Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

RAMANIYAM REAL ESTATES (P) LTD. CHENNAI 600 020

15 OCT 2025

EG 058881

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/9
Saidapet, Chennai-15. ✆: 9840173

BUILDER INDEMNITY BOND

This Indemnity Bond is executed on this10th 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

COMMISSIONER OF OATHS K. CANTHARUBAN, B.A., B.L. ADVOCATE SL. No:23 HIGH CT. CHENNAI

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

EG 058882

15 OCT 2025

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-15. ☎: 9840173090

RAMANIYAM REAL ESTATES (P) LTD. CHENNAI 600 020

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

COMMISSIONER OF OATHS * K. GANTHARUBAN, B.A., B.L., * ADVOCATE * HIGH COURT CHENNAI * REG. No:8994/2024/F2 SL. No:23

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

COMMISSIONER OF OATHS
K. GANTHARUBAN, B.A., B.L.,
ADVOCATE
ROC. No:[illegible]/2024/F2
SL. No:23
HIGH COURT, CHENNAI

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. [D. RUBENDIRAN]

2. M. [M. Udayakumar]

COMMISSIONER OF OATHS * K. GANTHARUBAN, B.A., B.L. * ADVOCATE RDC. No:0994/2024/F2 SL. No:23 * HIGH COURT CHENNAI *

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

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.