



தமிழ்நாடு தமில்நாடு TAMILNADU 26 SEP 2024
Greata Enterprises and Developers
Chennai

DH 164056

[Signature]

M. HAGUPATHI

STAMP VENDOR, L/No. C3/4830/23
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

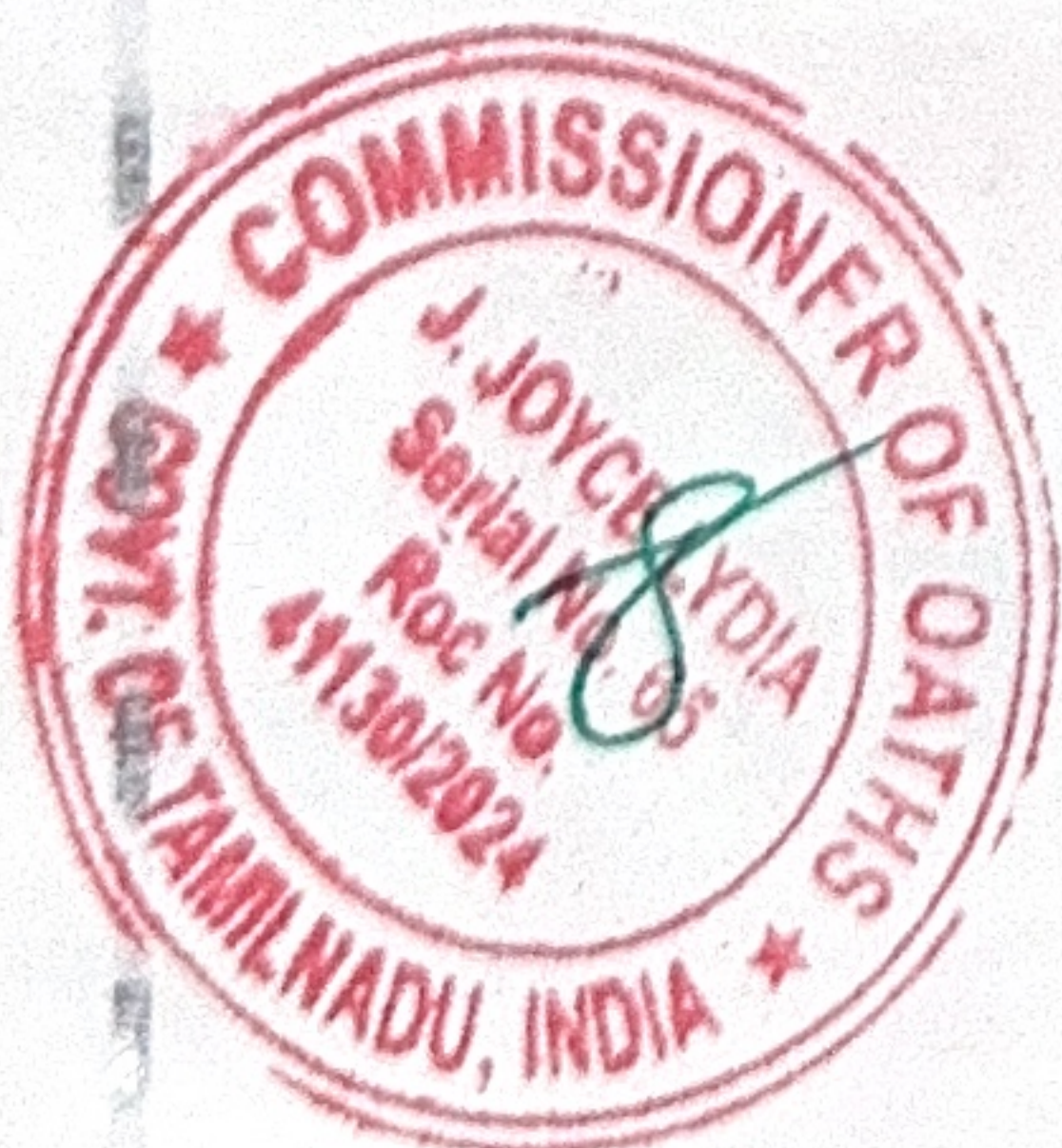
INDEMNITY BOND

(To be submitted to Tamil Nadu RERA Authority)

