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தமிழ்நாடு तमिलनाडु TAMILNADU

09 JUN 2026

FD 980659

Hansa Estates Pvt Ltd
Chennai

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI - 600 034
MOBILE: 9445114347

SUPPLEMENTAL AGREEMENT

THIS SUPPLEMENTAL AGREEMENT to Development Agreement dated 13.10.2022 is entered into at Chennai this the 10th day of June 2026, between

1 **Mr.G.KRISHNASAMY NADAR**, (PAN-DLNPK7432M, Aadhaar No:2770 0066 1018) son of Mr.Gopal Nadar, aged about 80 years, residing at No.34, Kadalaikara Street, 2nd Chanthu, Kovilpatti- 628 501

2 **Mr.K.KAMARAJ @ KAMARAJ KRISHNASAMY** (PAN-CCHPK3296D, Aadhaar No.6104 7479 4722) son of Mr.G.Krishnasamy Nadar, aged 49 years, residing at No.34, Kadalaikara Street, 2nd Chanthu, Kovilpatti- 628 501

M. Sushma

P. Padma

For HANSA ESTATES PRIVATE LIMITED

Director



தமிழ்நாடு तमिलनाडु TAMILNADU

09 JUN 2026

FD 980660

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI - 600 034
MOBILE: 9445114347

Hansa Estates Pvt Ltd
Chennai

3 **Mrs.P.KARPAGAM** (PAN-AQWPK5838Q Aadhaar No.5046 7954 4507) wife of Late C.Pandian, aged about 71 years, residing at No.26, Manthithoppu Road Kovilpatti- 628 501

4 **Mr.P.MAHESH PRABU** (PAN-AKVPM8974G Aadhaar No.6699 7675 4840) son of Late C.Pandian, aged about 43 years, residing at No.26, Manthithoppu Road Kovilpatti- 628 501

5 **Mrs.P.SORNALATHA** (PAN-FOMPS7879A, Aadhaar No.8040 4437 7506) wife of Mr.C Muthuvelkumaran and daughter of Late C.Pandian, aged about 40 years, residing at 2/140, TH Road, Nemam Post, Korattur, Chennai- 600 124

6 **Mrs.P.PADMA** (PAN-COHPP0732F, Aadhaar No.6187 1235 9719) wife of Mr.A Sriranganathan and daughter of Late C.Pandian, aged about 37 years, residing at No.26, Manthithoppu Road Kovilpatti- 628 501

M-Sarma

P.Padma

For HANSA ESTATES PRIVATE LIMITED

Director

7 **Mr. C.PERIYASAMY PANDIAN @ CHINNATHAMBI NADAR PERIYASAMY PANDIAN** (PAN-AHQPP4383E, Aadhar 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 jointly called the **"OWNERS",** which term shall, wherever the context so requires and admits, mean and include themselves, their respective legal heirs, legal representatives, executors, administrators, successors-in-interest and assigns OF THE ONE PART;

AND

M/s HANSA ESTATES PVT.LTD. (CIN:U70109TN2015PTC103396) 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",** which term shall, wherever the context so requires and admits, mean and include its successors-in-interest and assigns OF THE OTHER PART; WITNESSETH:

WHEREAS the Owners herein are the absolute owners of Plot Nos. D, E, F, G (Originally Plot Nos.62, 63, 64, 65 and 66) "SELVA NAGAR" comprised in Old Survey No. 288/1 Part, 288/2 Part, as per Patta Nos.5383, 5384, 5385, 5386, new Survey Nos. 288/1A1, 288/1A2, 288/1A3, 288/1A4, 288/2A1, 288/2A2, 288/2A3, 288/2A4 of Varadarajapuram Village, formerly Sriperumpudur Taluk, presently Kundrathur Taluk Kancheepuram District which are more fully described as Item Nos.1 to 4 in the Schedule 'A' hereunder as detailed below:

Sl. No	Name of the owner	Plot No.	Extent in sq.ft.
1	Mr.G.Krishnasamy	D	25872
2	Mr.K.Kamaraj	E	25920
3	Mrs.Karpagam Mr.P.Mahesh Prabhu, Ms.P.Sornalatha and Mrs.P.Padma	F	25873
4	C.Periasamy Pandian	G	25875

P.Padma

For HANSA ESTATES PRIVATE LIMITED

Director

AND WHEREAS the owners herein have entered into a Development Agreement dated 13.10.2022 with the Developer herein for the development of their properties which are more fully described as Item Nos. 1 to 4 in the Schedule 'A' hereunder, the combined Schedule of which is more fully described in the Schedule 'B' hereunder jointly on the terms and conditions contained therein;

AND WHEREAS in pursuance to the above, the LAND OWNERS herein have executed separate Power of Attorney in favour of the DEVELOPER herein empowering them to deal with the Schedule mentioned property in all respects including sale as detailed hereunder

Sl No	Name of the Owner	Power of Attorney date	Document No.
1.	Mr G Krishnasamy	13.10.2022	9792/2022
2.	Mr K Kamaraj	13.10.2022	9793/2022
3.	Mrs P Karpagam, Mr P Mahesh Prabhu, Mrs P Sornalatha and Mrs P Padma	13.10.2022	9794/2022
4.	Mr C Periyasamy Pandian	13.10.2022	9795/2022

The said Powers of Attorney are registered in the S.R.O.Padappai.

AND WHEREAS the said Joint Development Agreement is entered into with a specific understanding that the said properties which are more fully described as Item Nos.1 to 4 in the Schedule 'A' hereunder shall be reconstituted and will be developed jointly and the combined Schedule is more fully described in the Schedule 'B' hereunder.

AND WHEREAS due to the changes in the market condition, it is agreed between the Parties herein that the Schedule mentioned properties shall be developed independently and separately and Planning and Building Permissions also can be obtained for each and individual Plots. Accordingly the Developer herein has obtained Planning Permission in respect of Plot No.G vide Planning Permit No.OL-PP/NHRB/0515/2025 dated 30.12.2025 and Building Permit dated 20.3.2026 and further agreed that each Plot Owners will enter into a Fresh Joint Development Agreement with the Developer individually with the same terms and conditions as mentioned in the Joint Development Agreement dated 13.10.2022.

For HANSA ESTATES PRIVATE LIMITED

Director

P.Padma

WHEREAS, in view of the above understanding, it is agreed between the Parties herein that the DEVELOPER herein shall obtain the Planning Permission in respect of the remaining three plots. Accordingly, separate Joint Development Agreements will be entered into by the respective land owners with the Developer;

NOW THIS SUPPLEMENTAL AGREEMENT WITNESSETH AS FOLLOWS:

1. This Supplemental Agreement is to be read as part and parcel of the Joint Development Agreement dated 13.10.2022.

2. The Owners declare and confirm that they are the respective owners of the property which are more fully described as Item Nos.1 to 4 in the Schedule 'A' hereunder as detailed below:

Sl No	Name of the Owner	Plot No.	Extent in Sq.ft.
1.	Mr G Krishnasamy	D	25,872
2.	Mr K Kamaraj	E	25,920
3.	Mrs P Karpagam, Mr P Mahesh Prabhu, Mrs P Sornalatha and Mrs P Padma	F	25,873
4.	Mr C Periyasamy Pandian	G	25,875

3. the OWNERS herein have entered into a Development Agreement dated 13.10.2022 with the Developer herein for the development of their properties which are more fully described as Item Nos. 1 to 4 in the Schedule 'A' hereunder, the combined Schedule of which is more fully described in the Schedule 'B' hereunder jointly on the terms and conditions contained therein.

