Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

RBKS

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AC 091714

J.JAYAKAR
STAMP VENDOR
L.NO.17/B3/1997
ANNA NAGAR, CHENNAI - 600 0

Royal properties

Deed of Partnership Firm

01 JUL 2024

This Deed of Partnership is made at Chennai on this **16TH day of January ,2025** and between

1st Partner Mr.R.RAJENDRAN,S/o Ramu , aged about 50 years (Aadhar No.6180 8030 5441) Residing at No 12, Anna Street,Kalpalayam,Kolathur,Chennai-600099.(Hereinafter called as First Partner) **2nd Partner Mr. A.BALA SUNDARAM ,** S/o Arjunan, aged about 51 years (Aadhar No.5287 5524 4207) Residing at No 70/21, Sivalingam Street, Vetri Nagar, Chennai – 600082 (Hereinafter called as Second Partner) **3rd Partner. Mr.K.KESAVAN ,** S/o Kaliappan , aged about 50 years (Aadhar No.7544 0846 5369) Residing at No 4,Perumal koil street, Kalpalayam, Puthagaram Kolathur,Chennai-600099.(Hereinafter called as Third Partner) **4th Partner. Mr.P.SELVAM, S/o** Perumal , aged about 50 years (Aadhar No.5982 5656 9369) residing at No 7, Nehru Street, Kalpayayam , Puthagaram, Kolathur , Chennai -600 099. (Hereinafter called as Fourth Partner) **5th Partner Mr.P. KOTTISWARAN,S/o** Paramasivam ,aged about 42 years (Aadhar No. 5373 5615 2164) Residing at No.1/40, School Road, Surapet, Chennai – 600066. (Hereinafter called as Fifth Partner) **6th Partner Mr.R.PRASAD,**S/o Ragu, aged about 31years (Aadhar No. 9358 1359 1439),Residing at No 18, Kambar Nagar, Vinayagapuram, Kolathur ,Chennai – 600099.(Hereinafter called as Sixth Partner).

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner



தமிழ்நாடு तमिलनाडु TAMILNADU

AC 091713

Royal properties

01 JUL 2024

J.JAYAKAR
STAMP VENDO
L.NO.17/83/1997
ANNA NAGAR, CHENNAI - 600

Whereas the parties to this deed have been carrying on the business of **'M/s ROYAL PROPERTIES'** under the name and style of **M/s. ROYAL PROPERTIES** with its Registered principal place of business at **No 1/32, Perambur Redhills High Road, Lakshmipuram, Kolathur, Chennai – 600 099** .on the terms and conditions incorporated in the Partnership Deed executed on **16th January ,2025.**

And Whereas vital amendments have been made by the Finance Act, 1992 in the procedure for assessment of firm. Consequent to the said amendment, the parties to this deed had a meeting and have orally and mutually agreed to amend and alter some of the terms and conditions contained in the aforesaid partnership deed with effect from **16-01-2025 is Incorporated** .

AND FURTHER WHEREAS the parties to this deed have been carrying on the above said business in partnership on the terms and conditions orally and mutually agreed amongst themselves as aforesaid;

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

And Now Whereas the parties to this deed desire that the terms and conditions on which they have been carrying on the above said business in partnership **since 2024.**and propose to continue in future be reduced to writing to avoid future difficulties or misunderstanding.

NOW, THEREFORE THIS DEED WITNESSETH as under, incorporating the aforesaid amendment/ alteration in the terms and conditions of the partnership:

1. That the partnership business has been and shall continue to be carried on Business **"Dealing with Purchase and Sale of Land ,Real Estate and Developers"** in partnership or any other ancillary business as decided by the partners, mutually, under the name and style of M/s. **M/s 'ROYAL PROPERTIES '.**
2. That the partnership business has been and shall continue to be that of its **Principal place of business at No. 32, Perambur Redhills High Road, Lakshmipuram, Kolathur Chennai – 600 099.** The parties by mutual consent may carry on business at such other place or places, in such other name or names and of such other nature or natures, as they may deem fit and proper from time to time.
3. That the amount lying to the credit of the partners as on **16-01-2025** shall be deemed as their capital investment. Further capital, loans or deposits looking to the needs/requirements of the partnership firm shall be arranged, invested or contributed by the partners.
4. That interest at the rate of 12% per annum or as may be prescribed under section 40(b)(iv) of the Income-tax Act, 1961 or any other applicable provisions as may be in force in the income-tax assessment of the partnership firm for the relevant accounting period or at a lower rate as may be agreed to by and between the parties from time to time shall be paid to the partners or credited to the partners on the amount standing to the credit of the account of the partners. Such interest shall be considered as an expenditure of the firm and shall be debited to the Profit & Loss Account of the firm before arriving at the divisible profit or loss. The interest to persons other than partners shall be paid or credited to their accounts at the rate or rates as may be agreed to by and between the partners and such persons from time to time.

