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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

Kcee Properties Pvt. Ltd
Chennai - 600083

14 MAY 2026 EU 645912

V. RAMA
S.V.L.No.1481/E/94
No.509, ANNA SALAI,
CHENNAI-600 035.

DEED OF INDEMNITY

This Deed of Indemnity is executed at Chennai on this 14th day of May 2026;

BETWEEN

1. **(i) Mrs.CHITRA KAILASH,** wife of Mr.Kailash, Hindu, aged about 63 years, residing at G1, 55th Street, Ashok Nagar, Chennai - 600083,

(ii) Mr.K.RAJAGOPALAN, son of T.V.Krishnamurthy, Hindu, aged about 60 years, residing at G1, 55th Street, Ashok Nagar, Chennai - 600083,

(iii) Mrs.PADMA KRISHNAMURTHY, wife of Mr.Balasubramanian Seetharaman, Hindu, aged about 55 years, residing at New No.3/1, Old No.G-1, 55th Street, Ashok Nagar, Chennai - 600083, hereinafter jointly referred to as the FIRST OWNERS;

NOTARY PUBLIC
R. JAYACHANDRAN
B.A. B.L.
CITY OF CHENNAI
Reg. No. 50/21
GOVT. OF TAMILNADU

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

2. **Mrs.VARALAKSHMI MEKALAI,** wife of Mr.Thulasingam, Hindu, aged about 66 years, residing at Flat No.4, Door No.52, New Door No.72, 53rd Street, Srinivasa Apartments, Ashok Nagar, Chennai - 600083, hereinafter referred to as the SECOND OWNER;

3. **(i) Mrs.MARAGATHAVALLI,** wife of Late M.S.Padmanabhan, Hindu, aged about 71 years, residing at No.46/22, 4th Avenue, Ashok Nagar, Chennai - 600083, **(ii) Mrs.M.S.SRIVIDHYA,** wife of Mr.Kannan and daughter of Late M.S.Padmanabhan, Hindu, aged about 50 years, residing at No.46/22, 4th Avenue, Ashok Nagar, Chennai - 600083, hereinafter jointly referred to as the THIRD OWNERS;

4. **Mr.N.S.VENKATARAMANAN,** son of Mr.Raghavan, Hindu, aged about 70 years, residing at Old No.16,New No.17, 1st Street, Parameswari Nagar, Adyar, Chennai - 600020, hereinafter referred to as the FOURTH OWNER;

5. **Mr.M.S.SRIKANTH,** son of Late M.S.Sridharan, Hindu, aged about 41 years, residing at G-5, 55th Street, Ashok Nagar, Chennai - 600083, hereinafter referred to as the FIFTH OWNER;

6. **Mrs.MARAGATHAVALLI,** wife of Late M.S.Padmanabhan, Hindu, aged about 71 years, residing at No.46/22, 4th Avenue, Ashok Nagar, Chennai - 600083, hereinafter referred to as the SIXTH OWNER;

The FIRST OWNERS, SECOND OWNER, THIRD VEDNORS, FOURTH OWNER, FIFTH OWNER and the SIXTH OWNER are also referred to as the OWNERS and are represented herein by their Power Agent **M/S.KCEE PROPERTIES PRIVATE LIMITED** represented by its Managing Director **Mr.L.Chandrasekaran**, son of Mr.Lakshmikanthan, aged about 60 years,

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Managing Director

constituted vide a Power of Attorney dated 14.07.2025, registered as Document No.2143 of 2025, in the office of the Sub-Registrar Ashok Nagar, hereinafter referred to as the **INDEMNIFIER**;

WHEREAS the INDEMNIFIER is the promoter/developer of the Real Estate Project known as "**KCEE KALPAVRIKSHA**" consisting of Flat Nos.1, 2, 3, 4, 5 and 6 situated at LIG Block No.G, 55th Street, Ashok Nagar, Chennai 600083, promoted by Tamil Nadu Housing Board, more fully described in the Schedule hereunder, under a scheme of Joint Development.