4. in pursuance to the above, the LAND OWNERS herein have executed separate Power of Attorney in favour of the DEVELOPER herein empowering them to deal with the

For HANSA ESTATES PRIVATE LIMITED

Director

P. Padma

Schedule mentioned property in all respects including sale as detailed hereunder:

Sl No	Name of the Owner	Power of Attorney date	Document No.
1.	Mr G Krishnasamy	13.10.2022	9792/2022
2.	Mr K Kamaraj	13.10.2022	9793/2022
3.	Mrs P Karpagam, Mr P Mahesh Prabhu, Mrs P Sornalatha and Mrs P Padma	13.10.2022	9794/2022
4.	Mr C Periyasamy Pandian	13.10.2022	9795/2022

The said Powers of Attorney are registered in the S.R.O.Padappai

5. Due to the change in the market conditions, the Parties herein have reviewed the scheme and have mutually agreed that each Plots described in the Schedule 'A' hereunder shall be developed and sold independently and separately and Planning Permission also can be obtained for each and individual Plots.

6. In pursuance to the above understanding, the Developer herein has obtained Planning and Building Permission in respect of Plot No.G vide Planning Permit NO.OL-PP/NHRB/0515/2025 Dated 30.12.2025 and Building Permit dated 20.3.2026 and further agreed that each Plot Owners will enter into a Fresh Joint Development Agreement with the Developer individually with the same terms and conditions as mentioned in the Joint Development Agreement dated 13.10.2022.

7. It is further agreed between the Parties herein that the aforementioned Powers of Attorney will be valid till the entire Project is completed and all the apartments to be constructed in the Schedule mentioned Plots (All the Four Plots) are fully sold.

8. The Owners and the Developer have mutually agreed that the Joint Development Agreement dated 13.10.2022 shall remain valid and enforceable until each individual Owner enters into a Fresh Joint Development Agreement in respect of their respective Plots. Once all the Land Owners have entered into such Fresh Joint Development Agreements, the Joint Development Agreement dated 13.10.2022 shall become inoperative.

For HANSA ESTATES PRIVATE LIMITED

Director

M. Suresh

P. Padma

9. This except the aforesaid changes made in this Supplemental Agreement, the aforesaid Development Agreement dated 13.10.2022 stands unaltered.

SCHEDULE 'A'

Item No.1
(Property belongs to Mr.G.Krishnasamy Nadar)

All that piece and parcel of vacant landed property bearing **Plot No. D**, "Selva Nagar" comprised in Old Survey No. 288/1 Part, 288/2 Part, as per Patta No.5383, new Survey No. 288/1A1 and 288/2A1 of Varadarajapuram Village, formerly Sriperumpudur Taluk, Kancheepuram District presently Kundrathur Taluk Kancheepuram District measuring an extent of 25,872 Sq.Ft.

BOUNDED ON THE:

North by:	30 Feet Road
South by	Vacant land,
East by	Plot No. E belongs to Mr.Kamraj,
West by	Formerly Vacant land now 30 feet

ADMEASURING

East to West on the Northern Side	88 feet 0 inches
East to West on the Southern Side	88 feet 0 inches
North to South on the Eastern Side	291 feet 0 inches
North to South on the Western Side	297 feet 0 inches

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

Item No.2
(Property belongs to Mr.K.Kamaraj)

All that piece and parcel of vacant landed property bearing **Plot No. E**, "Selva Nagar" comprised in Old Survey No. 288/1 Part, 288/2 Part, as per Patta No.5384, new Survey No. 288/1A2 and 288/2A2 of Varadarajapuram Village, formerly Sriperumpudur Taluk, Kancheepuram District presently Kundrathur Taluk Kancheepuram District measuring an extent of 25,920 Sq.Ft.

BOUNDED ON THE:

North by	30 Feet Road
South by	Vacant land,
East by	Plot No. F belongs to Mr.C.Pandian,
West by	Plot No.D belongs to Mr.G.Krishnasamy Nadar,

For HANSA ESTATES PRIVATE LIMITED

Director

P. Padma

ADMEASURING

East to West on the Northern Side	90 feet 0 inches
East to West on the Southern Side	90 feet 0 inches
North to South on the Eastern Side	285 feet 0 inches
North to South on the Western Side	291 feet 0 inches

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

Item No.3
(Property belongs to Mrs.Karpagam and children, namely, Mr.P.Mahesh Prabhu, Mrs.P.Sornalatha and Mrs.P.Padma)

All that piece and parcel of vacant landed property bearing **Plot No. F**, "Selva Nagar" comprised in Old Survey No. 288/1 Part, 288/2 Part, as per Patta No.5385new Survey No. 288/1A3 and 288/2A3 of Varadarajapuram Village, formerly Sriperumpudur Taluk, Kancheepuram District presently Kundrathur Taluk Kancheepuram District measuring an extent of 25,873 Sq.Ft.

