

கடமை தமிழ்நாடு TAMILNADU
12-03-2025

M/s. INDIA BUILDERS CHENNAI LIMITED

DF 134378
D. RAMADEVI
STAMP VENDOR
LIC. NO. 49/5440/B3/2000
165/13, Shanthi Colony Main Road
4th Avenue, Annanagar, Chennai-40
Mob: 9385369119/044-49525952

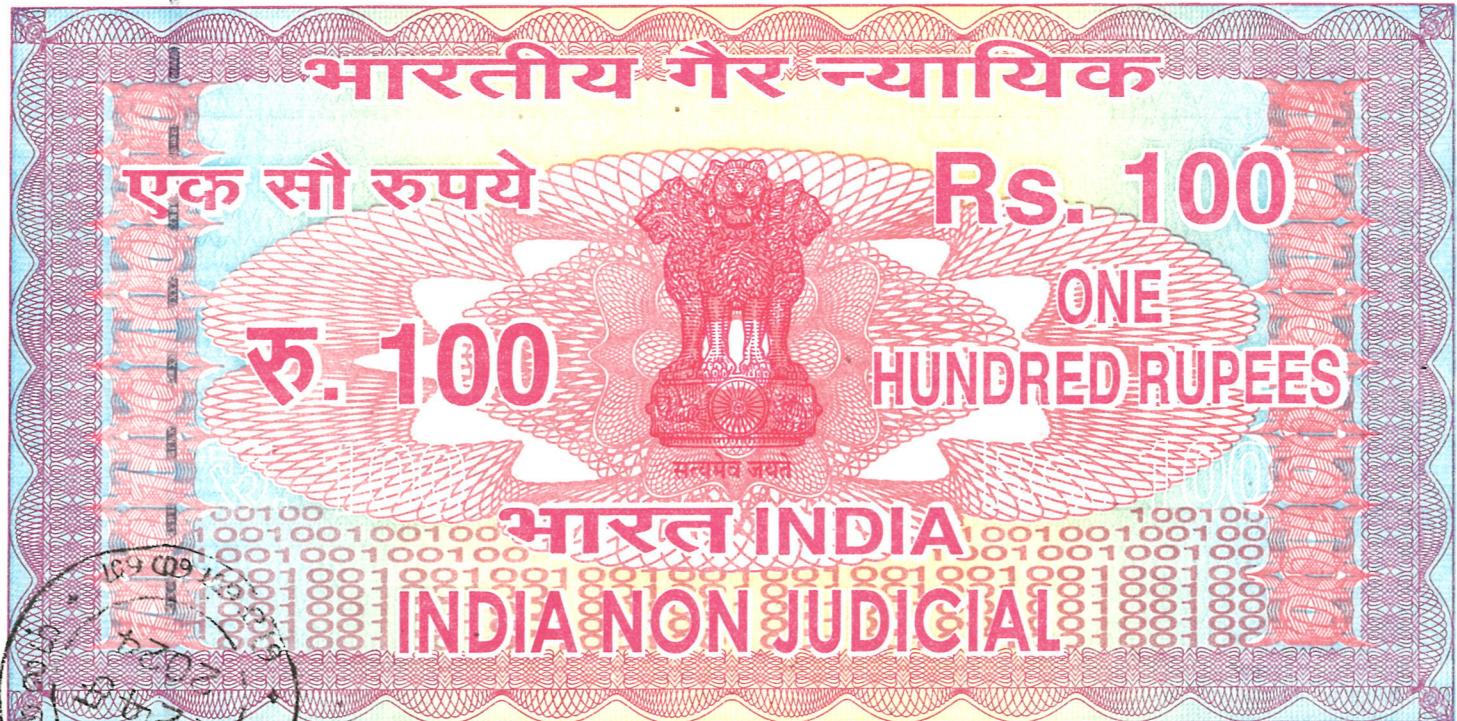
INDEMNITY

This Indemnity is made and executed on the 13th day of March 2025 by M/s. INDIA BUILDERS CHENNAI LIMITED, a Limited Company incorporated under the Companies Act, 1956, having Income Tax Pan: AABC13731Q and Registered Office at No. AA-36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai 600 040, herein represented by its Director, Mr. U. PREETAM KARTHIK, Son of Mr. J. Uttam Kumar, hereinafter referred to as the INDEMNIFIER.

