between the parties hereto to carry on business in partnership upon the following terms and conditions.

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2. R.

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भारतीय गैर-न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

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SHIVA SHAKTHI DEVELOPERS.
ERODE.

B.செந்தில்குமார்
முத்திரைத்தாள் விற்பனையாளர்
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ஈரோடு - 3.
உரிமம் எண். 7 / 2000

/3/

1) That the abovesaid parties are to be the partners of the firm hereby constituted.

2) That the partnership business shall be carried on in the firm name and style of **"M/S.SHIVASHAKTHI DEVELOPERS"**, or any other name / names agreed by the parties hereto from time to time.

..4..

1 [signature]

2 R. [signature]

3 [signature]

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3) That the partnership business shall be carried on under the name and style of **"SHIVASHAKTHI DEVELOPERS"**, Placed at 75/1, Kasiyanna Street, Nasiyanoor Main Road, Erode - 638011 or at such other place or places as may be agreed between the parties hereto from time to time.

4) That the business of partnership shall be that of Builder and Contractors, act as Developers and also shall deal in immovable properties and Estate plots etc. and / or such other business & businesses as may be agreed by and between the partners from time to time.

5) The capital in form of liquid cash or stock or properties, any assets, plots etc, as required for running the partnership business shall be brought in or arranged by the parties hereto in such proportion as may be agreed upon from time to time and without reference to their shares in the partnership.

6) That the partners shall have the right to do business either individually or in partnership with others and the results of such business shall have nothing to do with this partnership.

7) That the accounts of the firm shall be closed on the 31st day of March every year.

8) That the profits or losses of the firm shall be divided among the partners as under:-

1)	K.V.RAVISHANKAR	40 %
2)	R.GOWTHAMI	40 %
3)	K.PERIYASAMY	20%

9) That any loan from bank or any other financial institutions required for the firm's business shall be obtained by all the partners Jointly.

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10) That the partner K.V.Ravisankar is to be the managing partner of the firm and is authorized to carry out the day to day affairs of the firm and the remaining partners shall co-operate to do so.

11) That the partner K.V.Ravishankar is authorized to do all the acts, deeds, things and matters and to sign and execute all the papers, writing and documents for and on behalf of the partnership firm and all the actions and acts done by him by virtue of these powers and authority shall bind all the partners and the firm. Further he is authorized to sign and execute agreement, contracts conveyance and other applications and assurance for and on behalf of the firm and remaining partners.

12) That Partners 1)K.V.RaviShankar and 2)R.Gowthami are authorized to jointly sign all the documents of Purchase and Sale of Land, Properties and all other assets.

13) That the bank accounts of the firm shall be operated by the partner K.V.Ravishankar only.

14) That the partners may be paid interest at 12% p.a. on their credit balances and further contribution, if any, during the year, in Capital, Current and other accounts (by whatever name called) and the above rate may be varied from time to time at the discretion of the partners. Such Interest shall accrue day by day.

15) That the partners 1)K.V.Ravishankar, 2)R.Gowthami and 3) K.Periyasamy being working partners may be paid Salary or Remuneration at Rs.1,00,000/- Per Month each and the above sum may be varied from time to time at the discretion of the partners and such salary or remuneration may be paid or credited either monthly or annually. Such salary shall accrue day by day.

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16) That the retirement, death, insolvency of any partner, shall not dissolve the firm, but that the remaining partners may continue the business with all the assets and liabilities of the firm with or without taking in the heirs, representative of such out going partner etc., as a partner.

17) That the partnership is terminable at the will of the partners.

18) That in case of any dispute, it shall be referred to an arbitration whose decision shall be final and binding on the partners.

19) The provision of Indian Partnership Act 1932 shall apply.

1)

2)

3)

WITNESSESS:

1) [M.P. KRISHNAMOORTHI] S/o. C. PERIYASAMY 3/35, MUNIYAPPAN PALAYAM, MOLASI PO TIRUCHENGODU,

2) (M. SIVAPRAKASH) S/o. S.N. MURUGESAN 110, SAKKOUNDANPALAYAM, MANNATHAMPALAYAM-PO, ERODE-638153.

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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.