



தமிழ்நாடு தமில்நாடு TAMILNADU

28/10/2020

RAM MAHARAJ



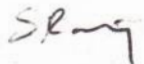
CD 010130

N. JYOTHISELVAM
STAMP VENDOR
L. No. 06CH(S) 2008.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

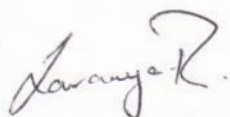
DEED OF PARTNERSHIP

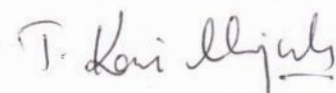
This DEED OF PARTNERSHIP entered into this 29th day of October, 2020 at Chennai by and between:

1. Mr. RAM MAHARAJ (PAN: AVKPM2944G) S/o Shri. R. SUNDARESWARAN, residing at No: 66-69 3A, Newry Sreeshaa Apartments, 2nd Avenue, Indira Nagar, Adyar, Chennai - 600020, herein after referred to as the PARTY OF THE FIRST PART.
2. Mrs. R. LAVANYA (PAN: AFHPL5824R) D/o Shri. A. RATHNASWAMI, residing at No: 66-69 3A, Newry Sreeshaa Apartments, 2nd Avenue, Indira Nagar, Adyar, Chennai - 600020, herein after referred to as the PARTY OF THE SECOND PART
3. Mrs. M. AMRIITHA (PAN: ASGPA5509G) D/o Shri. L C MANOHARAN, residing at Old No 76 New No 2, Ameer John Street, Choolaimedu, Chennai - 600094, herein after referred to as the PARTY OF THE THIRD PART



M. Amriitha.







தமிழ்நாடு தமில்நாடு TAMILNADU

28/10/2022

RAM MAHARAS

CD 010131

N. JYOTHISELVAM
STAMP VENDOR

L. No. 09CH(S) 2008.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

4. Mrs. KAVI MANJULA (PAN: CPBPK6605M) D/o Shri. THAMODHARAN, residing at No.13, Mayans Indra Apartments, 17th Cross Street, Besant Nagar, Chennai - 600090, herein after referred to as the PARTY OF THE FOURTH PART

WHEREAS the partners hereto are desirous of forming a partnership firm to own Real Estate Assets and to hold for the purpose of earning income by Sale/, Lease or otherwise, either in one or several lots and in any other manner as may be decided by the majority of Partners under the name and style of "CROSSWAY LAND HOLDINGS" based at Chennai and such other place(s) as the parties hereto may deem it fit from time to time.

AND WHEREAS the partners hereto deem it fit, necessary and expedient to reduce the terms and conditions of this partnership in to writing,

Stamp

Signature

M. Anantha

T. Kani Ilizal



தமிழ்நாடு தமில்நாடு TAMILNADU

28/10/2020

RAM MAHARAS

CD 010132

N. JYOTHISELVAM
STAMP VENDOR
L. No. 09CH(S) 2008.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

NOW THIS DEED OF PARTNERSHIP WITNESSETH.

- 1) The partnership firm shall operate under the name and style of "CROSSWAY LAND HOLDINGS".
- 2) The Main object of the firm shall be that of to 'own Real Estate Properties, Lease or Sale thereof and other allied activities".
- 3) The Registered office of the firm shall be located at No. 78/2 (138/2), L.B Road, Thiruvannmiyur, Chennai – 600 041 and such other place (s) as the partners hereto deem it necessary from time to time.
- 4) All partners shall jointly contribute INR Rs.1,00,000/- (Rupees One Lakh Only) towards the capital of the partnership business. They shall bring in additional capital as per the business requirements.

S. Ravi

M. Anuritha

S. Ravi

T. Ravi Sathy

- 5) The partners hereby shall agree to share, as far as the Profit or Loss and Assets or Liabilities of the firm are concerned, in the following manner.

