Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 30/06/2023

Cauvery Developers
Thanjavur

DE 464602

P. சரவணன்
முத்திரைத் தாள் விற்பனையாளர்
வட்டாட்சியர் அலுவலகம், தஞ்சை
தமிழ்நாடு உரிமம் எண்: 46/9
செல்:9443075082

This deed of partnership made and entered into on this 01st day of July 2023 between J. Sebstin Arokiaraj son of Mr.SP.James aged about 53 years residing at 53/2851 Susai Illam, ArulanandaNagar,Thanjavur-613007-(1), A.Raja son of Mr.Arulanandasamy aged about 54 Years residing at 25/2851/44B VOC Nagar Trichy Road, Thanjavur-613007-(2) K.Kulothungan son of K.Kumarasamy aged about 54 years residing at No.14 Kandiyar Street, Aruna Nagar, Postal Colony,Nanjikottai Road, Thanjavuar-613006-(3), N Sundarrajan, S/o Natarajan aged 51 years residing at No:101 Gowtham Nagar, No 1 Nagai Road, Thanjavur-613001-(4) witnesseth:

Whereas the parties hereto have agreed to form themselves into a partnership firm to carry on the real-estate business at Thanjavur and whereas the parties hereto consider it

J. Sebstin Arokiaraj

K. Kumar

N. Sundarrajan

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முத்திரைத் தாள் விற்பனையாளர்
வட்டாட்சியர் அலுவலகம், தஞ்சாவூர்
தமிழ்நாடு உரிமம் எண்: 46
செல்: 94430 73082

necessary and expedient to reduce in writing the various terms and conditions agreed to between themselves

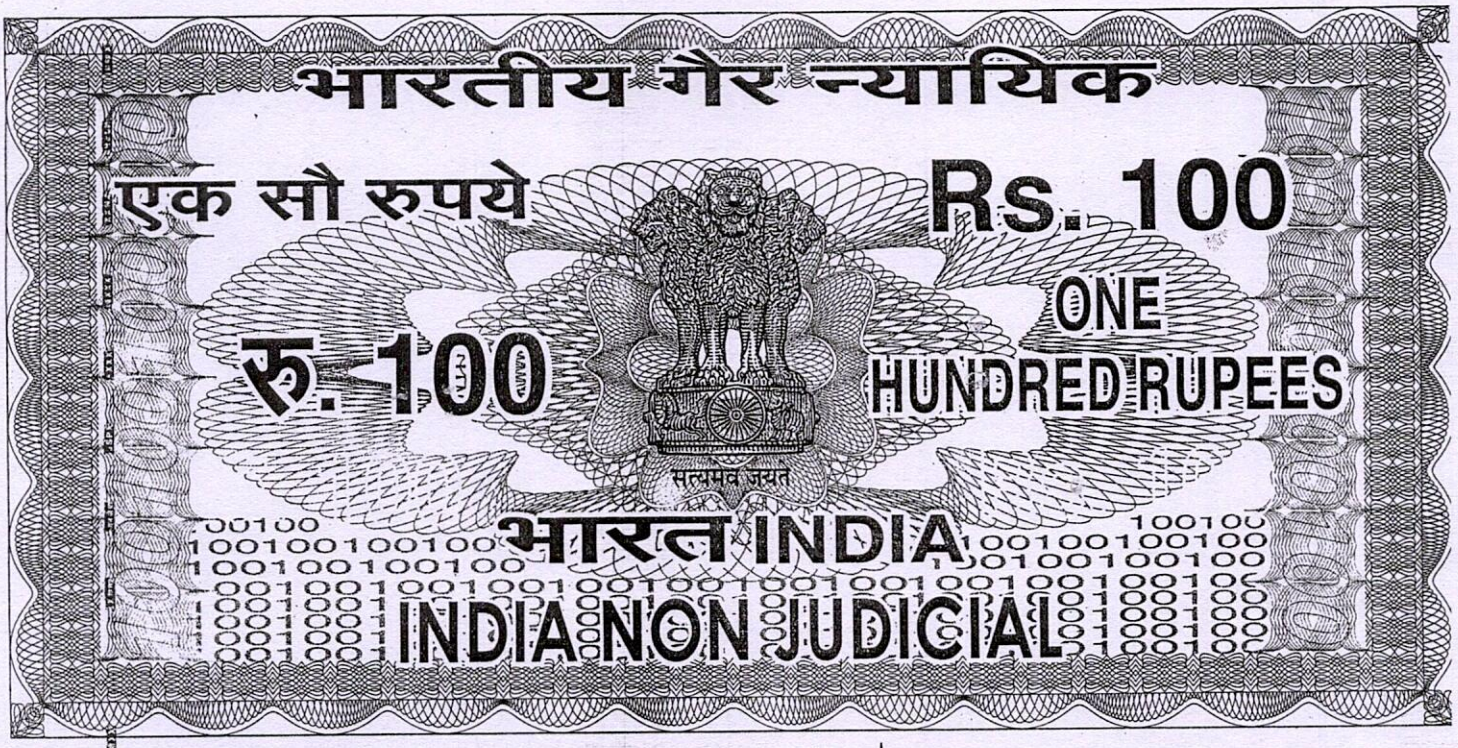
This Deed of Partnership details here those terms and conditions agreed between to themselves.

1) The partnership shall carry on the business under the name and style of **M/s. CAUVERY DEVELOPERS**
2) The Principal place of business be shall situate at shop **No:2 B.M.Complex, Kaveri Nagar 6th Street Thanjavur-613005**
3) The main business of the partnership firm shall be to engage in real-estate activity. The partners may agree to carry on any other business or business in

V. Stefan Antonraj

K. Kumar

N. Sam



தமிழ்நாடு तमिलनाडु TAMILNADU 30/06/2023

Cauvery Developers
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DE 464604

P.சரவணன்
முத்திரைத்தாள் விற்பனையாளர்
லைசென்சியர் அலுவலகம், தஞ்சாவூர்
தமிழ்நாடு உரிமம் எண்: 46
செல்:9443075082

addition to or in place of its main business Such business or business shall be governed by the term and conditions of this partnership agreement

4) The duration of the firm shall be one determinable AT WILL

5) The capital of the firm shall be Rs.400000 to be contributed by the partners equally. The additional finance required by the firm may also be provided by the partners. The additional amount contributed by the partners may be credited to the partners' current accounts.

6) It is agreed between the partners that interest @ 12% p.a may be paid on the amounts out-standing to the credit of partners accounts. It is further agreed that

v. [illegible] Partnership

interest at a lesser rate may be paid in case of insufficient profit or loss in the firm.

7) The partners shall jointly purchase lands for developing them into plots. The partners hereby agreed and confirm that the same is considered as belonging to the firm and the plots that can be developed at that land shall be sold on behalf of the firm. The partners of the firm shall appoint a power Agent for the purpose of transacting the sale of plots/ are authorised

8) The First party hereto namely Mr J. Sebstin Arokiaraj shall be the Managing partner of the firm. The Managing partner and any one the partner are authorised jointly or severally to open and operate firm's bank accounts, receive registered, letters, money orders, engage staff to dispense with their services, and to do such other things as are necessary and incidental for carrying on the firm's business. They may also delegate all or any of the powers vested in them to one or more partners. or any other person

9) Loans on behalf of the firm can be raised jointly by all the four partners.

10) All the partners shall actively engage in the business of the firm. Each of the partners may be paid an annual remuneration of Rs.5 lakhs for their services rendered to the firm. It is also agreed that the remuneration payable may be increased or decreased depending on the extent of services rendered by them to the firm

11) Proper books of accounts shall be maintained as are usually maintained in this line

of trade. The person maintaining the accounts shall allow other partners to have access during business hours to the accounts of the firm and inspect and take extract of the information required by them, provided two clear days' prior intimation is given to the partner maintain the accounts.

12) The accounts of the firm shall be closed on 31st March every year. The Profit or Loss of the firm shall be determined after charging the firm interest and remuneration payable to partners The profit or Loss of the firm so arrived at shall be divided equally between the four partners

13) It is hereby agreed that the provisions of Indian Partnership Act shall be applicable in respect of matters on which this deed is silent

14) It is agreed that the First party hereto shall keep the original deed and a Xerox copy there of duly attested by all the partners shall be kept by other partners.

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.