For INDIA BUILDERS (CHENNAI) LIMITED


DIRECTOR





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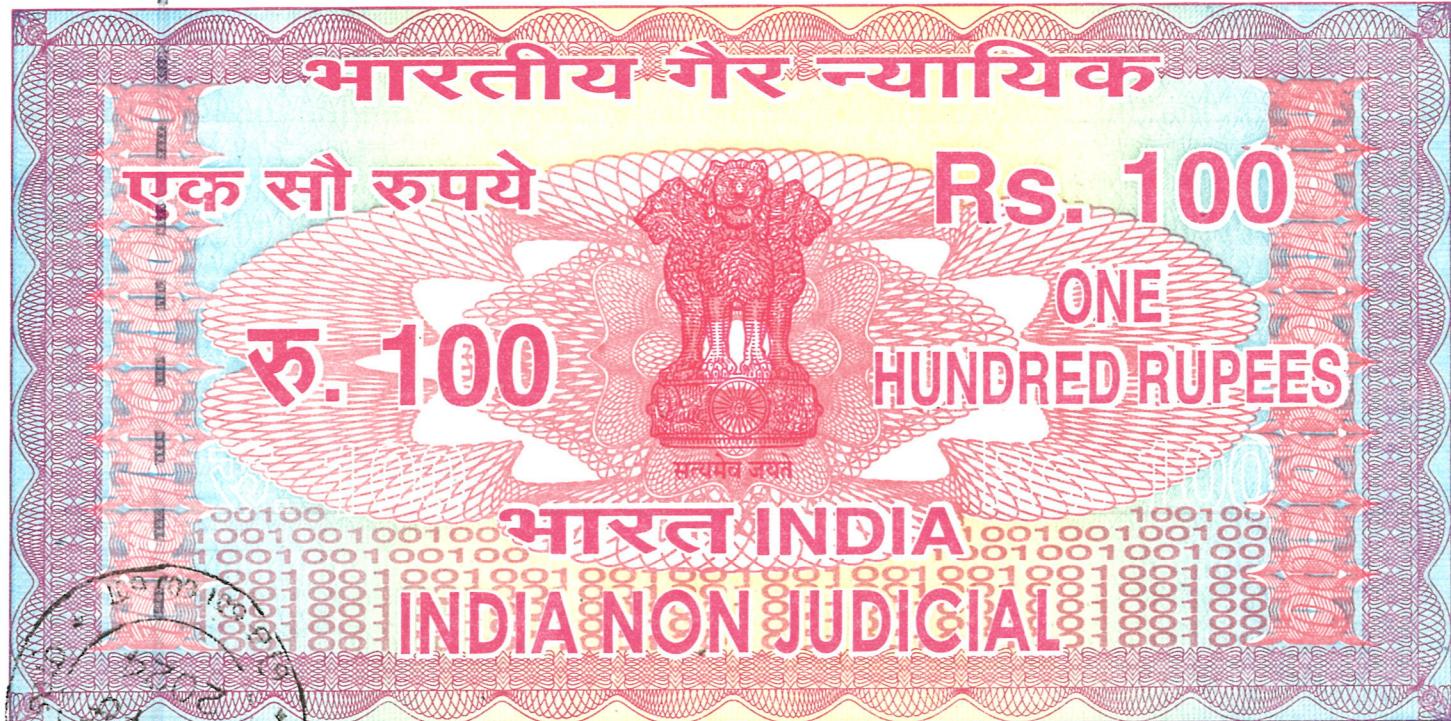
The Indemnifier is the promoter/developer of the real estate project known as "DWARAKA DARSHAN" located at Block-79, Dwaraka Flats, Ambattur Estate-Thirumangalam Road, Anna Nagar Western Extension, Chennai – 600101, comprised in Survey No.289 part of Padi Village, now resurveyed and assigned S.Nos.297/3B, 297/1A Part, 1B Part, 2A Part, 2B Part, 290/Part, T.S.Nos.87/9, 87/10, 87/11, 87/12, Block No.9, Ward-H of Mogappair Village, Ambattur Taluk, Thiruvallur District.

The Tamil Nadu Real Estate Regulatory Authority has noted a difference in area between the extent of the project as recorded in the Sale Deeds and the Patta uploaded with respect to the Project.

For INDIA BUILDERS (CHENNAI) LIMITED


DIRECTOR





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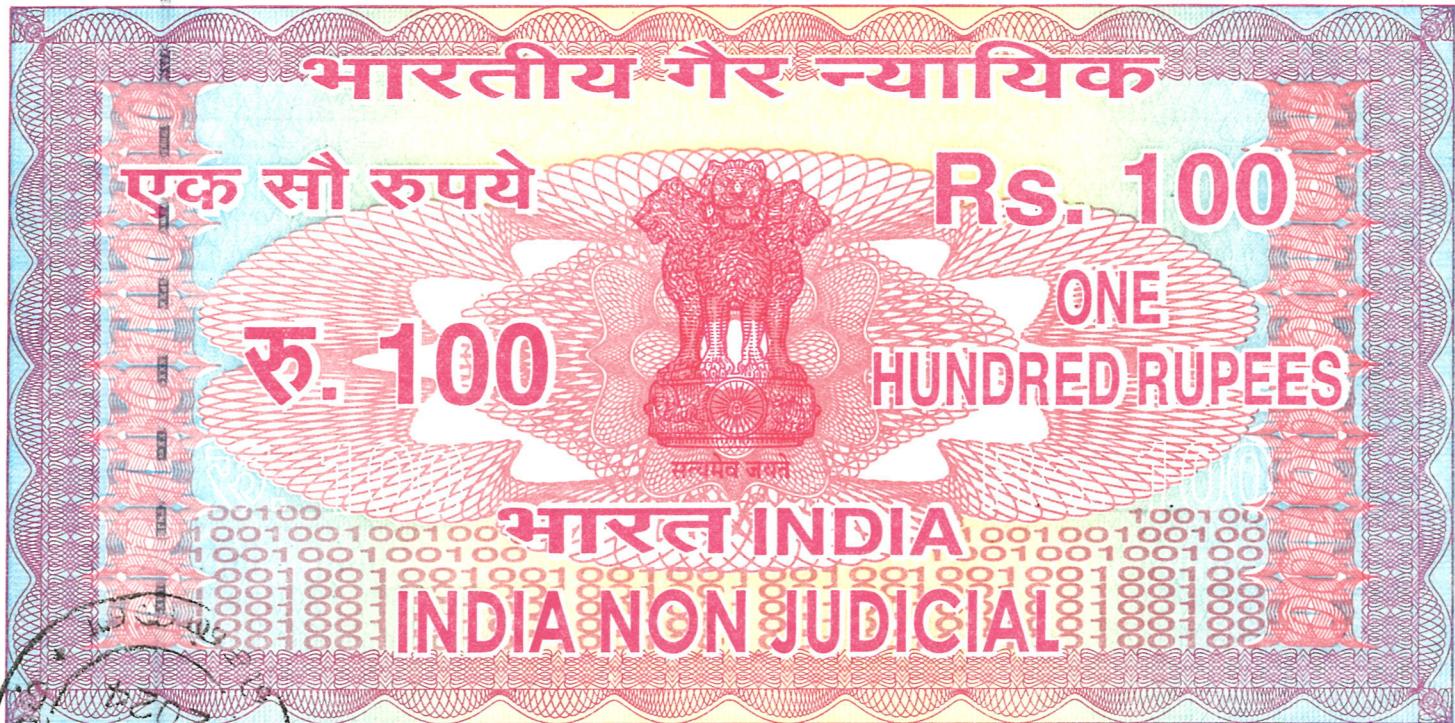
In response to this, the Indemnifier agrees to indemnify, defend, and hold harmless all stakeholders, including but not limited to buyers, investors, and any other parties associated with the Project ("Indemnified Parties"), from any and all losses, damages, claims, liabilities, expenses (including legal fees), or other detriments arising from the difference in the land extent of the Project as reflected in the Sale deeds and Patta.

This Indemnity is Irrevocable

For INDIA BUILDERS (CHENNAI) LIMITED


DIRECTOR





தமிழ்நாடு முஸ்லிம்நாடு TAMILNADU
12-03-2025

J. L.

DF 134381

M.S. INDIA BUILDERS (CHENNAI) LIMITED

D. RAMADEVI
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SCHEDULE OF PROPERTY

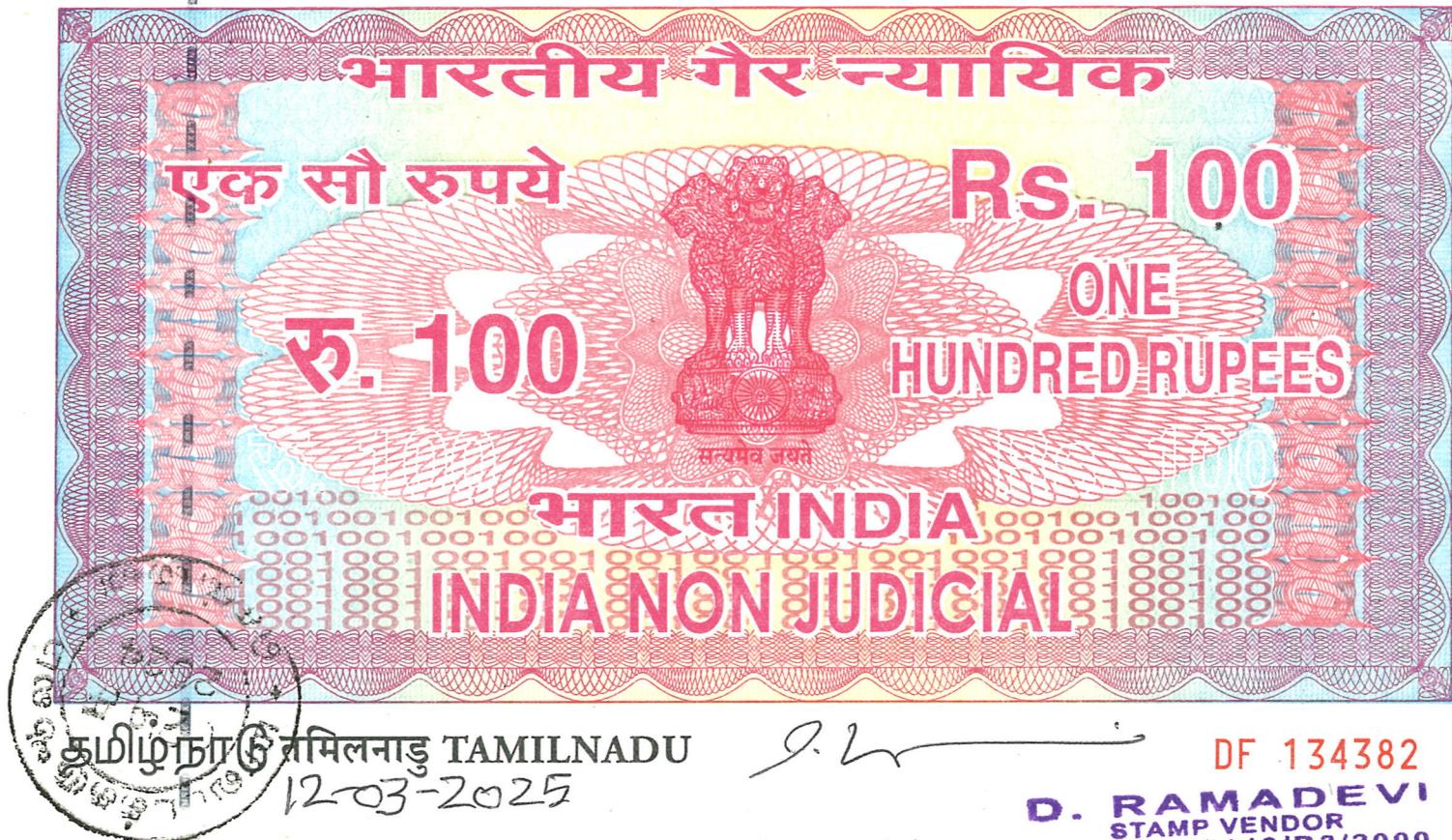
(RECONSTITUTED / AMALGAMATED PROPERTY)

All that piece and parcel of Land and Residential Flat Nos.1 to 6, bearing Door Nos.79/1 to 79/6 on the Ground, First and Second Floors of Block-79, Dwaraka Flats, Anna Nagar Western Extension, Chennai – 600101, land totally measuring an extent of 7300 Sq.ft as per Document and a total extent of 7287.22 Sqft as per patta comprised in Survey No.289 part of Padi Village, Now resurveyed and assigned S.Nos. 297/3B, 297/1A Part, 1B Part, 2A Part, 2B Part, 290/Part, T.S.Nos. 87/9, 87/10, 87/11, 87/12, Block No.9, Ward-H of Mogappair Village, Ambattur Taluk, Thiruvallur District, the land bounded on the:-

For INDIA BUILDERS (CHENNAI) LIMITED




DIRECTOR



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12-03-2025

தாமிலமாடு TAMIL
12-03-2025



DF 134382

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NORTH BY : T.N.H.B Plots,
EAST BY : Block No.78,
SOUTH BY : 120 Feet Road (Mogappair - Ambattur Road)
WEST BY : Block No.80,

Situate within the Registration District of Central Chennai and Registration Sub-District of Villiyakkam.

Solemnly affirmed at Chennai
On this 13th Day of March 2022
in the presence of



INDIA BUILDERS (CHENNAI) LIMITED
Executant

Executant

DIRECTOR

D.D. DHEERAJAYANNA B.L.
Notary Public, Chennai
ADVOCATE & NOTARY PUBLIC
400, LAW CHAMBER,
MADRAS HIGH COURT, CHENNAI-104
EXPIRE ON 22/10/25
CELL No - 9381016780

2 A MAR 20