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RE REGULATORY RECORD

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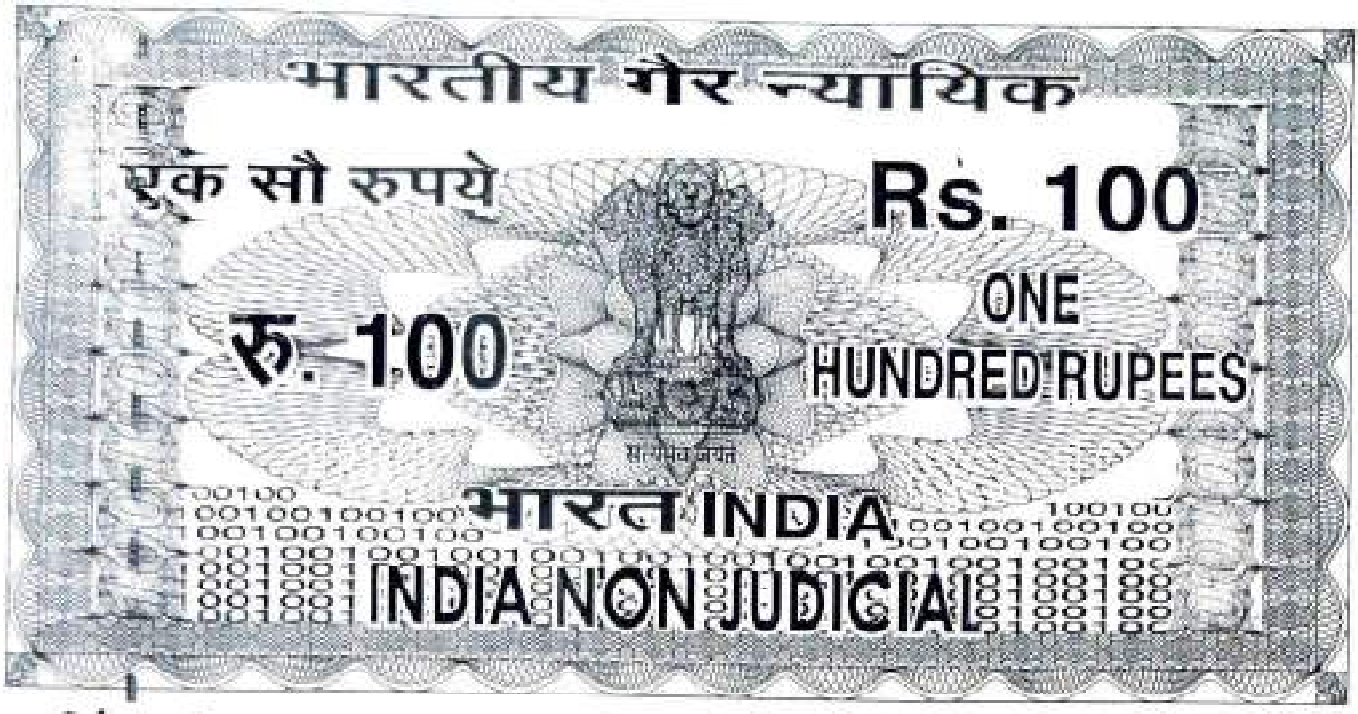
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

AR 646975

எண்: 8105
தேதி: 27.10.14
மதிப்பு 100

G. முத்துகோவிந்தன்
ஆணை

A. விஜயராகவன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 12719/B9
தேனி

DEED OF PARTNERSHIP

This deed of Partnership executed on this 29th day of October 2014 at Theni between, 1) Mr. G. Muthugovindan, S/o .V. Govindarajan, aged about 51 years, residing at 1554/16, Sriram Nagar, Periyakulam Road, Theni, 2) G. Palanidass, S/o S. Ganesan, aged about 45, residing at Flat No. 15-1-70/D1, Sivanantha Nagar, Palanichettypatti, Theni, 3) Mr. G. Muralidharan, S/o .V. Govindarajan, aged about 47 years, residing at 1, Muthubali Street, Allinagaram, Theni, 4) G. Damodharan S/o .V. Govindarajan, aged about 57 years, residing at 1, Bali Sreet, Allinagaram, Theni, 5) Mr. Shyam, S/o G. Muthugovindan, residing at 1554/16, Sriram Nagar, Periyakulam Road, Theni herein after called the 1st ,2nd ,3rd ,4th and 5th parties,

