

**[AS PER TN REGISTRATION RULES, THE FIRST PAGE SHOULD BE PRINTED ON
RS. 500/- STAMP PAPER]**

DEED OF PARTNERSHIP

This Deed of PARTNERSHIP is entered into at **(Chennai or any city)** this **18th day of September, 2025** BETWEEN

1. **Mr. PARTNER 1** (PAN: _____), Son/Daughter of _____, Hindu, aged about ____ years, residing at **(residing address as per aadhar)** hereinafter referred to as the **PARTY OF THE FIRST PART** which expression shall, unless it is repugnant to the subject or context - thereof, include his legal heirs, successors, nominees and permitted assignees and

2. **Mr. PARTNER 2** (PAN: _____), Son/Daughter of _____, Hindu, aged about ____ years residing at **(residing address as per aadhar)** hereinafter referred to as the **PARTY OF THE SECOND PART** which expression shall, unless it is repugnant to the subject or context thereof, include his legal heirs, successors, nominees and permitted assignees.

3. 4.

Whereas the party of the First part and second part have joined together to form a partnership to carry the business of **(main business activities & allied activities -**

Construction, Development, Repairs and Renovation of Household Buildings, Commercial Buildings, Public Utility Buildings and deal in such other properties and acted as contractors for the above works for Government departments, Panchayats, Public sector undertakings and other body whether private or public and to carry on other allied business under the name and style of “(PARTNERSHIP BUSINESS NAME)”. Whereas the parties desirous to reduce the terms and conditions of the partnership in Writing as below:

NOW THIS DEED OF PARTNERSHIP WITNESSETH AS BELOW:

1. **Name:** Partnership business shall be carried on under the name and style of “(PARTNERSHIP BUSINESS NAME)”
2. **Business:** The Partnership business shall be **Construction, Development, Repairs and Renovation of Household Buildings, Commercial Buildings, Public Utility Buildings and deal in such other properties and acted as contractors for the above works for Government departments, Panchayats, Public sector undertakings and other body whether private or public** and to carry on other allied business mutually decided by the parties to the partnership from time to time.
3. **Registered Place of Office:** The registered office of the partnership shall be situated at (OFFICE ADDRESS OF THE PARTNERSHIP FIRM – It should be clearly mentioned and cross checked with address in the Rent Deed/ Sale Agreement/ Online EB receipt/ Property Tax receipt). The business shall also be carried from such other places as decided mutually by the parties from time to time
4. **Duration:** The Partnership shall be a partnership at will.
5. **Capital Contribution:** The Capital of the Partnership shall be **Rs. 1,00,000 (Rupees One Lakh Only)** which shall be contributed by the parties in the following Manner:

Party of the First Part	Rs. 50,000 (Rs Fifty Thousand only)
Party of the Second Part	Rs. 50,000 (Rs. Fifty Thousand only)

Further Contribution if any required by the partnership shall be brought in by the Parties in the above ratio.
6. **Remuneration to Partners:** The First Party shall draw a remuneration of Rs. 25,000 per month and the second Party shall draw a remuneration of Rs.10,000 per month for taking part in the conduct of the business of the firm.
7. **Drawings:** Each party shall draw out of the partnership funds as drawings from the credit balance of his/her current account. Such drawls shall be duly accounted for in the yearly statement of accounts and divisions of profits of the partnership at the end of the financial year.

8. **Interest on Capital or Loan:** Interest at the rate of 12% per annum on the capital contributed or loan given or credited as given by each of the parties and standing to his/her credit as on the first day of each calendar month for the previous month out of the profits of the partnership business shall be credited in the partner's respective current accounts.
9. **Sharing of Profit or loss:** The profit or losses of the partnership after meeting all expenses, Interest on Capital or Loan account and remuneration to partners shall be divided between the parties in the following ratio:

Party of the First Part -----50%

Party of the Second Part-----50%

10. **Banking:** As and when necessary, a Bank Account or Accounts shall be opened in the name of the Firm for the purpose of business of the Firm with any Nationalized Bank and/or Schedule Bank/s that may be decided by the Partners hereto. Such accounts of the firm in the bank or banks shall be operated by the partners on behalf of the firm and all the matters concerning running of the account of the firm in the bank or banks shall be only at the discretion of the partners.
11. **Borrowing Powers:** Loans from banks or financial institutions or financing companies or third parties, for the financial requirements of the partnership, over and above the contributions made by the parties shall be obtained by the First part on such terms and conditions in the best interest of the partnership.
12. **Accounting year:** The accounting year of the partnership shall be from 1stApril of the year to 31st March of subsequent year.
13. **Place of keeping books of accounts:** The books of accounts of the firm shall be kept at the registered office or such other place as the partners may decide from time to time.
14. **Audit:** The Statement of Accounts and Solvency of the partnership shall be made each year which be audited by a qualified Chartered Accountant.
15. **Non-Competition:** No Partner shall engage in any business, venture or transaction, whether directly or indirectly, that might be competitive with the business of the partnership without the unanimous written consent of the remaining partners.
16. **Secrecy:** No partner shall disclose to any person, or use in any way, any confidential information or business secret of the business of the partnership, except for and in the ordinary course of the business.
17. **Admission of Partner:** A new partner or partners may be admitted in to the Partnership with the mutual consent of all the partners. The profit-sharing ratio of the new partner should be proportionately reduced from the profit-sharing ratio of the existing partners and the profit-sharing ratio of the existing partners shall stand reduced to that extent.
18. **Death or retirement:** Death of any of the partners shall not dissolve the partnership. On the death of any partner, the due to the deceased partner including share of good-will shall be settled to his/her legal heirs. In the event of retirement of a partner,

the due to the retiring partner from the partnership along with share of good-will shall be settled and the other partners continue to carry on the business under new terms and conditions as may be decided mutually. The good-will for the above purpose will be determined by the auditors and his decision is final.

19. **Conversion:** The parties may by mutual consent convert the partnership in to a private or public limited company subject to the applicable laws and in the manner mutually decided by the parties.
20. **Dissolution:** In the event of dissolution of the partnership by mutual consent of all the parties, each party will be entitled to the remaining assets and liabilities of the in their profit-sharing ratio.
21. **Arbitration:** In the event of any dispute or differences arising between the parties hereto either touching or concerning the construction, meaning or effect of this deed or the respective rights and liabilities of the parties hereto, or their enforcement there under, it shall be first settled amicably through discussions between the parties and if not resolved then otherwise referred to the arbitration. The auditor shall act as sole arbitrator under this partnership deed. The arbitration proceedings shall be conducted at Chennai, in English language.
22. **Savings:** Subject to the above the provisions of the Indian Partnership Act, 1932, shall prevail.

In Witness whereof the parties First and second have set their respective hands this day, month and year first above written

(Mr. PARTNER 1)

PARTY OF THE FIRST PART

(Mr. PARTNER 2)

PARTY OF THE SECOND PART

WITNESSES:

1.

2.