

தமிழ்நாடு TAMILNADU



27 FEB 2025

DF 293180

**M. KAILASH CHAND**  
STAMP VENDOR - L.No.11727/C/M  
Saidapet, Chennai-15. ☎: 9346173688

### INDEMNITY

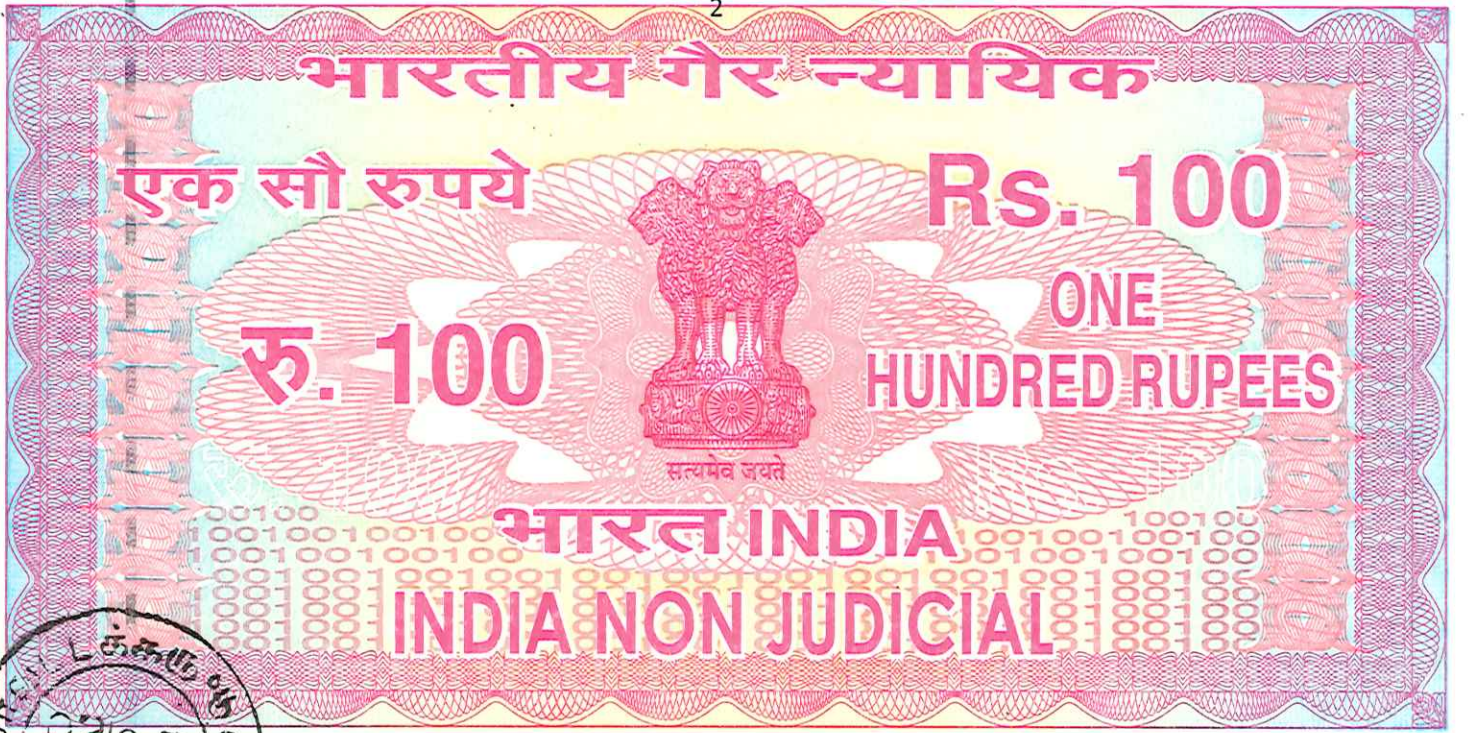
This Indemnity is made and executed on **25<sup>th</sup> Day of April 2025** by **M/S.RAMANIYAM REALTORS LLP**, (LLPIN:AAA-0175), a Limited Liability Partnership, incorporated under Limited Liability Partnership Act, 2008, having **Income Tax Pan: AAHFT8920F** and office at New No.14, Old No.67, Third Main Road, Gandhi Nagar, Adyar, Chennai -600020, represented by its Authorised Signatory **Mr.S.V.K.SUNDAR**, Son of Late S.K.Viswanathan, hereinafter referred to as the **INDEMNIFIER**.