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தமிழ்நாடு तमिलनाडु TAMILNADU

AR 646976

G. Vijayakumar
தேனி

P. Vijayan
ப. விஜயராஜன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 12719 /89
தேனி

-2-

WHEREAS the parties hereto desires to Carry on Business of Real Estate including buying and selling of Land and other properties and Development of Land /Building/Apartments/township and etc and such allied or other trade or business as may be mutually agreed upon by the partners hereto in partnership under the name and style of " **Swarnamayura Realtors**"

1. The name of the Partnership Firm shall continue to be " **Swarnamayura Realtors**" The name of the firm may be changed by the partners by mutual consent from time to time.

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தமிழ்நாடு தமிலநாடு TAMILNADU

AR 646984

எண்: 8107
நாள்: 27.10.14
மதிப்பு: 100

ப. கிளையழகன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 12719 /89
தேனி

2. The Partnership shall deemed to have commenced from 29th day of October 2014.

3. The object of the Partnership firm is to Carry on Business of Real Estate including buying and selling of Land and other properties and Development of Land /Building/Apartments/township and etc and such allied or other trade or business as may be mutually agreed upon by the partners hereto.

4. The partnership shall continue to be carried on at 41/21A, C2-C2 Scheme Road, Near Theni Municipal Office, Theni or at such other place(s) as may be mutually agreed upon by the parties.

5. The capital of the partnership shall be Rs.50,00,000 (Rupees Fifty Lakhs only) which shall be contributed by the partners as shown under:

a) Mr. G. Muthugovindan	Rs. 18,75,000/-
b) Mr. G. Palaidass	Rs. 12.50.000
c) Mr. G. Damodharan	Rs. 6,25,000/-
d) Mr. G. Muralidharan	Rs. 6,25,000/-
e) Mr. M. Shyam	Rs. 6,25,000/-

6. The capital may be increased or decreased by the parties as may be decided between them.

7. 1st Partner Mr. G. Muthugovindan shall be designated as "Managing Partner" and the second partners is working partners of the firm and shall be paid remuneration from the firm under section 40b(3) of the Income Tax Act, as mutually agreed between the parties from time to time.

8. The profit or loss arising in the business of the firm shall be shared among the partners as shown under.

a) Mr. G. Muthugovindan	37.50%
b) Mr. G. Palanidass	25.00%
b) Mr. G. Damodharan	12.50%
c) Mr. G. Muralidharan	12.50%
d) Mr. M. Shyam	12.50%

9. The partners shall attend, devote their time and labour for the business of the firm and shall be responsible for the initiative, development, conduct and management of the business thereof.

10. The Managing Partner shall have among other powers to do the following acts on behalf of the firm:

a). to buy and sell land /Building and to incur expenditure properly connected with the partnership business and to lend or distribute Loan amount to the parties connected with the partnership business.

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5 M. Shyam

b) To make, draw, sign or endorse, purchase, sell discount or accept cheque, draft, hundies, bills of exchange and other negotiable instruments on behalf of the firm.

c)To demand, collect, receive and to give effectual bona fide discharge of all debts and claims due to the firm and sue for, enforce securities and other mercantile properties of the firm and to take and use all lawful proceedings and means for recovering the said debts and claims and also to institute, defend, conduct, compromise, refer to arbitration or withdraw any proceedings relating to the property or affairs of the firm or realization of its decree and to compound for, abandon or enforce any debt or decree of the firm or settle question affecting the firm.

d) To negotiate with the Bankers and any other third parties for getting Loan and to give effectual bona fide discharge of the Loan on behalf of the Firm.

