Verified RealEstate™

RE REGULATORY RECORD

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

4 SEP 2026

FG 660935

S. Rajalakshmi
Sa. Pri Fo

A. SATHISH KUMAR
STAMP VENDOR
LIC No. 7/876/B3/96
TRIPLICANE, CHENNAI-600 005.
Phone: 28552346, 45566661

UNDERTAKING AND INDEMNITY AGREEMENT

This Deed of Undertaking and Indemnity Agreement ("Agreement") is entered into on this 5TH day of SEPTEMBER, 2026, at Chennai, Tamil Nadu, India.

BY AND BETWEEN:

1. **Mrs. S. RAJALAKSHMI**, Wife of Late Mr. P. Saravanan, aged about 56 years, residing at Old No. 23, New No. 4, 10th Cross Street, Indira Nagar West Tank, Indira Nagar, Adyar, Chennai – 600 020, hereinafter referred to as the **"Promisor No. 1"** (which expression shall unless repugnant to the context mean and include its successors, legal heirs, and permitted assigns);

For FOUR CEE HOUSING

PARTNER

S. Rajalakshmi

भारतीय गैर न्यायिक

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4 SEP 2026

FG 660936

A. SATHISH KUMAR
STAMP VENDOR
LIC No. 7/876/B3/96
TRIPLICANE, CHENNAI-600 005.
Phone: 28552346, 45566661

S. Rajalakshmi
Sa. Pritika

AND

2. **Miss. Sa. PRITIKA**, Daughter of Late Mr. P. Saravanan, aged about 22 years, residing at Old No. 23, New No. 4, 10th Cross Street, Indira Nagar West Tank, Indira Nagar, Adyar, Chennai – 600 020, hereinafter referred to as the **"Promisor No. 2"** (which expression shall unless repugnant to the context mean and include its successors, legal heirs, and permitted assigns);

(Promisor No. 1 and Promisor No. 2 are collectively referred to as the **"Promisors"**)

For FOUR CEE HOUSING

PARTNER

S. Rajalakshmi

IN FAVOR OF:

FOURCEE HOUSING represented by its Partner Mr. Vikram Chandiramani, Son of Mr. C. Chandirmani, aged about 43 years, having its principal office at Old No. 28, New No. 61, Poes Garden, Chennai – 600 086, hereinafter referred to as the **"Promisee"** (which expression shall unless repugnant to the context mean and include its successors, legal heirs, and permitted assigns).

WHEREAS:

A. The Promisors assert certain legal ownership, titles, rights, and interests over the immovable property more particularly described in the Schedule hereunder written (hereinafter referred to as the **"Schedule Property"**).

B. The Promisee has entered into arrangements, allotments, or agreements with various third-party purchasers and individuals (hereinafter referred to as the **"Allottees"**) concerning interests connected to or arising out of the developments related to the Promisee.

C. Due to ongoing uncertainty and pending legal clarity, a legal proceeding is currently active or anticipated before the competent Court of Law (hereinafter referred to as the **"Court"**).

D. To safeguard the interests of the Allottees and ensure the preservation of rights over the Schedule Property pending a final or interim direction from the Court, the Promisors have jointly and severally agreed to execute this binding undertaking in favor of the Promisee.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. PROTECTION OF RIGHTS OVER SCHEDULE PROPERTY

The Promisors hereby jointly and severally covenant, promise, and undertake to diligently protect, defend, and maintain their legal rights, title, and possession over the Schedule Property. The Promisors shall not execute any deeds, liens, mortgages, or transfers that may compromise the legal integrity of the Schedule Property to the detriment of the Promisee.

2. PROTECTION OF ALLOTTEES' INTERESTS

The Promisors explicitly promise and undertake to protect, defend, and hold harmless the interests of all the Allottees of the Promisee. The Promisors shall ensure that no action, omission, or adverse claim made by them or through them disrupts, damages, or invalidates the allotments, bookings, or equitable rights enjoyed by the said Allottees.

For FOUR CEE HOUSING

PARTNER

3. DURATION AND INTERIM NATURE

This undertaking and all obligations contained herein are absolute, binding, and irrevocable, and shall remain in full force and effect specifically until a definitive order, decree, judgment, or direction is obtained from the competent Court of Law resolving the status of the Schedule Property or the rights of the parties involved.

4. INDEMNIFICATION

The Promisors jointly and severally agree to indemnify, defend, and hold harmless the Promisee as well as the Allottees against any losses, damages, costs, expenses, claims, or litigations arising out of a breach of this undertaking by either or both of the Promisors.

5. GOVERNING LAW AND JURISDICTION

This Agreement shall be governed by and construed in accordance with the laws of India. Any disputes arising out of this draft or its breach prior to the Court's direction shall be subject to the exclusive jurisdiction of the courts in Chennai, India.

SCHEDULE PROPERTY

All that superstructure being Flat No. **1A** in First Floor Measuring Super built up area of 1,700 Sq. Ft., and 601.48 Sq. Ft., of undivided share of land in all that piece and parcel of land, admeasuring 4 grounds and 2,076 sq. ft. i.e. 11,676 sq. ft. or thereabouts and bounded on the –

North by	:	8th Street, Gopalapuram;
South by	:	Plot No.5 – the property facing 6th Street, Gopalapuram;
East by	:	Plot No.3 – new Door Nos.1 & 2, 8th St., Gopalapuram;
West by	:	Plot No.1 – new Door Nos.4 & 5, 8th St., Gopalapuram;

comprised in R.S.No.1252 Part, T.S.No.1252/2, Block No.26, Mylapore Village, bearing Plot No.2, New Door No.3, 8th Street, Gopalapuram, Chennai 600 086, situated within the Sub-Registration District of Thousand Lights and in the Registration District of Chennai Central.

For FOUR CEE HOUSING

PARTNER

S. Rajalakshmi

IN WITNESS WHEREOF, the Promisors have set their respective hands and signatures to this Agreement on the day, month, and year first above written.

S. Raj'alakshmi

S. RAJALAKSHMI
(Promisor No. 1)

Sa. PRITIKA
(Promisor No. 2)

For FOUR CEE HOUSING

PARTNER

VIKRAM CHANDIRAMANI

FOURCEE HOUSING
PARTNER
(Promisee)

WITNESSES:

1. N. S. Ramakrishnan,
F.149/7, 3rd Floor
61st Street, Besant Nagar
Chennai – 600 090.

2. J. Arun
No:35, New Street,
Mylapore,
Chennai-600004.

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.