For Ramaniyam Realtors LLP

Authorised Signatory







தமிழ்நாடு சட்ட அமைச்சு TAMILNADU



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STAMP VENDOR - L.No.11727/C/BI  
Saidapet, Chennai-45. ☎: 9840173088

The Indemnifier is the promoter/developer of the real estate project known as "RAMANIYAM ASHOK VIHAR" located at Old Door No.20, New Door No.21/14, Ashok Vihar Apartments, 11<sup>th</sup> Avenue, Ashok Nagar, Chennai-600 083.

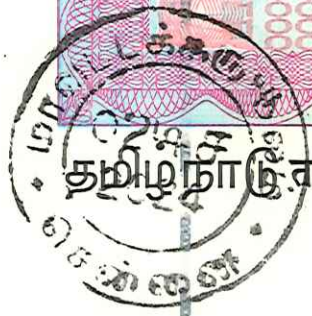
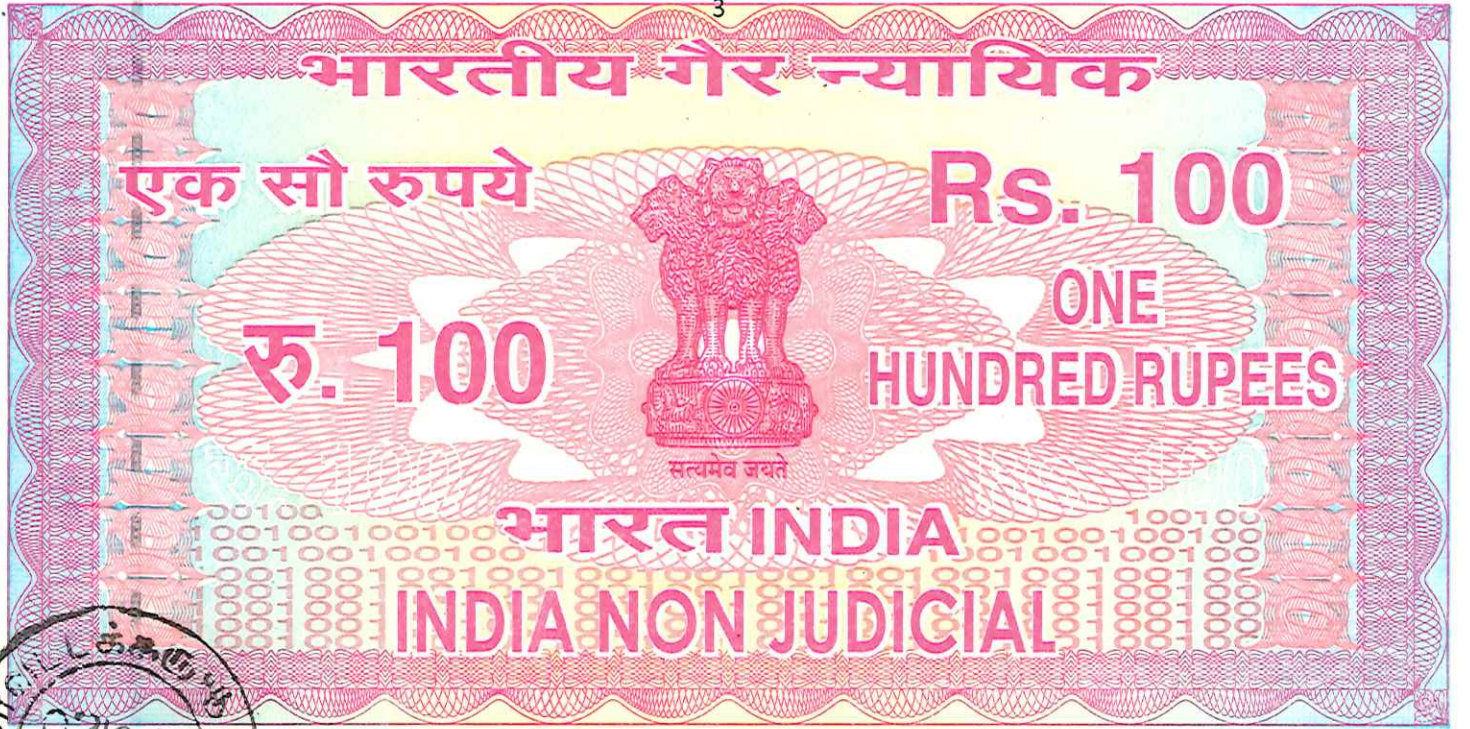
Whereas Mr.R.Venkatesh and Mrs.Aruna Venkatesh had purchased 6.43% (490.61 sq.ft) undivided share in the larger extent of land measuring about 7,630 sq.ft.

