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RE REGULATORY RECORD

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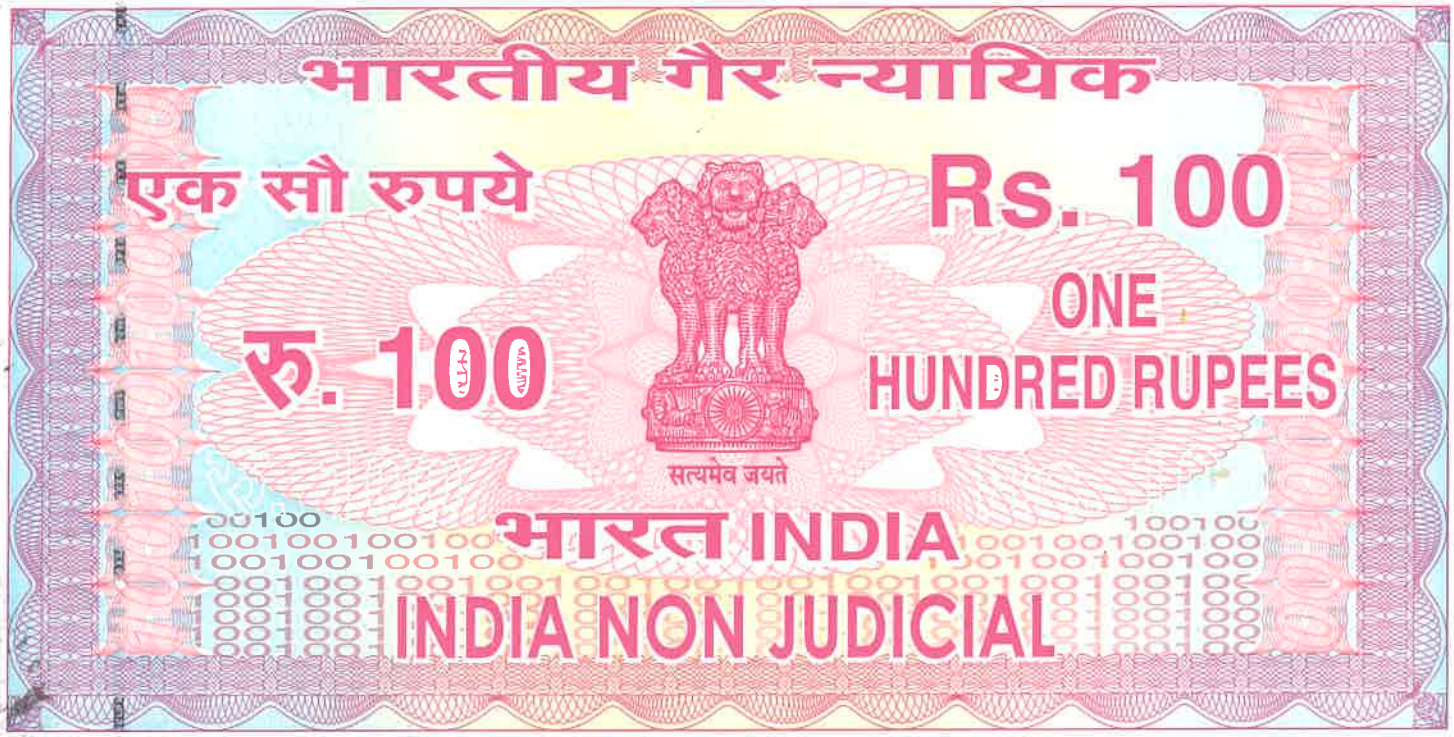
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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

02/10/26

பெரியசாமி பாண்டியன்
கையெழுத்து

GD 424696
M. Jeya

M.JEYASANKARI, MC
SRO STAMP VENDOR
KOVILPATTI. L.NO:11/202

MEMORANDUM OF UNDERSTANDING

THIS JOINT DEVELOPMENT AGREEMENT IS ENTERED INTO AT CHENNAI ON THIS THE 02nd DAY OF OCTOBER 2026 BETWEEN

Mr. C PERIYASAMY PANDIAN @ CHINNATHAMBI NADAR PERIYASAMY PANDIAN (PAN-AHQPP4383E Aadhaar No.9587 7582 7273) son of Mr. T M Chinnathambi Nadar, aged about 70 years, residing at No.26A, Chinnathambi Bhavanam, Manthithoppu Road Kovilpatti- 628 501 hereinafter called the **LAND OWNER, the Party of the FIRST PART,** which term shall mean and include himself, his heirs, legal representatives, administrators, nominees, executors and assigns

