Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

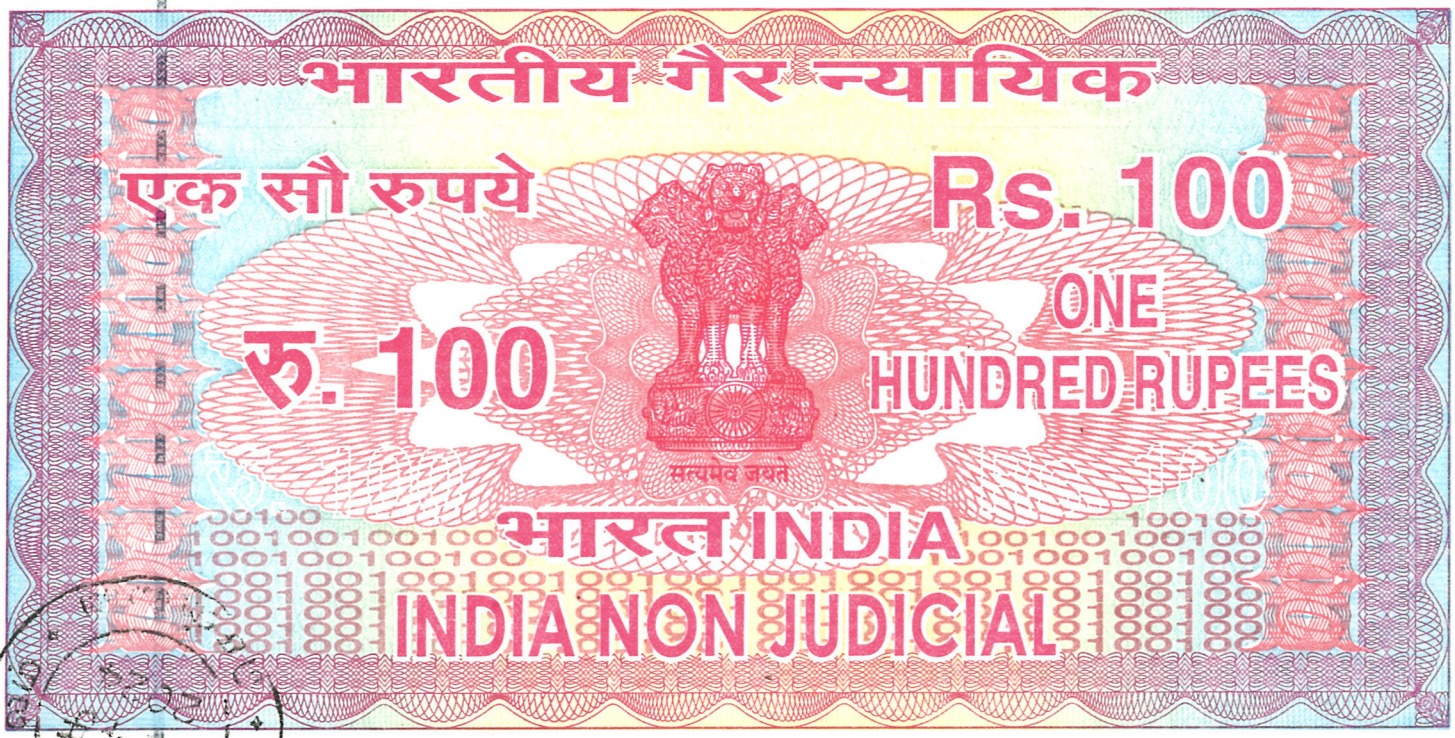
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