For ROYAL PROPERTIES Partner

For ROYAL PROPERTIES Partner

For ROYAL PROPERTIES Partner

For ROYAL PROPERTIES Partner

For ROYAL PROPERTIES Partner

For ROYAL PROPERTIES Partner

5. That the **First Partner Mr. RAJENDARAN & Second Partner Mr.BALA SUNDARAM** the parties of the Both the parts have agreed to keep themselves actively engaged in conducting the affairs of the business of the partnership firm. The said partners shall be working partners. It is also hereby agreed to that in consideration of the said partners keeping themselves actively engaged in the business of the partnership firm and working as working partners, shall be entitled to remuneration and also **having powers to sign execute all Documents, correspondence and all other Deeds before the government registering Authorities.**

The **remuneration** payable to the said working partners shall be computed in the manner laid down or deduction under section 40(b)(v), read with Explanation 3 of the Income-tax Act, 1961 or any other applicable provision as may be in force in the income-tax assessment of the partnership firm for the relevant accounting year. Such amount of remuneration shall be distributed between the said working partners in the following proportion:

1. Mr. R.RAJENDRAN	**20% Percent of such amount**
2. Mr. A.BALA SUNDARAM	**20% Percent of such amount**
3. Mr. K.KESAVAN	**20% Percent of such amount**
4. Mr. P.SELVAM	**10% Percent of such amount**
5. Mr. P.KOTTISWARAN	**10% Percent of such amount**
6. Mr .R.PRASAD	**20% Percent of such amount**

The partners shall be entitled to increase or reduce the above remuneration and may agree to pay remuneration to other working partner or partners as the case may be. The partners may also agree to revise the mode of calculating the above said remuneration as may be agreed to by and between the partners from time to time.

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

6. That the parties hereto shall be true and faithful to each other and shall not do or cause to be done anything which may be detrimental to the interest of the firm.

7. That the parties shall keep or cause to be kept proper books of account and documents and shall make entries therein of all receipts, payments and other matters as is usually done and entered in the books of account kept by persons engaged in business similar to that of the firm. Each partner shall have a right to have access to and to inspect and take copy of the same.

8. That the partnership has been and shall be a partnership at will.

9. That the net profit of the partnership firm after deduction of all expenses including rent, salaries, other establishment expenses, interest and remuneration payable to the partners in accordance with this deed of partnership or any supplementary deed as may be executed by the partners from time, to time, shall be divided and distributed amongst the partners in the following proportion:

Sr. No.	Name of Party	Share in profits:
1.	**Mr.R.RAJENDRAN**	20% Percent of such amount
2.	**Mr.A.BALA SUNDARAM**	20% Percent of such amount
3.	**Mr.K.KESAVAN**	20% Percent of such amount
4.	**Mr.P.SELVAM**	10% Percent of such amount
5.	**Mr.P.KOTTISWARAN**	10% Percent of such amount
6.	**Mr.R.PRASAD**	20% Percent of such amount

The losses, if any, including loss of capital suffered in any year shall also be apportioned in the above said proportion.

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

10. That the bank account or accounts have been and shall be maintained in the name of the firm and shall be operated **jointly by the two partners.(First Partner. Mr.R.RAJENDERAN & Second Partner A. BALA SUNDARAM)**

11. That the books of account shall be closed on 31st day of March each year. The net profit or loss after deducting all expenses, interest, remuneration, out Goings shall be divided between the parties in proportion to the sharing ratio referred to hereinabove.

12. That notwithstanding anything contained in the Indian Partnership Act 1956 it is hereby mutually agreed to by and between the parties that in case of death of any one or more partners, the firm shall not be dissolved but shall continue to be carried on by and between the surviving partners and legal heirs and/or representatives of the deceased partner, as a continuing concern, on the same terms and conditions as incorporated in this Deed or on such terms and conditions as may be agreed to by and between them from time to time. It is hereby further clarified that it shall be deemed as change in constitution and not succession.

