Verified RealEstate™

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

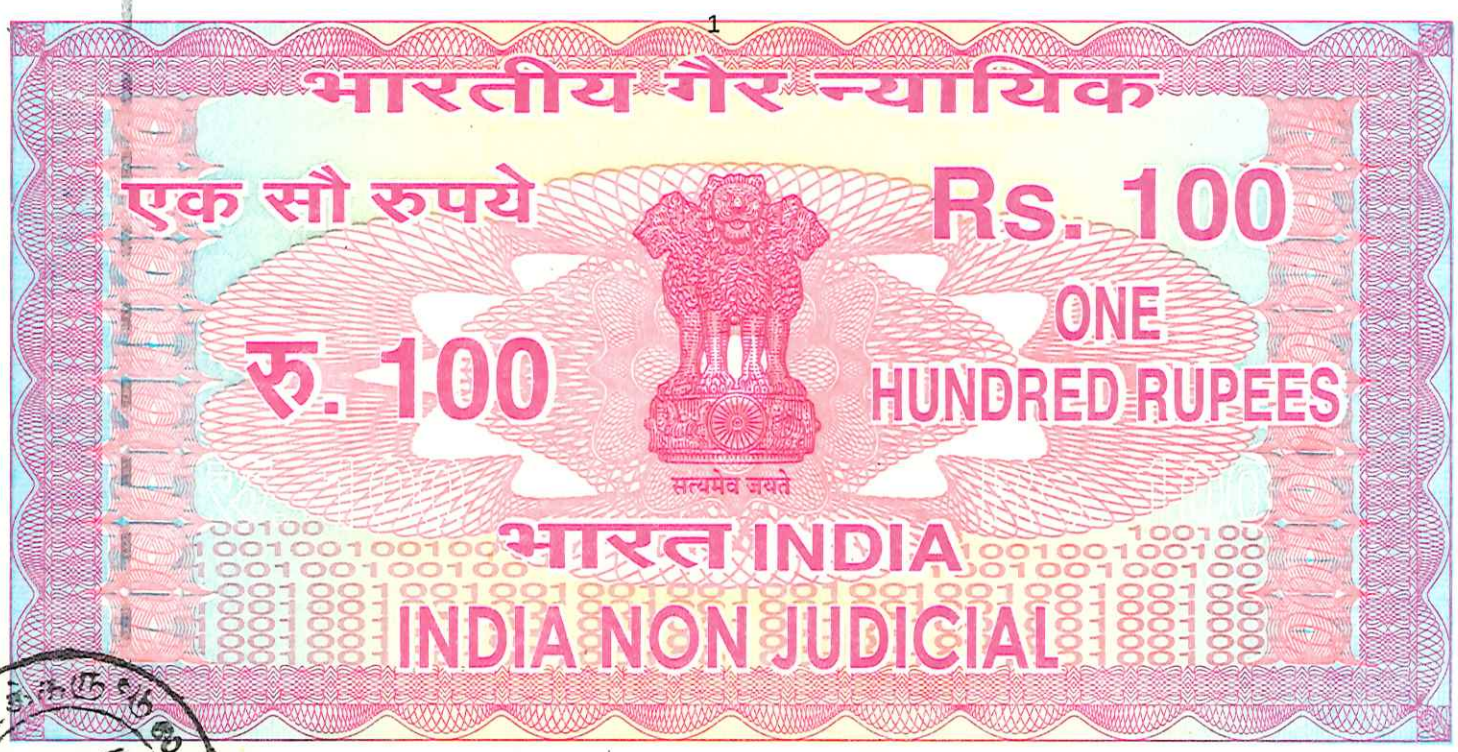
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





தமிழ்நாடு तमिलनाडु TAMILNADU

27 FEB 2025

DF 293180

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/N
Saidapet, Chennai-15. ✆: 9840173666

INDEMNITY

This Indemnity is made and executed on **25th Day of April 2025** by **M/S.RAMANIYAM REALTORS LLP**, (LLPIN:AAA-0175), a Limited Liability Partnership, incorporated under Limited Liability Partnership Act, 2008, having **Income Tax Pan: AAHFT8920F** and office at New No.14, Old No.67, Third Main Road, Gandhi Nagar, Adyar, Chennai –600020, represented by its Authorised Signatory **Mr.S.V.K.SUNDAR**, Son of Late S.K.Viswanathan, hereinafter referred to as the **INDEMNIFIER**.