11. No party shall without the consent in writing of the other party shall assign or mortgage his share or interest in the firm except to another partner unless otherwise agreed by all the parties. If any partner want to retire from the firm then the partner who intend to retire has to relinquish his right to the existing partners of the firm and he/she cannot be allow to indact the third party as partner in his/her place.

12. No party shall lend money or give credit to or have any dealings on behalf of the firm with any person or company to whom the other parties shall previously have forbidden him to trust or deal with.

13. Proper, full, correct and regular account of sales, services rendered, purchases, payments made and dealings of the firm be made and maintained at the premises of the firm under the direct supervision of the partners and the said books of accounts, vouchers, receipts, securities, properties, papers and writings of the partnership shall be kept in safe custody at the relevant and appropriate place or places in accordance with the requirements of the business of partnership and each partner or their agent shall have free access at any time in the business hours of the firm without interruption or hindrance by any to inspect scrutinize and copy the same at his own expense.

14. The accounts of the firm shall be closed on 31st March every year. As soon as the general accounts are accepted by the partners, the net profit/loss of the firm shall be arrived at on the basis of such accounts which shall be divided between the parties at the agreed ratio.

15. No partner shall retire from the partnership without giving 3 months notice to the other partners and on such retirements the retiring partner is entitled to a fair value of his share in the business.

16. If during the continuance of the partnership any one of the parties die or become insolvent, his heir shall have rights only in the capital and assets (which term shall do not include goodwill) and undivided profits of the firm shall belong to the surviving or solvent parties in the share of the properties in the provision of this deed so far as applicable, providing that in the case of death of a party, the legal representatives of the deceased or any one of them may if the other parties so agree become partners of the firm.

17. The firm can open a Bank Account / Accounts with any Scheduled Bank/Banks in the name of the firm and the same shall be operated by 1st and 2nd partners jointly and maybe subject to change upon mutual consent of all partners.

18. The legal representatives of the deceased or the receiver of the insolvent party shall be entitled to the fair value of the share of the deceased or insolvent parties as at the date of insolvency/death only in the capital and assets (which terms do not include goodwill) and undivided profits of the firm, after taking into the account and making allowance for current dealings by such parties and any monies owing by him to the partnership and the current liabilities of the firm.

19. The said fair value shall paid ratably by the surviving or solvent partners in proportion to their share in the firm.

20. All deeds of release, indemnity and instruments necessary to give effect to the provisions of this clause shall be executed by the requisite parties and all costs of carrying out this clause into effect shall be charged as to one half against the deceased or insolvent partner and as to remaining half against the surviving and solvent partners.

21. The death of a party shall not have the effect of dissolving the partnership.

22. The partnership shall be one at will.

23. The partners shall be truthful to each other and irrevocably undertake not to indulge in any activities that will be pre-judicious to the interest of the firm.

24. All the major decisions of the Firm will be taken as collectively and if there is no collectiveness amongst the Partners the Majority of the Partner View taken into consideration.

25. In respect of matters not specifically provided herein, the provisions of the Indian Partnership Act, 1932 will apply.

In good faith and mutual confidence the parties have set out their hands on the day, month and year hereinabove mentioned in the presence of the witnesses attesting hereunder.

Witnesses:

(G. RAJESH) S/o. R. GUNASEKARAN

Ramamaya Gounden Patti

S/o Ramantha Krishnan Theri.

FIRST PARTNER

SECOND PARTNER

THIRD PARTNER

FOURTH PARTNER

FIFTH PARTNER

(See rule 9(a))

ACKNOWLEDGEMENT OF REGISTRATION OF FIRM
FORM C

The Registrar of firms hereby acknowledge the receipt of the statement prescribed by section 59(a) of the Indian Partnership Act 1932, the statement has been filed and the name of the firm

"SWARNAMAYURA REALTORS"

Has been entered in the Register of Firm No. **115 of 2014**

Dated **29 of October 2014**

29.10.14

REGISTRAR OF FIRMS,
PERIYAKULAM.
29/10/14

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.