BOUNDED ON THE:

North by	30 Feet Road
South by	Vacant land,
East by	Plot No. G belongs to Mr.C.Periasamy Pandian,
West by	Plot No.E belongs to Mr.K.Kamraj,

ADMEASURING

East to West on the Northern Side	91 feet 9 inches
East to West on the Southern Side	91 feet 9 inches
North to South on the Eastern Side	279 feet 0 inches
North to South on the Western Side	285 feet 0 inches

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

Item No.4
(Property belongs to Mr.C.Periasamy Pandian)

All that piece and parcel of vacant landed 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 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

Director

P. Padma

M. Sornalatha

P. Padma

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,

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 of Padappai.

All items 1 to 4 put together measuring a total extent of 103540 Sq.Ft.

SCHEDULE 'B'

(Combined Schedule of Item No.1 to 4 in the Schedule 'A' herein above)

All that piece and parcel of vacant landed property bearing Plot Nos. D, E, F, G (Originally Plot Nos.62, 63, 64, 65 and 66) "SELVA NAGAR" comprised in Old Survey No. 288/1 Part, 288/2 Part, as per Patta Nos.5383, 5384, 5385, 5386, new Survey Nos. 288/1A1, 288/1A2, 288/1A3, 288/1A4, 288/2A1, 288/2A2, 288/2A3, 288/2A4 of Varadarajapuram Village, formerly Sriperumpudur Taluk, presently Kundrathur Taluk Kancheepuram District measuring an extent of 1,03,540 Sq.Ft

BOUNDED ON THE:

North by:	30 Feet Road
South by	Vacant land,
East by	Plot No.H belongs to Mr.V.Balamurugan
West by	Formerly Vacant land now 30 Feet Road

ADMEASURING

East to West on the Northern Side	363 feet 6 inches
East to West on the Southern Side	363 feet 6 inches
North to South on the Eastern Side	273 feet 6 inches
North to South on the Western Side	297 feet 0 inches

For HANSA ESTATES PRIVATE LIMITED

Director

P.Lobby 2194

M-sunder

P.Padma

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

SCHEDULE 'C' PROPERTY

(EXTENT OF LAND AND BUILT UP AREA ALLOTTED TO THE LAND OWNERS, TO BE SOLD THROUGH THE DEVELOPER)

26% UNDIVIDED SHARE in the above mentioned Schedule "B" land together with 26% of super built-up area in the proposed construction along with 26% of open/covered car parking spaces in the building proposed to be constructed on the Schedule "B" land.

SCHEDULE D PROPERTY

(LAND PROPOSED TO BE CONVEYED TO THE DEVELOPER AND SUPER BUILT UP AREA THAT SHALL BE RETAINED BY THE DEVELOPER)

74% UNDIVIDED SHARE in the above mentioned Schedule "B" land, together with the right to raise the aforementioned construction and retain for themselves 74% of the super built up area, along with 74% of open/covered car parking spaces in the above mentioned Schedule "B" land along with the right to raise the aforesaid construction on the above mentioned Schedule 'B' land.

IN WITNESS WHEREOF the Owners and the Developer hereto have signed this Development Agreement on the day, month and year first above written in the presence of witnesses:

For HANSA ESTATES PRIVATE LIMITED

Director

OWNERS **DEVELOPER**

WITNESSES

1.

R. PARTHASARATHY
S/o. Sri P.N. RAJAGOPALAN
H-1,SHRI SHAKTHI APARTMENT
40/142, SOUTH REDHILLS RD
VILLIVAKKAM, CHENNAI-600 049

2.

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
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- 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.