



Ms. INDIA BUILDERS CHENNAI

LIMITED

[Signature]

EC 648671

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 09th day of October 2025 by **M/s.INDIA BUILDERS CHENNAI LIMITED**, a Limited Company incorporated under the Companies Act, 1956, having **Income Tax Pan: AABCI3731Q** 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



[Signature]
DIRECTOR



24/03/2025

MS. INDIA BUILDERS CHENNAI LIMITED

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The Indemnifier is the promoter/developer of the real estate project known as "RAGHU" located at Block No:B-6, 11th Cross Street, GOCH Colony, Besant Nagar, Chennai-600090 Comprised in Old S.No:127 part,17 Part, New S.No:17/3 part, 17/2B1 Part and T.S.No:8/10, Block No:40 of Urur Village within the Limits of Greater Chennai Corporation

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

[Signature]
DIRECTOR



TAMILNADU
24/03/2025

[Signature]

MS-INDIA BUILDERS (CHENNAI) LIMITED

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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

[Signature]
DIRECTOR





TAMILNADU

24/03/2025

MS. INDIA BUILDERS CHENNAI LIMITED

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SCHEDULE OF PROPERTY

(RECONSTITUTED / AMALGAMATED PROPERTY)

All that piece and parcel of land and Residential Flats bearing Flat Nos.B-6/1 to B-6/6 in the Ground, First and Second Floors of Block No.B-6, 11th Cross Street, GOCH Colony, Besant Nagar, Chennai - 600 090; together with its proportionate Undivided Share in the land totally measuring an extent of 5711 Sq.ft. comprised in Old Survey No.127 (Part) & 17 (Part), Now resurveyed and assigned S.No.17/3part and 17/2B1part, T.S.No.8/10, Block No.40 of Urur Village, Velachery Taluk, Chennai District and the land BOUNDED on the:

For INDIA BUILDERS (CHENNAI) LIMITED



[Signature]
DIRECTOR



[Signature]

EC 648675

D. RAMADEVI
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NORTH BY : A-5 Block
EAST BY : Passage to Garages G-4
SOUTH BY : 11th Cross Street; and
WEST BY : 6th Cross Street

Situate within the Registration District of Chennai South and Registration Sub-District of Adyar and within the limits of the Greater Chennai Corporation.

Solemnly affirmed at Chennai

On this 09th Day of October 2025
in the presence of



For INDIA BUILDERS (CHENNAI) LIMITED

[Signature]
DIRECTOR

[Signature]
D. DHEENADHANU B.L.
ADVOCATE & NOTARY PUBLIC
400, LAW CHAMBER,
MADRAS HIGH COURT, CHENNAI-10
EXPIRE ON 22/10/25
CELL No - 9381016780