13. A partner may decide to retire or withdraw from the firm due to reasons such as his age, his bad health, change in firm's nature of a business, etc. In case of Partnership at Will, a partner may retire at any time. Retirement amounts to a reconstitution of a firm where the number of partners, their capital contribution ratio and also the profit sharing ratio changes. The retiring partner is paid his share of capital, goodwill and revaluation profit or loss.

14. That with respect to any matter connected with the affairs of the firm, which is not specifically provided for herein, the partners may make such agreements therefor and may set in such manner with regard thereto as may be agreed upon by and between themselves.

15. That if the partners deem proper and in their interest, they may admit any other person or persons as partners on the terms and conditions as may be mutually agreed amongst themselves.

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

16. All bonds, bills, notes, bills of exchange, hundies or promissory notes or other securities given on behalf of the partnership (except cheques) shall be signed, endorsed, accepted or executed jointly by all the partners and any bond, bill, note, bill of exchange, etc. to which any partner may be a party contrary to this provision shall be deemed to have been on the personal account of such partner and he shall pay and discharge the same out of his own moneys and indemnify other partners and the firm against payment thereof and against all actions, proceedings, costs, charges, expenses, claims and demands in respect thereof.

17. That the all parties of the partners shall not be liable to any criminal action for the business or working of the partnership firm or for the acts of the other partners or its employees or its representatives for and on behalf of or on account of the partnership firm or for the purposes of the partnership firm. The said partners shall not be liable for any liability, civil or criminal, against the partnership firm or other partners.

18. That the said partners shall not become and shall not be liable for any criminal action for any default or offence committed by other partners or employees or authorized representatives of the firm under the Income-tax Act, Customs Act, Foreign Exchange Regulation Act, GST tax Laws or other Central or State Acts, laws, Rules or Regulations.

19. That the partners shall be entitled to modify the above terms relating to remuneration, interest, etc. payable to partners by executing a supplementary deed and such deed when executed shall have effect unless otherwise provided from the first day of accounting period in which such supplementary deed is executed and the same shall form part of this deed of partnership.

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

20. That all disputes and questions in connection with the partnership or this deed arising between the partners or between any one of them or their legal representatives and whether during or after the partnership, shall be referred to the arbitrator in accordance with the provisions of the Arbitration and Conciliation Act, 1996 then in force.

IN WITNESS WHEREOF the parties to this deed have set their hands on the day and year first above written and in the presence of:

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

WITNESSES;

1. No: 1 B, Kamban nagar, Vinayagapuram, Chn-99.

2. No: 44, Karthick nagar, Secretariat Colony, Chennai - 99.

Drafted by.
S. VIJAYAKUMAR, B.Com., B.L.,
Advocate - Madras High Court

இந்திய அரசாங்கம்
Government of India



R Rajendran
பிறந்த நாள்/DOB: 22/03/1975
ஆண்/ MALE

6180 8030 5441

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

Address:
S/O Ramu, 12, ANNA STREET,
KALPALAYAM, Kolathur, Tiruvallur
Tamil Nadu - 600099

முகவரி:
S/O ராமு, 12, அண்ணா தெரு,
கல்பாளையம், கொளத்தூர்,
திருவள்ளூர்,
தமிழ் நாடு - 600099

6180 8030 5441



Balasundaram
பிறந்த நாள்/ DOB: 10/03/1973
ஆண் / MALE

5287 5524 4207

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: அர்ஜுனன், 70/21,
சிவலிங்கம் தெரு, வெற்றி
நகர், ஜவஹர் நகர்,
சென்னை,
தமிழ் நாடு - 600082

Address:
S/O: Arjunan, 70/21, SIVALING
STREET, VETRI NAGAR, Jaw
Nagar, Chennai,
Tamil Nadu - 600082

5287 5524 4207

Government of India



கேசவன் காளியப்பன்
Kesavan Kaliyappan
பிறந்த நாள்/DOB: 18/12/1974
ஆண்/ MALE

7544 0846 5369

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
S/O: காளியப்பன், 4, பெருமாள் கோயில்
தெரு, கல்பாளையம், புத்தகரம், கொளத்தூர்,
திருவள்ளூர்,
தமிழ் நாடு - 600099

Address:
S/O: Kaliyappan, 4, PERUMAL KOIL
STREET, KALPALAYAM, Puthagaram, PO:
Kolathur, DIST: Tiruvallur,
Tamil Nadu - 600099

Details as on: 31/12/2012

7544 0846 5369
VID : 9166 4223 6826 5614

1947 | help@uidai.gov.in | www.uidai.g

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner













For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner













For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

For ROYAL PROPERTIES
Partner

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.