Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு TAMILNADU

24/03/2025

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

Ms. INDIA BUILDERS CHENNAI LIMITED

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

DIRECTOR

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

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

24/03/2025

Ms. INDIA BUILDERS CHENNAI LIMITED

EC 648672

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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.

NOTARY GOVT. OF TAMIL NADU INDIA CITY OF MADRAS

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR



தமிழ்நாடு தமிலநாடு TAMILNADU

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Ms. 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 GOVT. OF TAMIL NADU

भारतीय गैर न्यायिक

एक सौ रुपये

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ONE HUNDRED RUPEES

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

24/03/2025

Ms. INDIA BUILDERS CHENNAI LIMITED

EC 648674

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

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

DIRECTOR

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



தமிழ்நாடு தமிலநாடு TAMILNADU

24/03/2025

EC 648675
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

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

NOTARY * GOVT. OF TAMILNADU. INDIA * B. DHEENADHAYALAN G.O.Ms.No. 182/2020 CITY OF MADRAS

For INDIA BUILDERS (CHENNAI) LIMITED

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

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.