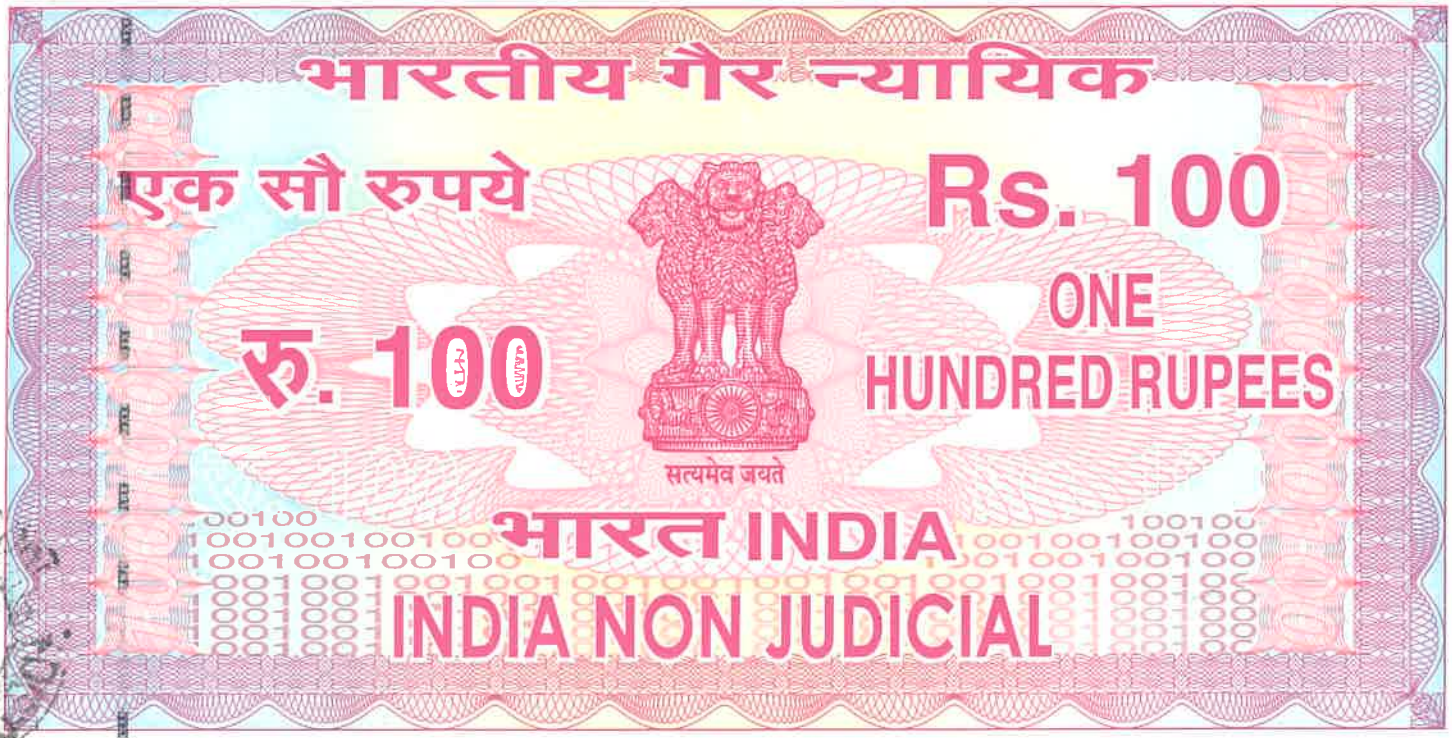
For HANSA ESTATES PRIVATE LIMITED

Authorised Signatory

சி. பெரியசாமி பாண்டியன்

Land Owner

Developer



தமிழ்நாடு तमिलनाडु TAMILNADU

GD 424697

02/10/26

M.JEYASANKARI, MCA
SRO STAMP VENDOR
KOVILPATTI. L.NO:11/2021

AND

M/s HANSA ESTATES PRIVATED LIMITED (CIN:U70109TN 2015PTC103396) a Private Limited Company having its office at No.19, Wheatcrofts Road, Nungambakkam, Chennai 600 034 duly represented by one of its Director Mr.T.S.PRABHU @ TIRUPACHUR SRINIVASAN PRABHU (Aadhaar No:4684 5964 2998) son of Mr.Srinivasan, aged about 70 years, hereinafter called the **DEVELOPER, the Party of the SECOND PART** which term shall mean and their legal representatives, administrators, nominees, executors and assigns.

WHEREAS the Land Owner is the owner of plot no.G comprised in Old Survey No.288/1 (Part) & 288/2 (Part), New Survey No.288/1A4 and 288/2A4 of Varadarajapuram village, formerly Sriperumpudur Taluk, Kancheepuram District, presently Kundrathur Taluk, Kancheepuram District, measuring an extent of 25,875 Sq.ft.