For Ramaniyam Realtors LLP

Authorised Signatory

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

DF 293181

27 FEB 2025

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-15. ☎: 9840173088

Ramaniyam Realtors LLP

The Indemnifier is the promoter/developer of the real estate project known as "RAMANIYAM ASHOK VIHAR" located at Old Door No.20, New Door No.21/14, Ashok Vihar Apartments, 11th Avenue, Ashok Nagar, Chennai-600 083.

Whereas Mr.R.Venkatesh and Mrs.Aruna Venkatesh had purchased 6.43% (490.61 sq.ft) undivided share in the larger extent of land measuring about 7,630 sq.ft.

For Ramaniyam Realtors LLP

Authorised Signatory

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

DF 293182

27 FEB 2025

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/94
Saidapet, Chennai-15. ✆: 9840173006

Ramaniyam Realtors LLP

Whereas Mrs.Aruna Venkatesh died intestate on 21.04.2002 leaving behind Mr.R.Venkatesh (husband), Mrs.V.Vandana (daughter) and Mr.V.Pradeep (son), as her legal heirs to inherit her 50% share in 6.43% (490.61 sq.ft.).

Thus, upon the demise of Mrs.Aruna Venkatesh the ownership is as follows:

For Ramaniyam Realtors LLP

Authorised Signatory

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

DF 293183

27 FEB 2025

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/M
Saidapet, Chennai-15. ✆: 9840173086

Ramaniyam Realtors LLP

Mr.R.Venkatesh	66.67%	327.09 sq.ft
Mrs.V.Vandana	16.66%	81.74 sq.ft
Mr.V.Pradeep	16.67%	81.78 sq.ft
	100.00%	490.61 sq.ft

Whereas the owners namely Mr.R.Venkatesh, Mrs.V.Vandana and Mr.V.Pradeep have to relinquish 109.11 sq.ft. of undivided share in favour of the Indemnifier or its nominees as per the redevelopment agreement dated 17/02/2025,

For Ramaniyam Realtors LLP

Authorised Signatory

NOTARY
N. RAVENDIRAN, M.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8117/2010
Expiry Dt. 05.07.2025
GOVERNMENT OF INDIA

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

DF 293184

27 FEB 2025

M. KAILASH CHAND

STAMP VENDOR - L.No.11727/C/98

Saidapet, Chennai-15. ✆: 9840173000

Ramaniyam Realtors LLP

Whereas Mr.R.Venkatesh has executed and registered a Power of Attorney in favour of Ramaniyam Realtors LLP, Indemnifier herein, dated 06-08-2024 registered as document no.2398 of 2024 in the office of the Sub registrar, Ashok Nagar for the requisite 109.11 sq.ft of undivided share of land from his ownership of 327.09 sq.ft., and his daughter and son namely Mrs.V.Vandana and Mr.V.Pradeep retain their entire share of 81.74 sq.ft and 81.78 sq.ft respectively.

For Ramaniyam Realtors LLP

Authorised Signatory

NOTARY

N. RAJENDIRAN,

M.A.,M.Ed.,B.L.

CHENNAI

Reg. No: 8117/2010

Expiry Dt.

05.07.2025

GOVERNMENT OF INDIA

Whereas the Indemnifier hereby agrees to indemnify, 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 out of not obtaining Power of Attorney from Mrs.V.Vandana and Mr.V.Pradeep from their respective share.

This Indemnity is irrevocable

For Ramaniyam Realtors LLP

Authorised Signatory

Executant

Solemnly affirmed at Chennai
on this 25th day of April 2025
in the presence of

Notary Public, Chennai

N. RAJENDIRAN, M.A.,M.Ed.,B.L.,
MS No: 1293/1991
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1, Jothiramalingam II Cross Street,
West Mambalam, Chennai - 600 033.
Mobile : 98411 22650

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA



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