First Partner	—	—	33 %
Second Partner	—	—	33 %
Third Partner	—	—	17 %
Fourth Partner	—	—	17 %

- 6) The Fixed Capital or Current Account balances shall carry interest which shall be mutually decided in writing, as a Partners Resolution, in a meeting among Partners subject to the applicable provisions Income Tax Act, 1961 as amended from time to time.
- 7) All partners to this Agreement are wholly responsible for representing day to day affairs of the Firm. Hence, they are eligible to draw Remuneration which shall be mutually decided in writing, as a Partners Resolution, in a meeting among Partners subject to the applicable provisions Income Tax Act, 1961 as amended from time to time.
- 8) The Bank account shall be opened by all the Partners with any Bank in the Name of the Firm convenient to the business and that Bank Account may be operated either jointly or severally by Party of the First and Second Parts to this agreement.
- 9) All partners of this agreement shall, participate in tender on behalf of the firm, negotiate and enter into any agreement related to the business of the firm in consultation with the other partners.
- 10) The books of accounts of the firm shall be closed to arrive at Balance Sheet and the Profit and Loss account for a period of 12 months ending on 31st March of every year.
- 11) The partnership is at WILL.
- 12) Death or any incapacitation of any partner or retirement shall not dissolve this partnership.
- 13) Any of the partners hereto may retire from the partnership by serving a notice of not less than three months on the other partner.

SR
Saranga R.

M. Anantha
T. Kani Raju

- 14) All partners shall decide mutually to borrow money or raise loans from banks, financial institutions or other sources in the usual course and for the purpose of the business and shall be entitled to pledge hypothecate the assets of the partnership, if any, as may be considered necessary, for and on behalf of and in the name of the firm and also execute necessary documents for obtaining the loans.
- 15) All partners hereto may agree to admit any new partner or partners. Also, all the partners hereby mutually agree that the economic rights of a partner, being the rights of a partner to a share of the profits and losses and the rights of partner to receive distributions in accordance with the this deed can be transferred or assigned between the partners only and not to other persons or entities. Such a transfer of assignment can be in part or whole.
- 16) None of the partner, without the written consent of the other parties shall
- a) Sell, mortgage or otherwise alienate, assign or change his/her share, interest in the assets or profits of the firm.
 - b) Lend money belonging to the firm except in the ordinary course of business.
- 17) Each partner entered into this partnership shall
- a) Carry on the business of the firm to its greatest common advantage.
 - b) Be just and faithful to the other partner and shall render true accounts and full information affecting the firm to the other partner or legal representative.
 - c) Pay his/her separate and private debts and shall indemnify the other partner and the partnership assets against and proceedings, claims and demands in respect thereof.
- 18) At the termination of the partnership all assets and liabilities of the firm shall be revalued and shall be divided among the partners in their profit sharing ratio, as mentioned in Clause 5 above, after preparation of the final statement of affairs up to the date of termination of the partnership.

S.R. y.
Surya K.

M. Anantha

T. Hari Kumar

19) Any dispute arising from this deed of partnership shall be resolved by arbitration according to the Arbitration Act then in force.

20) Any of the above terms may be altered, amended, deleted or added to by mutual consent of the partners; such consent being expressed in writing or implied from conduct.

21) Subject to the above conditions, the provisions of the Indian Partnership Act, 1932 shall prevail.

In witness where of the partners here to have set their hands on the day and date referred to above.

Signed and delivered in the Presence of

WITNESSES:

1. S. Palanivel.
S. PALANIVEL
No. 3, Theivanambi Street
West Saidpet, Chennai.

2. P. Hemanth Kumar
P. Hemanth Kumar
27/53 Vth St. Padmanabha Nagar
Adyar, Chennai - 20

S. Ram
(Mr. RAM MAHARAJ)
Party of the First part

Lavanya R.
(Mrs. R. LAVANYA)
Party of the Second part

M. Amritha
(Mrs. M. AMRIITHA)
Party of the Third part

T. Kavi Manjula
(Mrs. KAVI MANJULA)
Party of the Fourth part