For HANSA ESTATES PRIVATE LIMITED

Authorised Signatory

Land Owner

Developer

WHEREAS the above said Land Owner along with the other owners of adjacent plots viz. Plot Nos.D, E and F of Varadarajapuram entered into a joint development on 13.10.2022 for development of their respective plots totally measuring 1,03,540.

WHEREAS due to changes in the market condition, it was orally agreed between the all the Land Owners and the Developer that the properties shall be developed independently and separately and planning and building permissions also can be obtained for each and individual plots. Accordingly, the said oral agreement was confirmed in writing by a Supplemental Agreement dated 10.6.2026 between the land owners of plot nos.D, E, F & G of Varadarajapuram village, formerly Sriperumpudur Taluk, Kancheepuram District, presently Kundrathur Taluk, Kancheepuram District, and the Developer.

WHEREAS pursuant to the terms of the Supplemental Agreement, a fresh, independent Joint Development Agreement dated 10.6.2026 has been entered into with the Owner of Plot No.G, comprised in Old Survey No.288/1 (Part) & 288/2 (Part), New Survey No.288/1A4 and 288/2A4 of Varadarajapuram village, formerly Sriperumpudur Taluk, Kancheepuram District.

WHEREAS the said Land Owner applied for Planning permit to CMDA and obtained Planning permit from CMDA vide OL-PP/NHRB/0515/2026 dated 30.12.2025 and Building permission from Kundrathur Block Panchayat, Kancheepuram District on 20.3.2026 vide Roc.No.64/2025-2026, for Plot No.G, comprised in Old Survey No.288/1 (Part) & 288/2 (Part), New Survey No.288/1A4 and 288/2A4 of Varadarajapuram village, formerly Sriperumpudur Taluk, Kancheepuram District, presently Kundrathur Taluk, Kancheepuram District, measuring an extent of 25,875 Sq.ft.

WHEREAS out of the said total construction, the Developer shall construct, allocate and deliver 26% of the super built-up area more fully described in the Schedule hereunder to the LAND OWNER and the balance 74% of the super built up area in the proposed Building Complex shall be earmarked for the exclusive use of the DEVELOPER and or their nominee/s, more fully and particularly described in the Schedule hereunder

For HANSA ESTATES PRIVATE LIMITED

Authorised Signatory

Land Owner

Developer

WHEREAS the Land Owner requested the Developer, vide Clause 2.4 of the Joint Development Agreement dated 10.6.2026 to sell the Land Owner's portion of built-up area and agreed to receive the sale consideration for the said 26% of built-up area as and when the sale takes place, from the Developer.

WHEREAS the Land Owner executed a Power of Attorney on 13.10.2022 vide Document bearing No.9795/2022 in favour of the Developer to sell the entire Schedule property.

NOW THIS Memorandum witnesseth as under:

1. The Land Owner is aware that the Developer is developing Two Blocks (i.e) Block 1 – Stilt floor + 5 floors with 40 dwelling units and Block 2- Stilt floor + 5 floors with 60 dwelling units totally 100 units, in the Schedule property.

2. As per the Joint Development Agreement dated 10.6.2026, the Land Owner agrees to receive sale consideration in respect of his share of 26% of built-up area, from the Developer as and when sale takes place instead of allocation of 26% of built up to the Land owner.

Schedule

All that piece and parcel of vacant land property bearing Plot No.G, `Selva Nagar', comprised in Old Survey No.288/1 Part & 288/2 Part, as per Patta No.5386 New Survey No.288/1a4 & 288/2A4 of Varadarajapuram Village, formerly Sriperumpudur Taluk, presently Kundrathur Taluk, Kancheepuram District mearing 25,875 sq.ft. and the land being bounded on the:

North by:	30 Feet Road
South by	Vacant Land
East by	Plot No.H belongs to Mr V Balamurugan
West by	Plot No.F belongs to Mr C Pandian

For HANSA ESTATES PRIVATE LIMITED

Authorised Signatory

Land Owner

Developer

ADMEASURING:

East to West on the Northern Side	93 feet 9 inches
East to West on the Southern Side	93 feet 9 inches
North to South on the Eastern side	273 feet 0 inches
North to South on the Western side	279 feet 0 inches

and lying within the Registration District of Chennai South and Sub-Registration District ofPadappai.

In Witness whereof, both the Parties have set their respective hands on the day, month and year first above written.

For HANSA ESTATES PRIVATE LIMITED

Authorised Signatory

Land Owner

Developer

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.