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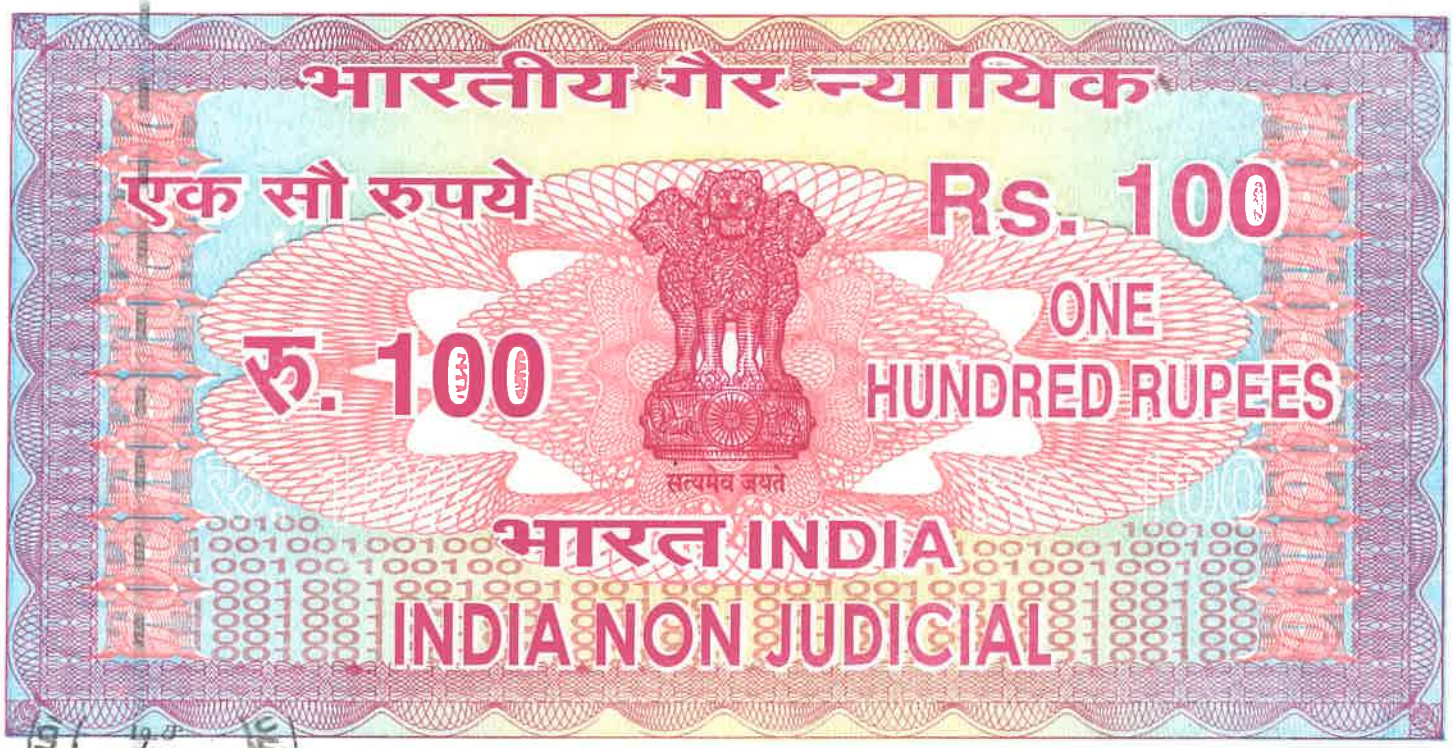
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





தமிழ்நாடு TAMILNADU

04 MAR 2025

DF 120632

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

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

Affidavit-Cum-Declaration

Affidavit cum Declaration of T S Prabhu, President 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. Late Sri T K Srinivasan, aged 64 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 21.08.2023 with Mrs. H Vagdevi @ Vagdevi Rohit, Mr. T Rohit, Shishirr Rohit, Shilpa Raju and Rachana Rohit all are residing at No. 1031, T H Road, Rajakadai, Tiruvottiyur, Chennai - 600019, who possess a legal title to the land on which the development of the proposed Group housing development consists of Two Blocks. Block No. 1, Stilt + 5 floors with 30 dwelling units and Block No. 2, Stilt Floor + 5 Floors with 20 dwelling units totally 50 units project 'Hansa Centurion' at Plot Nos.

NOTARY
S.K.D. BABU
Chennai City
G.O.Ms.No.262 Law Dept.
Dt.03.12.2019
GOVT. OF TAMIL NADU

For HANSA ESTATES PRIVATE LIMITED

Authorised Signatory

46,47,58,59 and 60 Door No. 1, Shanmugapuram, 7th Street, combined in Old Survey No. 546 and 548 as per extract from Town Survey field register Survey No. 548 1A1A1A1A1B1A1 T S No.66, Block No.3, Ward G, Tiruvottiyur Village, 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 30.09.2026

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.

Verification

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

For HANSA ESTATES PRIVATE LIMITED

Deponent

Authorised Signatory

Verified by me at Chennai on this 7th day of February 2025

Before me

07.02.2025

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.262 Law Dept.
Dt.03.12.2019
GOVT. OF TAMIL NADU



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

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