தமிழ்நாடு தமிலநாடு TAMILNADU DF 134378

12-03-2025

M/s. INDIA BUILDERS CHENNAI LIMITED

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

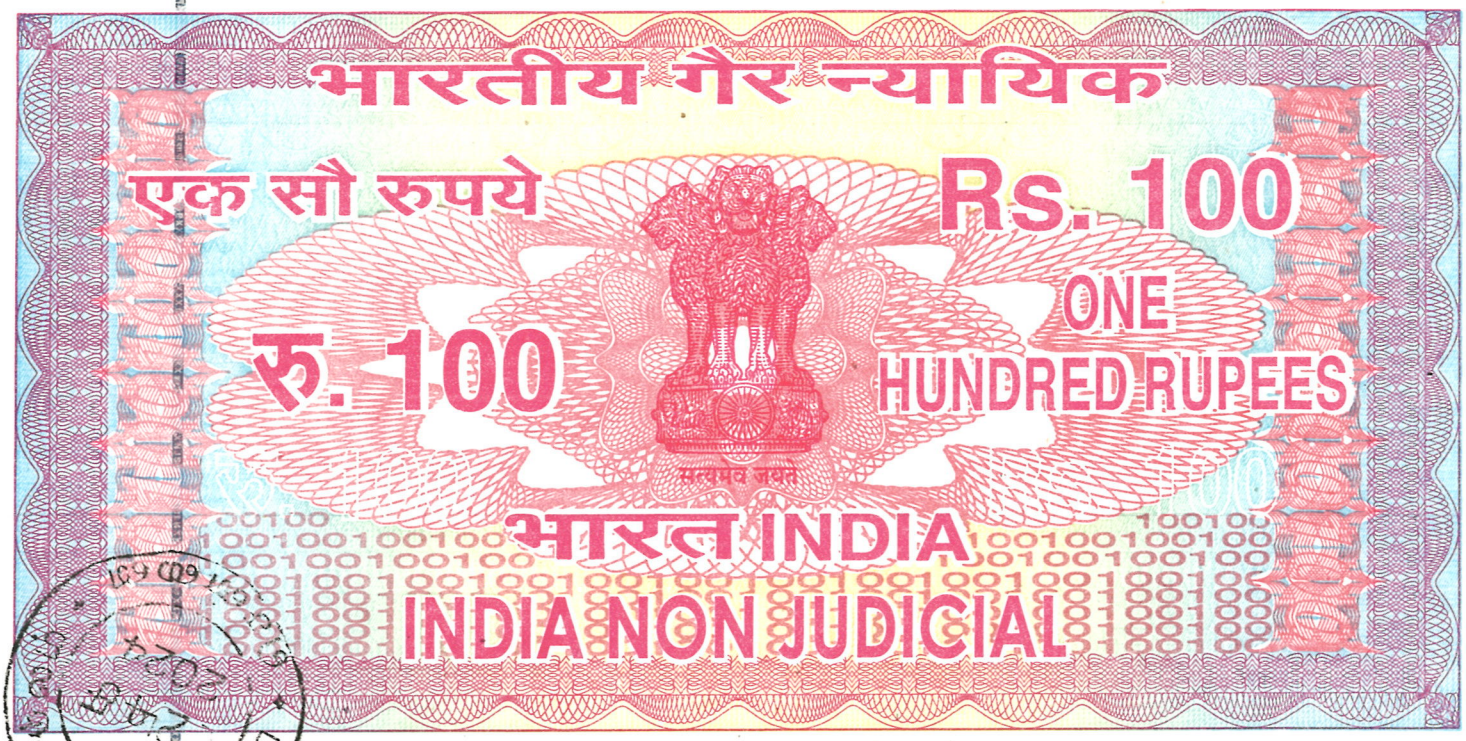
INDEMNITY

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: 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.**

