

21 MAR 2024

S.I No. 41 Date



NOTARY
DHANBAD

**FORM-
XIII INDEMNITY BOND FOR BASEMENT**
(This Certificate Adheres to Jharkhand Building Bye-Laws 2016)

The indemnity Bond is executed by **NEWTECH VILLA DEVELOPERS PVT LTD**, rep by director **BIRENDER BHAGAT**, R/O **S-210, SECOND FLOOR, PANCHSHEEL PARK NEW DELHI, AT PRE ADD B-102, 1st FLOOR GOKUL APARTMENT RANI TALAB, DHAIYA, P.S.&DIST –DHANBAD.** in favour of DMCA Authority.

Whereas the Executant has submitted to the concerned Authority the plans for sanction of basement over Old Plot no. 2328, New Plot no. 1780, Old Kathano- 175, New Kathano- 1217, Holding No 0230007586000M0M0, Village/Mohalla SARAIDHELA.

Ward No - 23. of Dhanbad Municipal Corporation/Municipal Council/Nagar Panchayats/Municipality/Notified Area Committee/Regional Development Authority/Industrial Area Development Authorities/Mineral Area Development Authority, Gram Panchayat are covered under development plan or planning scheme notified under Jharkhand Municipal Act 2011, Jharkhand Regional Development Authority Act 2002, Mineral Area Development Authority Act Jharkhand Industrial Area Development Authority Act within the development plan area- 16.5 DECI, Under the provision of

the building Bye laws made there under whereas the concerned Authority has agreed to sanction the aforesaid construction subject to the conditions that the owner shall indemnify the concerned Authority in the event of any loss or damage being caused to the adjoining building on account of the construction of the said basement either at the time of digging of its foundations or in the course of its construction or even thereafter and also against any claim of any concern there to.

And whereas the executant has agreed to execute an indemnity bond to the above affect and also to abide by the terms imposed by the concerned DMCA Authority the grant of sanction for construction of the basement.

Now the deed witnesses:

1. That in consideration of the sanction of the plans by DMCA Authority for construction of the basement the executant undertakes that he/she shall at all times keep DMC



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Authority free from any liability, loss or damages/ flowing from any injury or damage caused to the adjoining built up properties or to any person as a consequence of the construction of at the time of digging of its foundations or during the course of its construction or at any time thereafter.

- The owner agreed and undertakes that in the event of any claim being made by any person or persons against the concerned Authority either in respect of the sanction granted by the concerned Authority to the owner for the construction of basement or in respect of the construction or manner of construction of the basement by the owner of the consequences flowing from the said sanction the executant shall be responsible and liable and not DMCA Authority.
- The executant agrees and undertake to indemnify the concerned Authority fully in respect of any amount which the concerned Authority may be required to pay to any person either by way of compensation or on any other account as a result of any claim or suit or any other proceedings concerning the sanctioning of the construction of the basement of the making thereof and also in respect of the costs and expenses which the concerned Authority may incur on defending any action.
- Without prejudice to the above undertaking the executant hereby binds itself to pay to DMCA Authority to the full extent any amount which DMCA Authority may be required to pay to any person in connection with relating to or concerning the sanctioning or the basement of the making thereof.
- The owner agrees and undertakes that this bond shall remain in full force and effect till the executant faithfully observes/performs the undertaking herein before contained. In witness whereof the executant above named has signed this bond on this..... of..... at..... day.

Newtech Villa Developers Pvt. Ltd.

B. Bhusant

Witness:2	Witness:2	Indemnifier
(Signature)	(Signature)	Director
(Name of Witness 1)	(Name of Witness 2)	Authorized Signatory
Address:.....	Address:.....	(Name of Owner/Bullder) Newtech Villa Developers Pvt Ltd
.....	Registration No... DEV/2042/0029/2018
.....	Validity No.....
.....	Address:... Dhanbad Petrol Supply Co. Near Fine Marble Dhanbad Dhanbad 826004



Authorised
J/s 297 (i) (c) of the Cr PC 1973
Act. No 11 of 1974 & u/s (1)
of the Notaries Act 1952
Act No 53 of 1952

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[Handwritten signatures and initials]