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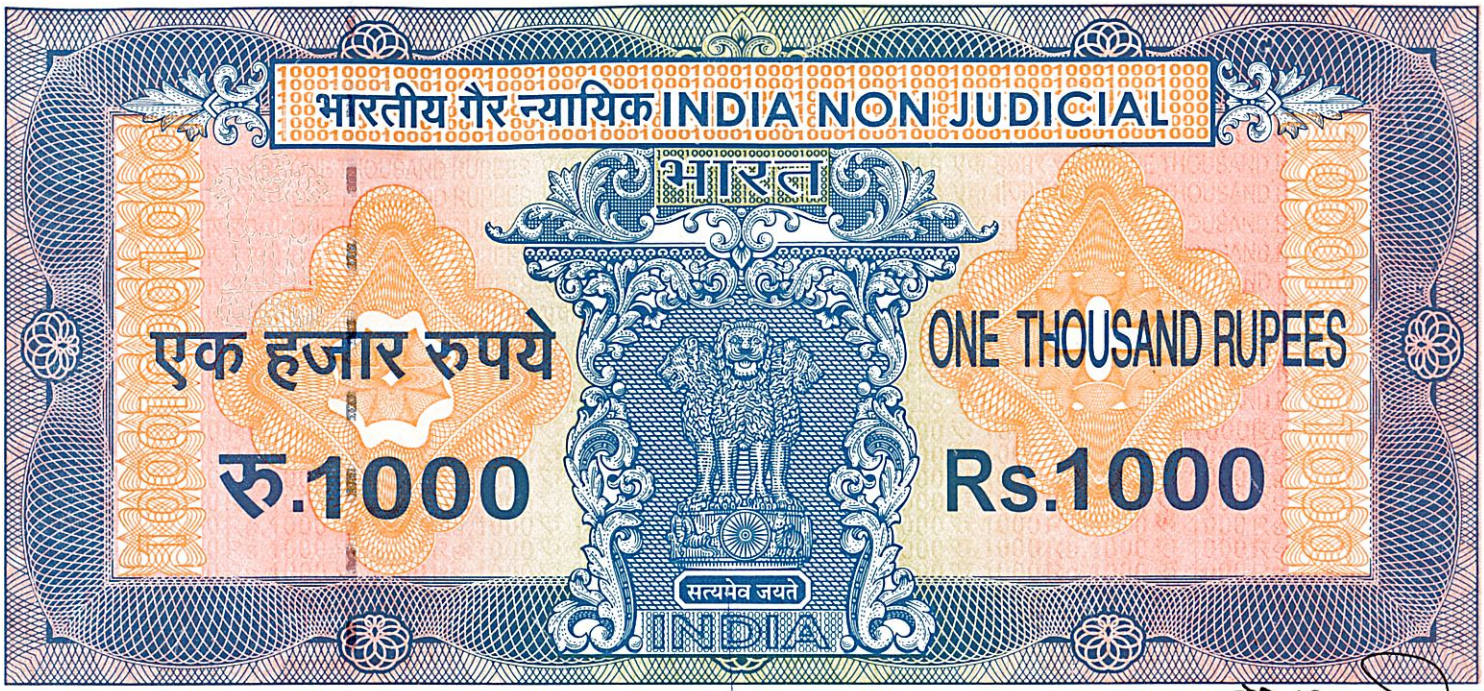
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தமிழ்நாடு தமிழ்நாடு TAMILNADU 01-12-2023 ₹ 1000 BE 394564

APG ESTATES
ERODE.

மு. செந்தில், ஸ்டாம்பு வெண்டர்.
தாலுக்கா ஆபீஸ் எதிரில், (குட்கை மாடியில்)
37, கச்சேரி ரோடு, ஈரோடு-1.
தமிழ்நாடு உரிமம் எண் : 4506/B1/91

SEP 1 2023

PARTNERSHIP DEED

APG ESTATES

THIS DEED OF PARTNERSHIP made on this 01st day of December 2023 among

(1) Mr. D.PRAVEENN S/O. DEIVASIGAMANI (Aadhaar No 76076512941) aged about 43 years Residing at No.8A,Rajakadu,1st street,erode-638001. Erode District, hereinafter referred to as partner and the Party of the First Part;

(2) Mr. M.GOWTHAMARAJA S/O. MOHANASUNDARAM, (Aadhaar No 818033031112) aged about 40 years Residing at Door No.286/3,Vinayagar koil 2nd street, Moolapalayam,Erode -638002, Erode District hereinafter referred to as partner and the Party of the Second Part;

(3) Mr.C.S AJAY S/O.SENGOTTAIAN (Aadhaar No 864369380878) aged about 33 years Residing at No. 6-7,Chidambaram Colony,2nd Street, Periyar Nagar,Erode - 638001,Erode District, hereinafter referred to as Partner and the Party of the Third Part;

(4) Mr. D.AJAY. S/O.DAKSHINA MOORTHY (Aadhaar No 276171321392) aged about 28 years Residing at No. 20-18,Andavar street, Erode Collectorate,Erode - 638011,Erode District, hereinafter referred to as Partner and the Party of the Fourth Part;

The term Partner and party unless otherwise repugnant to the context shall mean and include their respective heirs, nominees, legal representatives and assigns;

WHEREAS the parties of the First, second, third and Fourth parts have decided to join as partners and to carry on business in partnership under the name and style **" M/S.APG ESTATES"** at Rs No 57, Ground Floor 3rd shop, Kiliyampatti Road, Mullamparappu,Erode District,Tamilnadu – 638 115.

AND WHEREAS it is deemed desirable to reduce into writing the mutually agreed terms and conditions;

NOW THIS DEED OF PARTNERSHIP WITNESSES AS FOLLOWS:

1. Date of commencement:

This Deed of Partnership will be deemed to have come into effect from 01st December 2023.

2. Name of the Firm:

The partnership business will be carried on under the name and style as **"APG ESTATES"**

3. Place of Business:

The principal place of business will be at Rs No 57, Ground Floor 3rd shop, Kiliyampatti Road, Mullamparappu,Erode District,Tamilnadu – 638 115..and or at such other additional places as agreed to mutually among the partners.

4. Nature of business:

The business of the Partnership is for doing business in Real Estate, Development and sale of Residential, Office, and Commercial Plots and Layout Promotion, Laying Roads and other civil works etc. They may also do any other business as may be agreed to mutually among the partners.

5. Capital of the firm:

The Capital of the Party of First Part, Second, third Part and Fourth part will be as follows

1. D.PRAVEENN	5,00,000/-
2. M.GOWTHAMARAJA	5,00,000/-
3. C.S AJAY	5,00,000/-
4. D.AJAY	5,00,000/-

The partners may introduce additional capital to the extent and in the mode and manner as mutually agreed between the parties hereto.

They shall contribute such other capital as may be required from time to time. Amounts standing to the credit of current account or any other account will be treated as capital of the partners, the net amount after deducting any debit balance as on last day of accounting year being construed as capital.

6. Interest on Capital:

Partners will be entitled to interest at a rate not exceeding 12% per annum on the capital as reckoned in paragraph 5 supra. Similar rate of interest will be charged on any debit balances and/or their drawings from their capital and current accounts. The rate of interest can be revised as deemed fit by means of a supplementary agreement. The rate of interest will at all times be within the ceiling limit as laid down in the Income-tax Act 1961.

7. Remuneration of Partners:

The parties of the First, Second, Third and Fourth parts will all be the working partners and they will be entitled to salary per month as under:

1. D.PRAVEENN	1, 00,000/-
2. M.GOWTHAMARAJA	1, 00,000/-
3. C.S AJAY	1, 00,000/-
4. D.AJAY	1, 00,000/-

However, in the event of any loss of the firm prior to reckoning of remuneration of partners but after interest on capital, the partners will not be entitled to any remuneration. In case the profits after interest on capital to partners is not adequate to meet the remuneration as fixed by this deed, the working partners will be entitled to such remuneration calculated on a prorata basis to reduce the income to NIL. It is open to the partners to revise the quantum of remuneration as deemed fit by means of a supplementary agreement.

Salary payment to the Working Partners will at all times be in consonance with the provisions of section 40(b) (v) of the Income-Tax Act 1961.

8. Division of Profits and Losses:

The Net profit or loss of the firm after accounting for all working expenses, interest on capital to partners, salary and remuneration to working partners as per aforesaid clauses shall be divided in the following proportion:

1. D.PRAVEENN	25%
2. M.GOWTHAMARAJA	25%
3. C.S AJAY	25%
4. D.AJAY	25%

	100%
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9. Accounts:

Accounts will be maintained and closed on 31st March each year when a Profit and Loss Account and a Balance Sheet shall be drawn up as on that date.

10. Duration:

The partnership shall be one at WILL.

Retirement or death of a partner shall not dissolve the firm and the business will be carried on by the other partners.

11. Goodwill,Trademark,Dealership.License

The retiring partner or the estate of a deceased partner will not be entitled to any share on account of goodwill, Trademark, dealership, license, Registration etc which will continue to be the property of the firm at all times.

12. Conduct of the Business:

Bank Accounts in the name of the firm will be opened and such accounts shall be operated by **any one** of the partners namely D.PRAVEENN Party of the First Part, M.GOWTHAMARAJA Second Part, C.S AJAY Third Part, D.AJAY Fourth Part on behalf of the firm Which will be binding on all the partners of the firm.

Any one of the partners among all the partners (1) D.PRAVEENN Partner (2) M.GOWTHAMARAJA Partner (3) C.S AJAY Partner and (4) D.AJAY Partner are hereby authorized to Represent, attend , Execute and to Sign Purchase and Sale Deeds and Documents , Agreement, letters, Apply for Government License and Approvals and other related matters and to demand, Collect, Receive Bills, Cheques, Drafts , and to issue receipts for and on behalf of the firm.

13. Loans:

Loans as needed by the firm from banks or other financial institutions can be raised and for this purpose such loan documents and papers shall be executed on behalf of the firm by all the partners jointly which will be binding on all the partners of the firm.

14) GENERAL

The partner may not assign, sell or otherwise alienate his/her interest in the partnership business without the prior written consent of all the other partners. No new Partners shall be admitted without the consent of all other partners. Death, insanity, retirement, insolvency, etc., of any partner shall not dissolve the firm. If unfortunately any of the above occurs to any of the partners, the remaining partners may continue the business if they want so mutually.

If any partner wants to retire from the firm, proper notice of retirement shall be given in three months advance to the other partners and with the confirmation of all the partners the books of accounts shall be closed on a convenient date and he shall retire from the firm after accepting the amount due to him/her from the firm. Any amount due by him/her to the firm shall be paid to the firm before the date of retirement.

15. Arbitration:

In the event of any dispute between the partners or their legal representatives either in conduct of business or as regards terms of partnership or on dissolution, such dispute will be referred to an arbitrator as agreed to between the partners, and in the event there being no agreement on appointment of such arbitrator by as

many arbitrators one appointed by each of the partners, and decision of such Arbitrator/arbitrators will be binding on all the parties. In the absence of a consensus between the arbitrators, the difference will be referred to an umpire as agreed between them and such a decision will be binding on all parties.

16. On all other matters not covered in the above partnership Deed, the provisions of Indian Partnership Act, 1932 will prevail.

IN WITNESS WHEREOF WE THE PARTIES HERETO HAVE WITH MUTUAL CONSENT SIGNED THIS DEED OF PARTNERSHIP ON THIS 01st DAY OF DECEMBER 2023.

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WITNESSES:

1. R. Balamchamy
S/o. Rathinam
H-31. Malaigathanili Apartment
EVR Road, Erode - 638001

2. S. ARIVANANTHAN
187- EAST PATTAKARAR STREET
KALLUKADAIMEDU
ERODE - 638001.



our services doesn't just end there

Buying & Selling Services

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Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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