

INDEMNITY BOND

Note: This format has been prepared as applicable to flats. The word "flat" can be substituted with the type of property for which this document is being executed. Similarly, the name of the concerned authority can also be changed as applicable. For the sake of convenience, we have italicized such words.

This Indemnity Bond is executed at Delhi on this _____ day of _____ 20__ between Shri/Shrimati/Kumari _____
_____, Son/Daughter of _____ resident of _____ hereinafter called the
Executant/Vendor/First Party and Shri/Smt./Kumari _____ Resident of _____ (hereinafter called the Second
Party/Beneficiary/Purchaser).

The expression of First Party and the Second Party shall mean and include their representative's heirs, successors, legal representatives, administrators, nominees and assigns etc.

WHEREAS THE FIRST PARTY is the sole absolute owner / allottee and in physical and lawful possession of Flat No. _____ situated at
_____, _____ (hereinafter called the said Flat) and Category-B, comprising of two bedrooms, one drawing cum dining room,
one study room, kitchen, two toilet cum bathrooms and balcony allotted by the _____
_____ built on Plot No. _____ (A Co-operative Group Housing Society Registered with Registrar of Co-operative Societies, Delhi/New
Delhi) (hereinafter referred to as society) and by virtue of Membership No. _____ of the said society with the lease hold rights of the land under the said
flat.

WHEREAS A PIECE OF LAND was allotted to the said society by the Delhi Development Authority, for the construction of Co-operative Group Housing Society
flats for its members at Plot No. _____, and allotment to executant was confirmed by Delhi Development Authority.

Whereas the Executant due to his / her / their legal needs and requirements has / have agreed to sell, transfer, convey, assign and bequeath his / her / their rights,
interests, liens and titles in the said flat unto the purchaser under the terms and conditions of the separate agreement to sell.

Whereas the Executant assured the purchaser that he / she / they has / have self-acquired the aforesaid flat exclusively out of his / her / their own funds / savings
and without any contributions, assistance or investments made therein by any of his / her / their family members / relatives / associates nor funds from inheritance,
joint family etc. have been used in the acquisition.

Whereas the Executant assured the Purchaser that his / her / their family members including spouse / sons / daughter's parents / brothers / sisters etc. have
neither any interest nor any right or any title in the said flat.

And Whereas the Executant has assured the purchaser that the said flat is free from all encumbrances, liens, attachments, disputes, legal flaws, exchange or any
Agreement of sale etc. and Executant has got the clear marketable title of the said flat and if at any stage it is proved wrong / false and the purchaser suffers and
sustains any losses, damages, costs, expenses etc. and whereas the Purchaser wants the Executant to indemnify him / her / them from such losses, damages,

costs and expenses etc. due to the aforesaid reasons and thus this indemnity bond is executed by the Executant in favour of the said purchaser.

NOW THIS DEED WITNESSETH AS UNDER:

1. That the Executant hereby undertakes to indemnify and keep harmless the purchaser against all such losses, expenses, damages, costs etc. which may be suffered, incurred, undergone and / or sustained by the purchaser due to the false commitments of the Executant in which event the Executant shall undertake to make good the same and if the Executant fails to make good the same then the purchaser shall have the right to recover the same from any flat/assets of the Executant and / or from the persons acquiring any benefit, share etc. from the movable, immovable properties of the Executant and hereby further confirms and declares that this bond is irrevocable and shall be final and binding on him / his / her / their heirs, executors, administrators, legal representatives and assigns.

In witness whereof, the Executant has signed the Indemnity Bond on the day, month and year first above mentioned in the presence of the following witnesses.

Witnesses:

1.

EXECUTANT(S)

2.

DISCLAIMER: These legal forms and documents are for reference only. Any agreement that you enter into, should be in consultation with a Solicitor or an Advocate. www.propertynow.in will not be responsible for any claim arising out of the use of any of the above mentioned documents.