GOVT. OF TAMIL NADU NOTARY CITY OF MADRAS

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR



தமிழ்நாடு तमिलनाडु TAMILNADU

12-03-2025

DF 134379

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

Ms. INDIA BUILDERS (CHENNAI) LIMITED

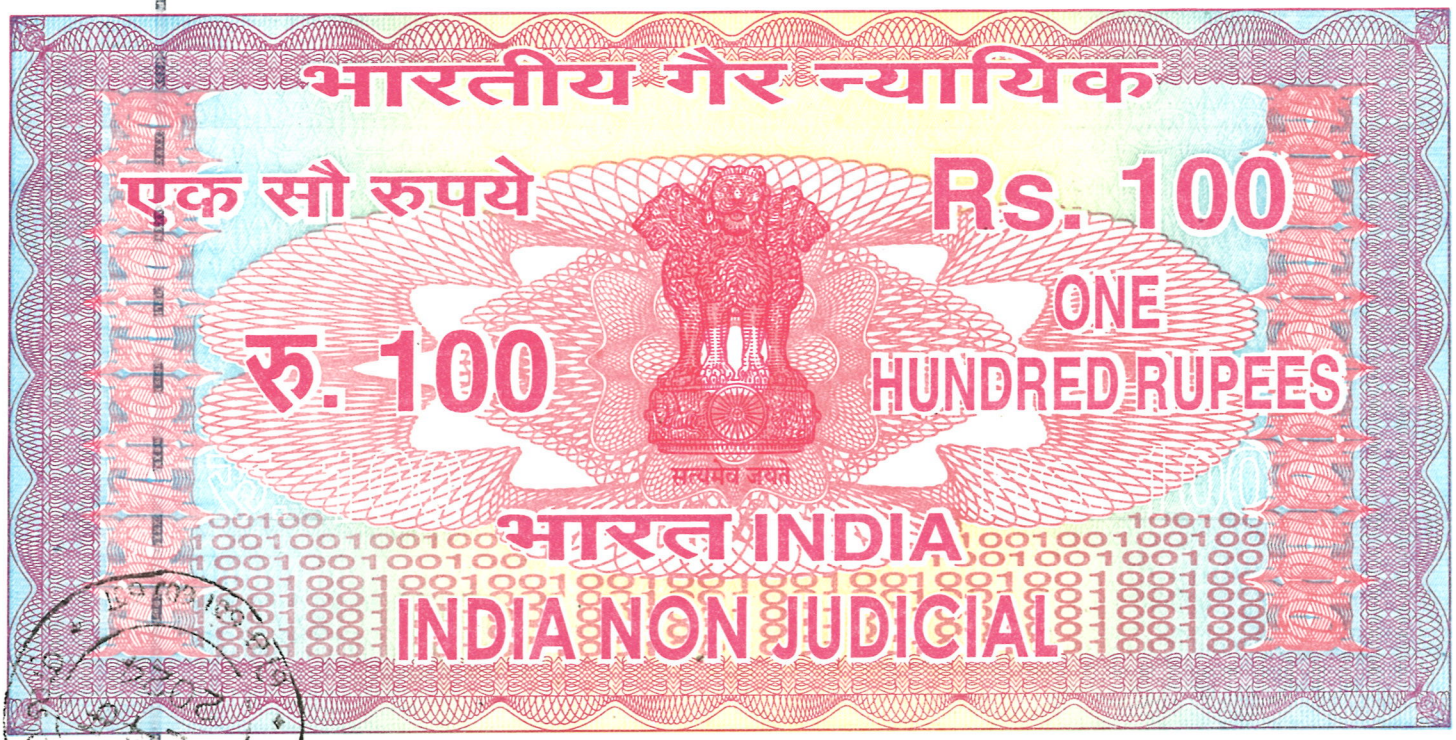
The Indemnifier is the promoter/developer of the real estate project known as "DWARAKA DARSHAN" located at Block-79, Dwaraka Flats, Ambattur Estate-Thirumangalam Road, Anna Nagar Western Extension, Chennai – 600101, comprised in Survey No.289 part of Padi Village, now resurveyed and assigned S.Nos.297/3B, 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

