Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU 02 OCT 2025

HANSA ESTATES PVT LTD

ED 434718

கோபால் திருஞானசம்பந்தம்
முத்திரைதாள் விற்பனையாளர்
53, மேற்கு மாடவீதி,
திருவொற்றியூர், சென்னை-19
உரிமை எண். 18760/14/89/13-06-

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

Affidavit-Cum-Declaration

Affidavit cum Declaration of T S Prabhu, Director of the Promoter Company.

M/s. HANSA ESTATES PRIVATE LIMITED (CIN:U70109TN2015PTC103396), a Company incorporated under the Companies Act, 2013 having its Registered Office at No. 19, Wheatcrofts Road, Nungambakkam, Chennai 600 034 represented by its Director Mr. T S Prabhu S/o. Mr. T K Srinivasan, aged 68 years, residing at Flat No. A2, Hansa Enclave, Bharathi Nagar 2nd Street, Thiruvanmiyur, Chennai-600 041 do hereby solemnly declare, undertake and state as under:

1. That we have entered into a Joint Development Agreement dated 14.03.2012 with Ms. IHD Enterprises a Partnership Firm, having its registered office at No. 31, Thirumalai Avenue, Tiruvottiyur, Chennai-600 019, who possess a legal title to the land on which the development of the proposed construction of group development of residential building consists of 2 blocks, Block No. 1 stilt floor parking plus four floors plus fifth floor part with 36 dwelling units and

NOTARY S.K.D.BABU Chennai City G.O.Ms.No.66 Law Dept. Dtd 18.03.2025 Commision Exp.19.03.2030 GOVT OF TAMIL NADU

For HANSA ESTATES PRIVATE LIMITED

Director

Block No.2 stilt floor parking plus four floors plus fifth floor part with 28 dwelling units Totally 64 dwelling units in public purpose plot in approved layout PPD/L.O No.34/2016 project at 'Hansa Diamond' T S No. 7/11 Old Survey Nos. 276, 277, 278 and 279, Block No.18, Ward – G, Zone I, Division 7, Tiruvottiyur Village, Tiruvottiyur, Chennai-600 019 is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and the promoter for development of the project is enclosed herewith.

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

3. That the time period within which the project shall be completed by us is 30th April 2027

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 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.

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

Deponent
Director

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

Deponent
Director

Verified by me at Chennai on this 8th day of October 2025

NOTARY S.K.D. BABU Chennai City G.O.Ms.No.69 Law Dept. Dtd 19.03.2025 Commision Exp. 19.03.2030 GOVT. OF TAMIL NADU

Before me 08-10-2025

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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.