

FORM-XIII

INDEMNITY BOND FOR BASEMENT

(This Certificate Adheres to Jharkhand Building Bye-Laws 2016)

The indemnity Bond is executed by Samrat Guha Roy S/O Late Samiran Guha Roy R/O Block 5, flat C4, Airport City Phase 1, Jessore Road, Kolkata 700081, West Bengal; in favour of JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY.

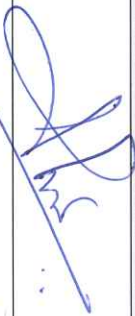


Whereas the Executant has submitted to the concerned Authority the plans for sanction of basement over Plot No(MSP) 354P; Khata No 60, 81; Village/Mouza HATIADIH & BHATIA; Ward No NOT APPLICABLE of Jharkhand Industrial Area Development Authority are covered under development plan or planning scheme notified 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..... Under the provisions 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 cause to the adjoining building on account of the construction of the said basement either as 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 executants has agreed to execute an indemnity bond to the above affect and also to abide by the terms imposed by Concerned JHARKHAND INDUSTRIAL AREA DEVELOPMENT 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 JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY for construction of the basement the executant undertakes that he/she shall at all times keep JHARKHAND INDUSTRIAL AREA DEVELOPMENT 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.

2. 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 JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY.
3. 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 there of and also in respect of the costs and expenses which the concerned Authority may incur on defending any action.
4. Without prejudice to the above undertaking the executant hereby binds itself to pay to JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY to the full extent any amount which JHARKHAND INDUSTRIAL AREA DEVELOPMENT 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.
5. The owner agrees and undertakes that this bond shall remain in full force and effect till the executant faithfully observes/ performs the undertaking here in before contained. In witness where of the executant above named has signed this bond on this 29th JANUARY 2024 at JAMSHEDPUR.

WITNESS:1	WITNESS:2	INDEMNIFIER
 PRABIR KUMAR DAS Address: P10+70-3481/G Palasani, GGP colony Rasulpur. BBSR-10	 RAVI SINGH. Address: Daffodil 304 New green city Balisura Dimna, TSK 831018	 MR. SAMRAT GUHA ROY Address: BLOCK 5, FLAT C4, AIRPORT CITY PHASE 1, JESSORE ROAD, KOLKATA 700081, WEST BENGAL