NOTARY * GOVT. OF TAMILNADU, INDIA
B. DHEENADHAYALAN
G.O.Ms.No. 162/2020
CITY OF MADRAS



தமிழ்நாடு தமிலனாடு TAMILNADU

12-03-2025

DF 134380

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

M/s. INDIA BUILDERS CHENNAI LIMITED

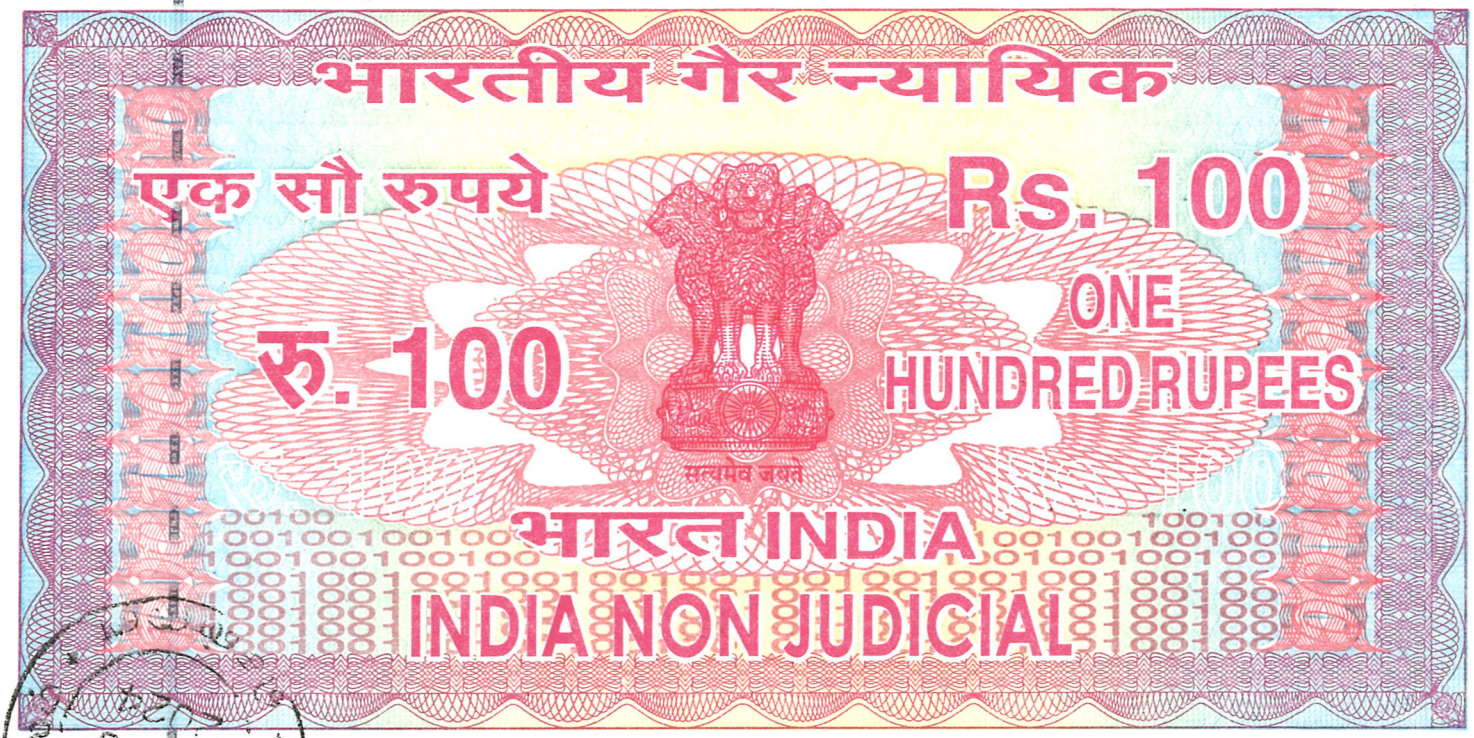
In response to this, the Indemnifier agrees to indemnity, defend, and hold harmless all stakeholders, including but not limited to buyers, investors, and any other parties associated with the Project ("Indemnified Parties"), from any and all losses, damages, claims, liabilities, expenses (including legal 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

NOTARY
D. DHEENADHAYALAN
G.O. Ms. No. 162/2020
CITY OF MADRAS
GOVT. OF TAMILNADU, INDIA



தமிழ்நாடு தமிலநாடு TAMILNADU

12-03-2025

DF 134381

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

M/s. INDIA BUILDERS CHENNAI LIMITED

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

NOTARY GOVT. OF TAMIL NADU

DIRECTOR

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

12-03-2025

DF 134382

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

M/s. INDIA BUILDERS CHENNAI LIMITED

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 Villivakkam.

Solemnly affirmed at Chennai

On this 13th Day of March 2025

in the presence of

NOTARY * GOVT. OF TAMILNADU. INDIA * B. DHEENADHAYALAN G.O.Ms.No. 102/2020 CITY OF MADRAS

For INDIA BUILDERS (CHENNAI) LIMITED

Executant

DIRECTOR

Notary Public, Chennai

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

14 MAR



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate