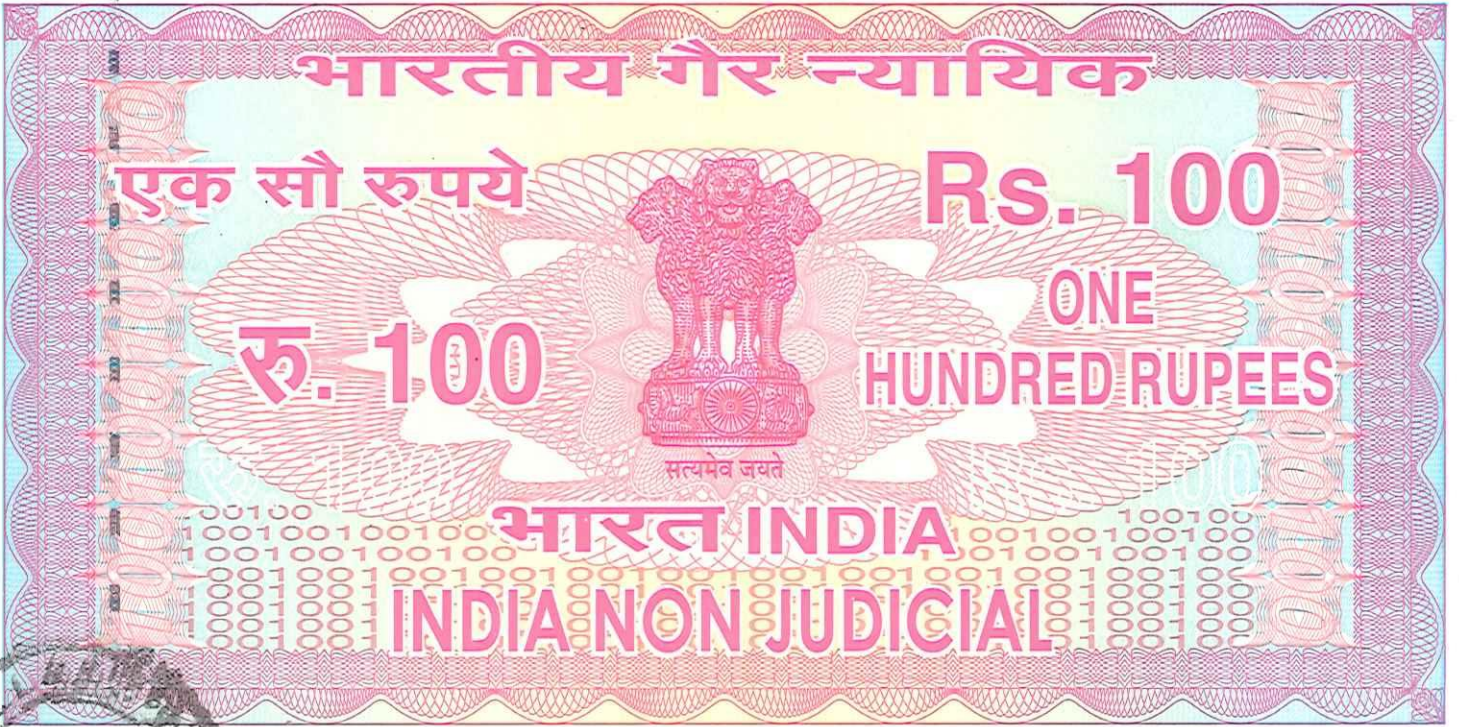




15 OCT 2025

EG 058881

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-15. ☎: 984017301

BUILDER INDEMNITY BOND

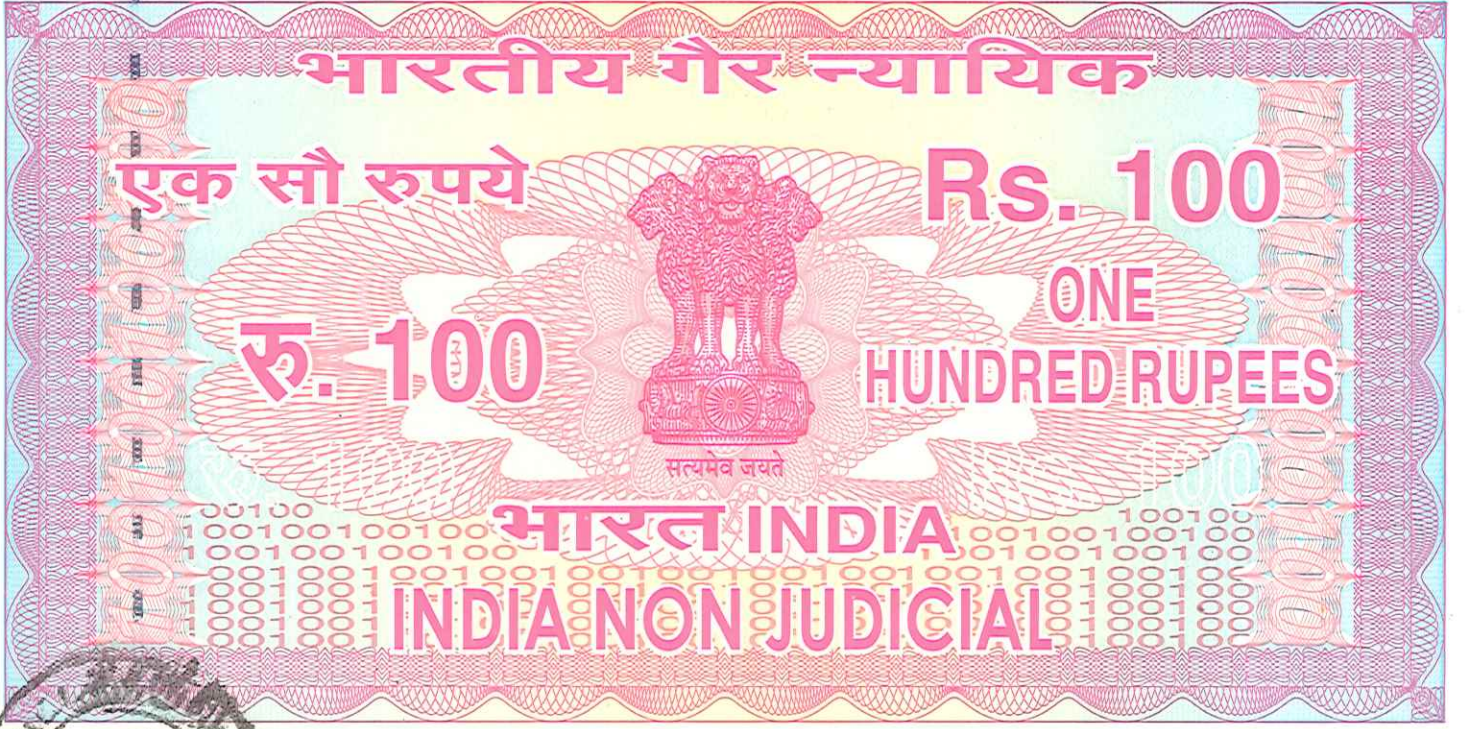
This Indemnity Bond is executed on this 10th day of February 2026 at Chennai by:

M/s.RAMANIYAM REAL ESTATES PRIVATE LIMITED, a Company incorporated under Companies Act 1956, having Income Tax PAN No.AAACR2276A, having office at No.17/35, 2nd Main Road, Gandhi Nagar, Adyar, Chennai - 600 020, represented by its Authorised Signatory **Mr.S.V.K.SUNDAR**, Son of Late S.K.Viswanathan, (Identification: Aadhar No. 6452 8135 0012), aged about 58 years, hereinafter referred to as the "Builder", which expression shall include its successors and assigns)

For Ramaniyam Real Estates Pvt. Ltd.


Authorised Signatory





15 OCT 2025

EG 058882

M. KAILASH CHAND

STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-15. ☎: 984017309

WHEREAS

1. The landowners **Mr. K.S. Kalyanaraman** and **Mr. K.S. Seetharaman** are the joint owners of the land measuring an extent of **8140 Sq. Ft. (3 Grounds and 940 Sq. Ft.)**, comprised in **R.S. No. 423/2, Old R.S. No. 423, Block No. 8, Mylapore Village, Mylapore Taluk**, situated at Door No. 68, Old No. 268, Royapettah High Road, Royapettah, Chennai – 600 014 (hereinafter referred to as the *schedule property*).

For Ramaniyam Real Estates Pvt. Ltd.

Authorised Signatory



2. The said land is joint family property, the title of which has been clarified and confirmed by way of an **Affidavit dated 06.02.2026**, executed by the landowners, detailing the family settlement dated **29.05.2000** and payment of consideration to the other family members, who have relinquished all rights over the schedule property.
3. The Builder has entered into a Development Agreement with the said landowners for development of the schedule property and has applied for RERA approval before the Authority.
4. The Authority has required the Builder to execute an indemnity bond indemnifying the Authority against any future claims, disputes, or litigations relating to title, ownership, or family settlement in respect of the schedule property.

NOW THIS INDEMNITY BOND WITNESSETH AS FOLLOWS:

1. The Builder hereby **undertakes and agrees to indemnify and keep indemnified** the Authority and representatives from and against **all losses, damages, claims, demands, costs, expenses, actions, proceedings, and consequences** that may arise due to the family settlement or documents relied upon.
2. The Builder hereby confirms that the owners have paid as per the said arrangement, they were required to pay a sum of Rs. 27,00,000/- (Rupees Twenty-Seven Lakhs only) each to Mr. K.S. Venkatraman and Mr. K.S. Pattabiraman. We hereby affirm that the said amounts have been paid in full, and they have no right, title, interest, or claim whatsoever over the schedule property either presently or in future.

For Ramaniyam Real Estates Pvt. Ltd.



Authorised Signatory



3. The Builder further agrees that any permission, approval, or sanction granted by the Authority is **purely based on the documents and representations submitted**, and the Authority shall not be held responsible for any future disputes relating to the schedule property.
4. This indemnity shall be **absolute, unconditional, irrevocable, and continuing**, and shall remain in force notwithstanding grant of planning permission, completion of construction, or occupation of the building.

IN WITNESS WHEREOF, the Builder has executed this Indemnity Bond on the day, month, and year first mentioned above.

For **M/s.RAMANIYAM REAL ESTATES PRIVATE LIMITED**

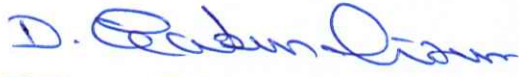
For Ramaniyam Real Estates Pvt. Ltd.



Authorised Signatory

Authorised Signatory
(Signature & Seal)

Witnesses:

1. 
[D. RAGHAVARAM]

2. 
[M. Udaya Kumar]




K. GANTHARUBAN, B.A., B.L.,
ADVOCATE & COMMISSIONER OF OATHS
No.57/28, First Floor, Kumaraj Avenue, IInd Street,
Adyar, Chennai - 600 020
Mob : 9283211843