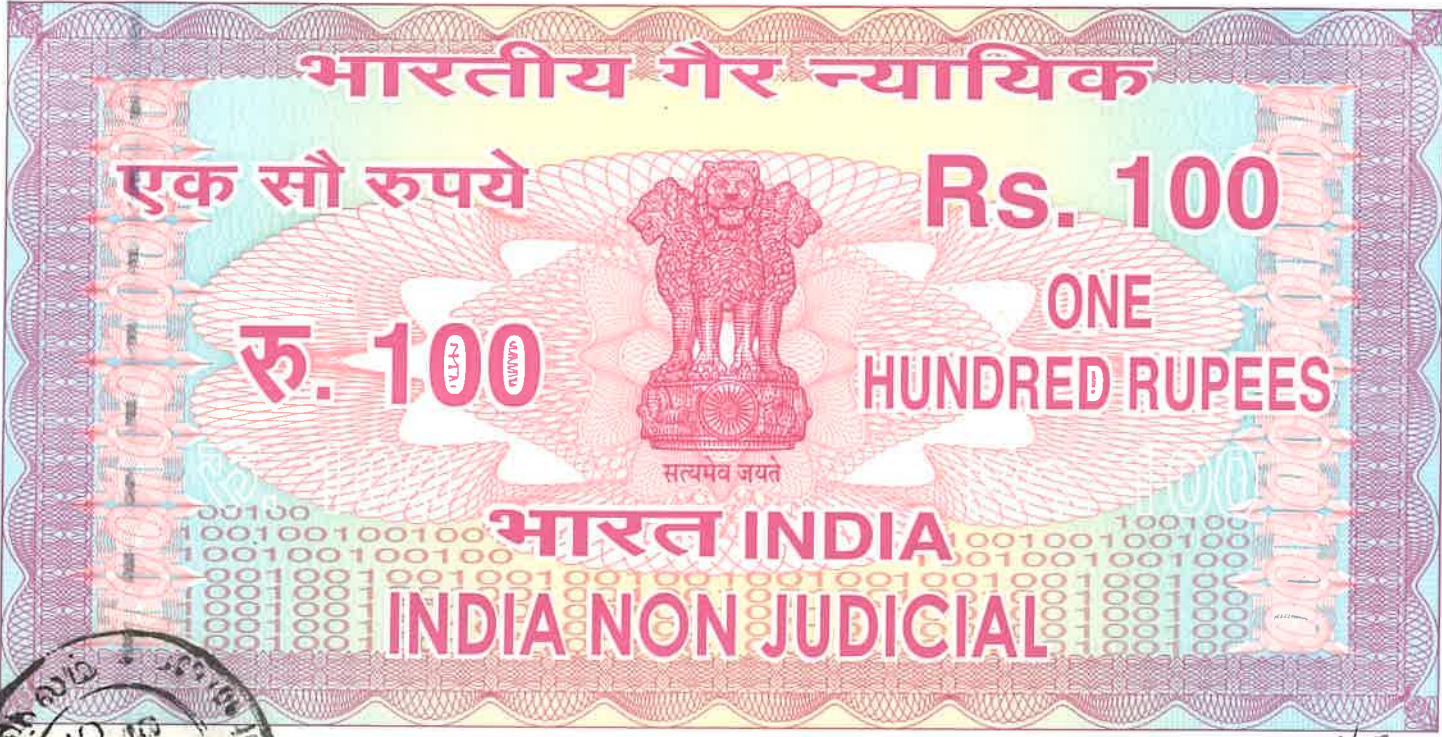




TAMILNADU 02 OCT 2025
HANSA ESTATES PVT LTD

ED 434718

சென்னை சித்திரவெட்டி
குத்திரவெட்டி வீதி, சென்னை-19
53, மேற்கு மாடத்தி,
திருவனந்தியூர், சென்னை-19
பி.எம். எண். 18760/34/89/13-06

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, Thiruvannmiyur, 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



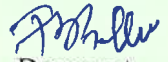
For HANSA ESTATES PRIVATE LIMITED

T S Prabhu
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 N^{os}. 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



Before me

S.K.D. BABU
Advocate & Notary
No 60/33, 4th Main Road,
CIT Nagar,
Chennai - 600 035
Cell: 984 17 86335