AND WHEREAS the Schedule mentioned property is owned by 1.(i) Chitra Kailash, 1.(ii). K.Rajagopalan, 1.(iii). Padma Krishnamurthy, (2) Varalakshmi Mekalai, 3.(i) Maragathavalli, 3.(ii) S.Srividhya, (4) N.S.Venkataraman and (5) M.S.Srikanth (Owners).

AND WHEREAS the Tamil Nadu Real Estate Regulatory Authority has noted a difference in the area between the extent of the project as recorded in the Sale Deeds, Tamil Nadu Housing Board Letters and the Patta uploaded in respect to the project.

AND WHEREAS the Sale Deeds executed by the Tamil Nadu Housing Board in favour of its allottees recorded only the Flat Nos. and the Flat area and did not record the corresponding undivided share for each Flat.

AND WHEREAS the Tamil Nadu Housing Board had issued Letters dated 13.03.2023 and 22.06.2023 stating that the undivided share for each Flat in LIG Block No.G is 1002 Sq.ft.

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AND WHEREAS the Extract the Permanent Land Register (PLR) records an extent of 550 sq.mts. (equivalent to 5920 Sq.ft.) in the names of the INDEMNIFIER and each of the Flat Owners were entitled to 986.67 Sq.ft. undivided share in said total extent of 5920 Sq.ft.

S.No.	Name of the Flat Owners	Old Flat no.	UDS as per TNHB Letter. (Sq.ft)	UDS as per the Patta/ PLR (Sq.ft)
1.	Chitra Kailash K.Rajagopalan Padma Krishnamurthy	Flat no. G1	1002 Sq.ft	986.67 Sq.ft
2.	Varalakshmi Mekalai	Flat no. G2	1002 Sq.ft	986.67 Sq.ft
3.	Maragathavalli M.S.Srividhya	Flat no. G3	1002 Sq.ft	986.67 Sq.ft
4.	N.S.Venkataramanan	Flat no. G4	1002 Sq.ft	986.67 Sq.ft
5.	M.S.Srikanth	Flat no. G5	1002 Sq.ft	986.67 Sq.ft
6.	Maragathavalli	Flat no. G6	1002 Sq.ft	986.67 Sq.ft

AND WHEREAS the above variation in undivided share extent has arisen due to the discrepancy between the extent reflected in the Tamil Nadu Housing Board Letters and the extent recorded in the Patta / Permanent Land Register extract.

AND WHEREAS, in pursuance of the aforesaid Joint Development, the INDEMNIFIER agreed to develop the land described in the Schedule hereunder by constructing a new residential building with a total built-up area of 17,000 Sq.ft., and to allot to the Owners a built-up area of 10,200 Sq.ft. with 3552 Sq.ft. undivided share of land (Owners' Share), comprising Flat Nos. A, B, I, and D, E; and the INDEMNIFIER was allotted a built-up area of 6,800 Sq.ft. with 2368 Sq.ft. undivided share of land (Developer's Share), comprising Flat Nos. C, F, G, and H.

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AND WHEREAS Mrs. Maragathavalli, owner of Flat No.G-6 and 50% share in Flat No.G-3 jointly with Mrs. M.S. Srividhya, have combined their entitlement into one Flat (Flat I) in the redevelopment project with 1184 Sq.ft. undivided share of land and 3400 Sq.ft. built-up area, as mentioned in the Joint Development Agreement.

(Allotted to the OWNERS)

S.No.	Owners	Undivided share retained	Built-up area (inclusive of common area)	Apt.No. & Floor	Covered Car Park
1.	Chitra Kailash K.Rajagopalan Padma Krishnamurthy	592 Sq.ft	1700 Sq.ft.	A - First Floor	One
2.	Varalakshmi Mekalai	592 Sq.ft	1700 Sq.ft.	B - First Floor	One
3.	Maragathavalli M.S.Srividhya	1184 Sq.ft	3400 Sq.ft.	I - Fifth Floor	Two
4.	N.S.Venkataramanan	592 Sq.ft	1700 Sq.ft.	D - Second Floor	One
5.	M.S.Srikanth	592 Sq.ft	1700 Sq.ft.	E - Third Floor	One

(ENTITLEMENT OF THE DEVELOPER)

S.No.	Undivided Share	Built-up area (inclusive of common areas)	Apt.No. & Floor	Covered Car Park
1.	592 Sq.ft	1700 Sq.ft.	C - Second Floor	One
2.	592 Sq.ft	1700 Sq.ft.	F - Third Floor	One
3.	592 Sq.ft	1700 Sq.ft.	G - Fourth Floor	One
4.	592 Sq.ft	1700 Sq.ft.	H - Fourth Floor	One

AND WHEREAS the INDEMNIFIER obtained approvals for construction of the new residential building consisting of stilt + 5 floors on the Schedule mentioned land vide Planning Permit File No. CMDA/PP/NHRB/C/0823/2025 dated 31.01.2026 issued by Chennai Metropolitan Development Authority (CMDA) and Building Permit

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L.Chandrasekaran
Managing Director

No.CEBA/WDCN10/00049/2026 dated 14.02.2026 issued by Greater Chennai Corporation.

NOW THIS DEED OF INDEMNITY WITNESSES AS FOLLOWS:

The INDEMNIFIER hereby agrees to indemnify, defend and hold harmless all stake holders including but not limited to buyers, investor 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, Tamil Nadu Housing Board Letters and Patta.

This Indemnity is Irrevocable.

SCHEDULE OF PROPERTY

All that piece and parcel of land of an extent of 5920 Sq.ft. is comprised in Old S.No.8 (part) as per TNHB Sale Deeds and Old S.Nos.279/1 (part) 2 (part), T.S.No.8/7 (as per PLR Extract), in Revenue Block No.71 of Kodambakkam (Part 2) Town, Mambalam Taluk, Chennai District, together with a building consisting of Flat Nos.1, 2, 3, 4, 5 and 6, in LIG Block No.G, situated at 55th Street, Ashok Nagar, Chennai 600083, the said land bounded on the,

North by: 55th Street
South by : Rear Open Space
East by : Block No.F
West by: LIG Block H

situated within the Registration District of Central Chennai and Sub-Registration District of Ashok Nagar.

NOTARY PUBLIC
R. JAYACHANDRAN
B.A.,B.L.,
CITY OF CHENNAI
Reg. No. 5021
GOVT. OF TAMILNADU

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

In Witness Whereof the INDEMNIFIER has signed this Deed of Indemnity on the day, month and year first above written.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

Solemnly affirmed at Chennai
on this 14th day of May 2026
In the presences of

(INDEMNIFIER)
(Rep.by Power Agent)

Witnesses:

1. S. [signature], E. Yakesh.
H-BLOCK 36/13, Kotturpuram.
Chennai - 600085.

2. A. [signature], A. Deepa.
No. 13/3, H Block,
Kotturpuram, Chennai - 85

NOTARY PUBLIC
R. JAYACHANDRAN
B.A. B.L.
CITY OF CHENNAI
Reg. No. 50/21
GOVT. OF TAMILNADU

R. [signature]
14.05.2026
R.JAYACHANDRAN
ADVOCATE & NOTARY
Saidapet Bar Association
Sessions Court, Chennai 15

ALLOTMENT LETTER

Date:

To,

Name,

Address,

Dear Sir/ Madam,

We herewith allot the flat..... measuring area of .....SFT

And the UDS of.....SFT in the ..... floor of the ..... Project at ..... The cost estimate of the flat and the specifications are also enclosed

Thanking You,

For KCee Properties Pvt Ltd

MANAGING DIRECTOR

1. i) k.chitra
   ii)
   iii) Sridhara Krishnamurthy
2. T. Vanlea Mohan
3. i) Mangaiarasi
   ii)
4.
5.
6. Mangaiarasi

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.