For Ramaniyam Realtors LLP

Authorised Signatory







தமிழ்நாடு சர்க்கார் TAMILNADU



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**M. KAILASH CHAND**

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Saidapet, Chennai-45. ☎: 9840173006

Whereas Mrs.Aruna Venkatesh died intestate on 21.04.2002 leaving behind Mr.R.Venkatesh (husband), Mrs.V.Vandana (daughter) and Mr.V.Pradeep (son), as her legal heirs to inherit her 50% share in 6.43% (490.61 sq.ft.).

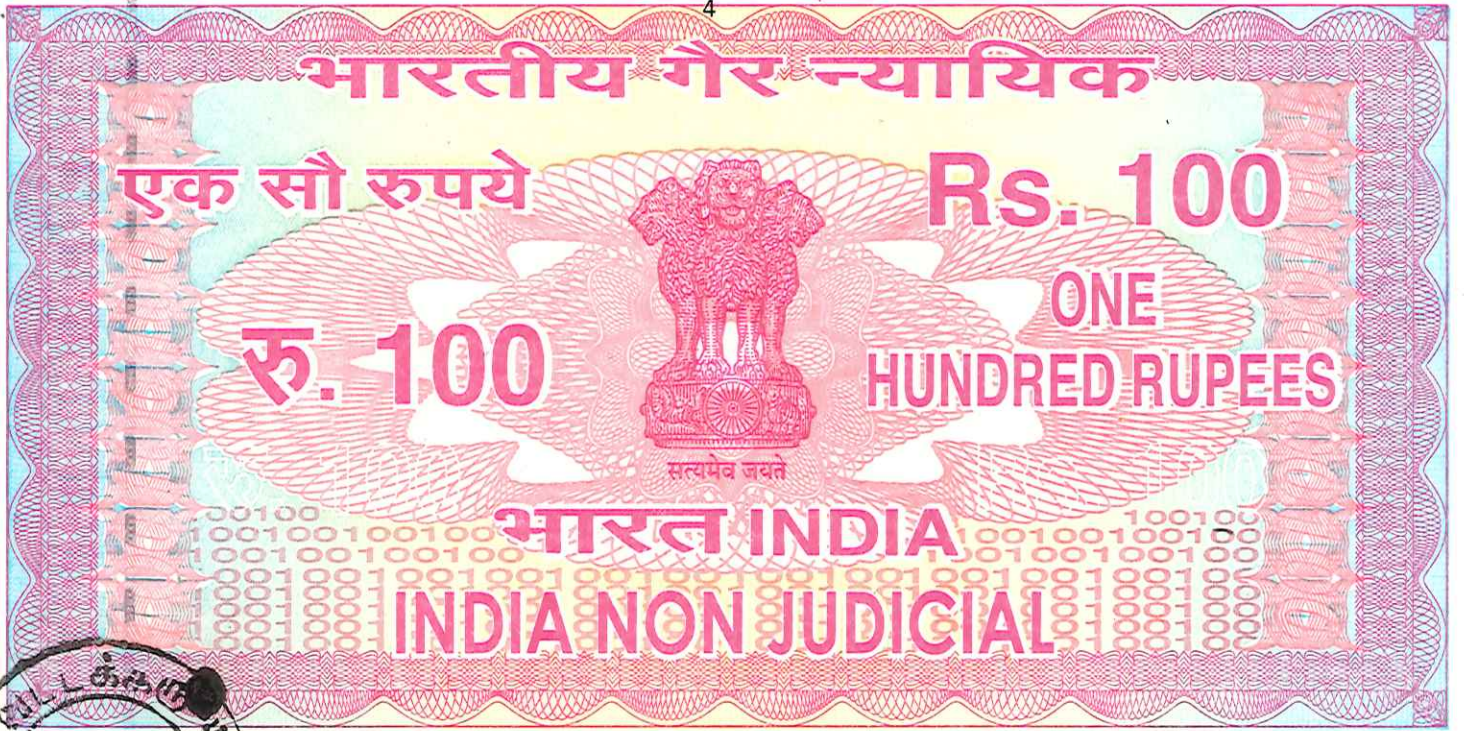
Thus, upon the demise of Mrs.Aruna Venkatesh the ownership is as follows:

For Ramaniyam Realtors LLP

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DF 293183

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Saidapet, Chennai-45. ☎: 9840173088

Mr.R.Venkatesh	66.67%	327.09 sq.ft
Mrs.V.Vandana	16.66%	81.74 sq.ft
Mr.V.Pradeep	16.67%	81.78 sq.ft
	100.00%	490.61 sq.ft

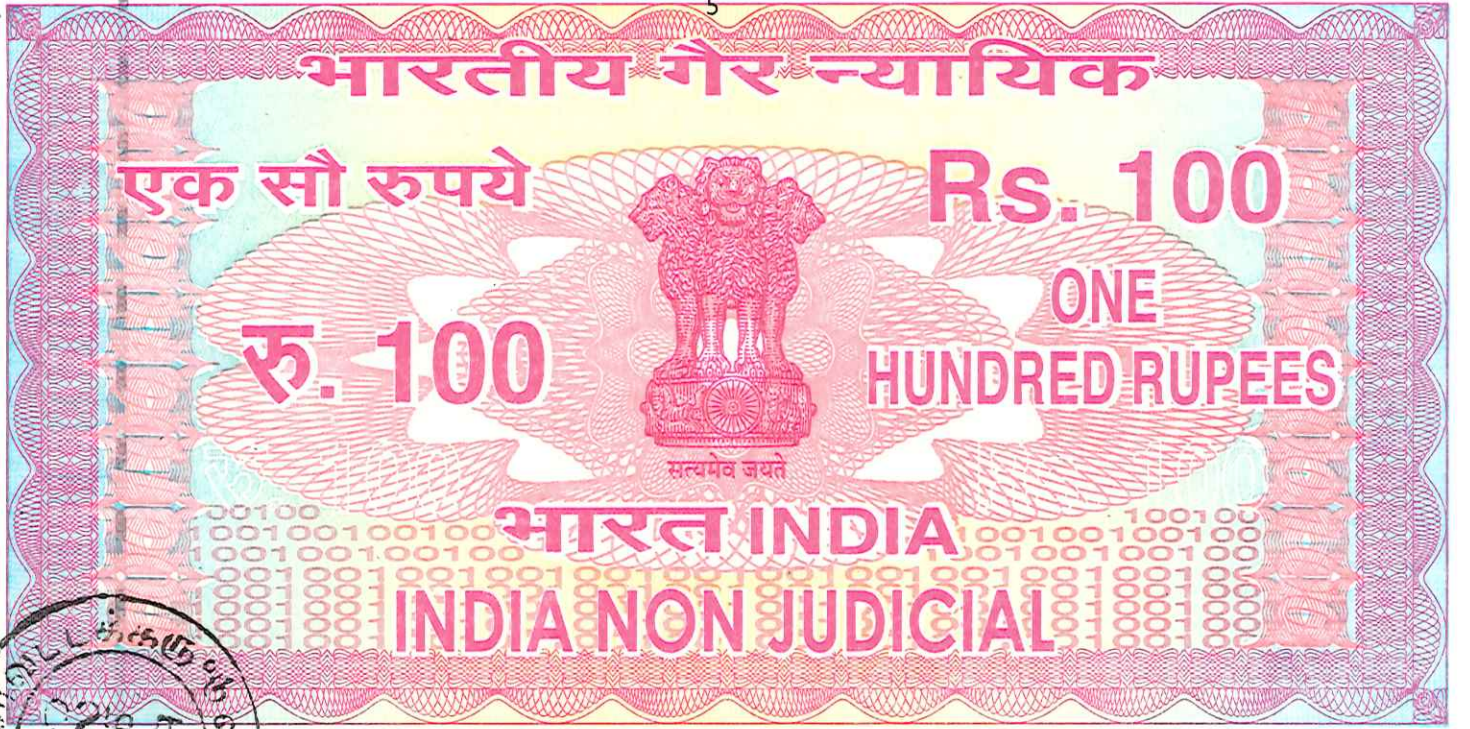
Whereas the owners namely Mr.R.Venkatesh, Mrs.V.Vandana and Mr.V.Pradeep have to relinquish 109.11 sq.ft. of undivided share in favour of the Indemnifier or its nominees as per the redevelopment agreement dated 17/02/2025,

For Ramaniyam Realtors LLP

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M. KAILASH CHAND

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Saidapet, Chennai-45. ☎: 9840173000

Whereas Mr.R.Venkatesh has executed and registered a Power of Attorney in favour of Ramaniyam Realtors LLP, Indemnifier herein, dated 06-08-2024 registered as document no.2398 of 2024 in the office of the Sub registrar, Ashok Nagar for the requisite 109.11 sq.ft of undivided share of land from his ownership of 327.09 sq.ft., and his daughter and son namely Mrs.V.Vandana and Mr.V.Pradeep retain their entire share of 81.74 sq.ft and 81.78 sq.ft respectively.

For Ramaniyam Realtors LLP

Authorised Signatory




Whereas the Indemnifier hereby agrees to indemnify, defend, and hold harmless all stakeholders, including but not limited to buyers, investors, and any other parties associated with the Project ("Indemnified Parties"), from any and all losses, damages, claims, liabilities, expenses (including legal fees), or other detriments arising out of not obtaining Power of Attorney from Mrs.V.Vandana and Mr.V.Pradeep from their respective share.

This Indemnity is irrevocable

Solemnly affirmed at Chennai  
on this 25<sup>th</sup> day of April 2025  
in the presence of

**For Ramaniyam Realtors LLP**

  
**Authorised Signatory**  
Executant

Notary Public, Chennai



  
**N. RAJENDIRAN, M.A., M.Ed., B.L.,**  
**MS No: 1293/1991**  
**ADVOCATE & NOTARY PUBLIC**  
**GOVERNMENT OF INDIA**  
**No. 1, Jothiralingam II Cross Street,**  
**West Mambalam, Chennai - 600 033.**  
**Mobile : 98411 22650**