We, **M/s. Greata Enterprises & Developers Pvt Ltd**, having its office at No.4/1, 1st Floor Wallace Garden 3rd Street, Nungambakkam Chennai - 600006 represented by its Authorised Signatory Mr.K.Nazeer hereby declare as follows:

We have formed a Layout in the name and style of "**Nile Nagar Phase II**", comprised in Survey Numbers **224/5, 224/6B, 225/2, 226, 227, 228, 229/1B, 229/2C, 230/1, 230/2, 230/3, 270/3, 271/2B**, Town Survey Nos. **2/10, 2/12, 3/2-1, 3/2-2, 3/2-3, 3/4-1, 3/4-2, 3/3, 4/3, 4/5, 4/6, 4/7, 4/8, 5/4, 5/5**, Ward No.A, Block No. 60, situated at Madurantagam Village of Madurantagam Taluk of Chengalpattu District and the same was approved by DTCP vide Approval No. 75/2022, dated 21.10.2022.

I am the Authorized Signatory of the project known as Nile Nagar Phase 2, situated in Madurantakam, Tamil Nadu, and I am fully competent to execute this Indemnity Bond.



ATTESTED

GREATA ENTERPRISES AND DEVELOPERS (P) LTD.

[Signature]
Authorised Signatory

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIAN NON JUDICIAL

तमिलनाडु TAMILNADU

26 SEP 2024

Greata Enterprises and Developers
Chennai

DH 164057

R. RAGUPATHI

STAMP VENDOR, L/No, C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

In the Approved Layout Plan submitted to the Tamil Nadu Real Estate Regulatory Authority (TNRERA), a typographical error has occurred in mentioning the total extent of land. The layout plan incorrectly states the extent as 8.90 acres instead of the correct extent of 8.73 acres.

The survey numbers mentioned in the approved plan are accurate and correspond to a total extent of 8.73 acres only.

The areas allocated for Open Space Reservation (OSR), internal roads, and other gifted/common areas are all well within the 8.73 acres.

Since the process of amending the approved layout plan is time-consuming and complex, We submit this Indemnity Bond to indemnify the RERA Authorities for any sales dealt beyond 8.73 acres .

GREATA ENTERPRISES AND
DEVELOPERS (P) LTD.

Authorised Signatory


ATTESTED

We hereby solemnly undertake not to sell or offer for sale any plots beyond the actual extent of 8.73 acres as defined by the survey numbers in the approved layout.

We guarantee that all plots sold shall strictly fall within the 8.73 acres, and this shall be reflected in all sale deeds, marketing materials, and legal documentation.

We would like to state that we will hold the following Plots measuring an extent of 691 sq.mts in the below mentioned plot till due correction are made in approved plan which according to us is typographical error and it had nothing to do with actual extent wherein plotted developments are carried on 8.73 acres , which corresponds to actual documents extent and actual Patta issued

Plot No	Dimension of the Plot	Area in Sq.mt	Area in Sq.ft
16	14.75 x 9.15	134.96	1453
17	14.00 x 12.20	170.80	1838
191	9.23 x 8.43	78.32	843
192	9.15 x 10.95 (Less Splay)	99.13	1067
193	22.24 x 9.57 (Less Splay)	208.29	2242
	Total	691.50	7443

This Indemnity Bond is executed to clarify the above error and to assure the Authority of our full compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and applicable rules thereof

Solemnly affirmed at Chennai on this 3rd day of June 2025

Deponent:
(Signature)

**GREATA ENTERPRISES AND
DEVELOPERS (P) LTD.**

K. Jayan
Authorised Signatory



J. Joyce Lydia
03/06/2025
J. JOYCE LYDIA, M.A., M.L., M.Phil., M.Th., M.T.S.
COMMISSIONER OF OATHS
No. 149, 15th EAST CROSS STREET
4th MAIN ROAD, MKB NAGAR
VYASARPADI, CHENNAI - 600 039
Mobile: 98408 40565

ATTESTED