Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU 04.8.2026

HANSA ESTATES PVT LTD

R Saraswathy

ET 575975

R. சரஸ்வதி

முத்திரைத்தாள் விற்பனையாளர்

உ.எண்.5930/சி3/2008-21/19-12-08

எண்.19, T.H. ரோடு, காலடிப்பேட்டை,

சென்னை-19. செல் : 9444257709

05 DEC 2025

FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit-Cum-Declaration

Affidavit cum Declaration of Ms Sruti Swamy, Promoter of the proposed project of **Hansa Ahaana** comprised in 2 Blocks; Block 1 – Stint floor + 5 floors (Height 18.0M) Residential building with 40 dwelling units; Block 2 -Stilt Floor + 5 floors (Height 18.0M) Residential building with 60 dwelling units; Totally 100 dwelling units affordable housing at Plot No. G, Canal Road, Selva Nagar, Varadhapuram, Chennai comprised in Old S.No.288/1 & 288/2, New S.No. 288/1A4 & 288/2A4 of Varadharajapuram Village within the limits of Kundrathur Panchayat Union.

We promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have entered into a Joint Development Agreement dated 13.10.2022 with Mr. C Periyasamy Pandian S/o. Mr. Chinnathambi Nadar aged 71 years residing at No. 26A, Chinnathambi Bhavanam, Manthithoppu Road, Kovilpatti 628 501, who possess a legal title to the land on which the development of the proposed project is to be carried out.

NOTARY S.K.D. BABU Chennai City G.O.Ms.No.44 Law Dept. Dt.08.03.2025 GOVT. OF TAMIL NADU

For HANSA ESTATES PRIVATE LIMITED

Authorised Signatory

भारतीय गैर न्यायिक

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தமிழ்நாடு தமிழ்நாடு TAMILNADU 04.8.2026

HANSA ESTATES PUTHU

R. சாந்திமதி
முத்திரைத்தாள் விற்பனையாளர்
உ.எண்.5930/ஆ3/2008-2/19-12-08
எண்.19, T.H. ரோடு, வேளச்சேரி,
சென்னை-19. செல் : 9444267708

ET 575976

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. The project will be completed by 30th June 2028

4. That seventy percent of the amounts realized by us for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an Engineer, Architect and a Chartered Accountant in practice that the withdrawals are in proportion to the percentage of completion of the project, as far as the building is concerned.

NOTARY
S.K.D. BABU
Chennai City
G.O.Ms.No.66 Law Dept.
Dt.06.03.2025
GOVT. OF TAMILNADU

For HANSA ESTATES PRIVATE LIMITED

Authorised Signatory

6. That we shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice and shall produce a statement of accounts duly certified and signed by such Chartered Accountant to the Authority and it shall be utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That we shall take all the pending approvals on time, from the competent authorities.

8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For HANSA ESTATES PRIVATE LIMITED

Authorised Signatory

Deponent

Verification

That the contents of my above Affidavit-cum-Declaration are true and correct and nothing material has been concealed by me therefrom.

For HANSA ESTATES PRIVATE LIMITED

Authorised Signatory

Deponent

Verified by me at Chennai on this 10th day of August 2026

Before me

10.08.2026

S.K.D. BABU
Advocate & Notary
No.60/33, 4th Main Road,
CIT Nagar,
Chennai - 600 035
Cell: 98417 86335

NOTARY
S.K.D. BABU
Chennai City
G.O.MS.No.66 Law Dept.
Dt.08.03.2025
GOVT. OF TAMIL NADU

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.