



CIN : L65190MH2004GOI148838

फुटकर आस्तियाँ केन्द्र, नं.44/86, प्रथम तल,
4 अवेन्यु, अशोक नगर, चेन्नई-600083.
टेलीफोन: 91 44 24713530 /40 / 1550.

Retail Asset Centre, No.44/86, 1st Floor,
4th Avenue, Ashok Nagar, Chennai - 600083.
Ph: 91 44 24713530 / 40 / 1550.

Date 08-11-2022

To,

M/s Hansa Estates Private Limited
1st Floor, No 19 Wheatcrofts Road, Nungambakkam,
Chennai – 600 034.

***Legal Clearance of M/s Hansa Estates – “Opal”, “Garnet” & “Jade”– Project,
Situating at Thiruvottiyur, Thiruvallur District.***

Details of Property

HANSA GARNET

Land together with building, Land of an extent of 1292 sq.mts., (13902 sq.ft.) comprised in Old S.Nos.276, 277, 278 & 279 (Parts), New T.S.No.7/15, Block No.18, Ward G of Thiruvottiyur Village bearing Plot No.4, Thiruvottiyur Taluk, Thiruvallur District and bounded on the:

North by: Public Road
South by: Buffer Zone Area in T.S.No.7/3
East by: Plot No.3 bearing T.S.No.7/14
West by: Plot No.5 bearing T.S.No.7/16

HANSA JADE

Land together with building, land of an extent of 1350 sq.mts., (14526 sq.ft.) comprised in Old S.Nos.276, 277, 278 & 279 (Parts), New T.S.No.7/16, Block No.18, Ward G of Thiruvottiyur Village bearing Plot No.5, Thiruvottiyur Taluk, Thiruvallur District and bounded on the:

North by: Public Road
South by: Buffer Zone Area in T.S.No.7/3
East by: Plot No.4 bearing T.S.No.7/15
West by: Park

HANSA OPAL

Land together with building, land of an extent of 1236 sq.mts., (13300 sq.ft.) comprised in Old S.Nos.276, 277, 278 & 279 (Parts), New T.S.No.7/7, Block No.18, Ward G of Thiruvottiyur Village bearing Plot No.9, Thiruvottiyur Taluk, Thiruvallur District and bounded on the:

North by: T.S.No.7/1
South by: Public Road
East by: Plot No.8 bearing T.S.No.7/8
West by: Plot Nos.10 to 14 bearing T.S.No.7/3



All that piece and parcel of the lands together with Building comprised in the above mentioned Survey Nos. named as 'HANSA GARNET', (approved By Commissioner CMDA Approved No. Lr. No. PP/NHRB/N/1142/2019 Dt.01/12/2020 & Building Approval No CEBA/WDCN01/00017/2021, Dt.01/02/2021, Ward - 010 and RERA certified by TNRERA under certificate bearing No. TN/02/building/0315/2021 dated 22.09.2021 (Plot No.4),

"HANSA JADE" (approved By Commissioner CMDA Approved No. Lr. No. PP/NHRB/N/1144/2019 Dt.23/11/2020. Building Approval No. CEBA/WDCN01/00021/2021, Dt.02/02/2021, Ward - 010 and RERA certified by TNRERA under certificate bearing No. TN/02/building/0316/2021 dated 22.09.2021.

"HANSA OPAL", (approved By Commissioner CMDA Approved No. Lr. No. PP/NHRB/N/952/2019 Dt.28/11/2020. Building Approval No CEBA/WDCN01/00019/2021, Dt.01/02/2021, Ward - 010 and RERA certified by TNRERA under certificate bearing No. TN/02/building/0317/2021 dated 22.09.2021) situated at Thiruvottiyur Village, Thiruvottiyur Taluk, Thiruvallur District.

We have approved legal clearance of the above said property, client who book the Residential Apartment in the said project may apply for Home loan with IDBI Bank. The Bank reserves the right to take a view on such applications/proposals based on the merits of each case, after scrutinizing the proposal in the context of laid out lending norms of the bank.

Further to that it is presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the legal clearance issued stands cancelled if any material fact is not disclosed and the same is found to be at variance with the statutory laws required to be fulfilled or in any other way detrimental to the interest of the project and its members.

IDBI Bank requests your co-operation in providing any further information or document that we may require regarding the project.

We thank you for your interest in IDBI Bank and look forward to a long mutually rewarding association with you.

This letter is issued only for the Legal clearance, subject to Technical Clearance on case to case basis.

Pending documents:

Further Encumbrance Certificate should be obtained from 01-June-2022 to till date of mortgage to ensure that there was no subsequent encumbrance/ alienation in respect of the property.

For IDBI Bank Ltd


Smt. Suganya J
Assistant General Manager- Center Head,
Retail Asset Center, Ashok Nagar, Chennai-83

युगन्या .जे / Suganya. J
सहायक महा प्रबंधक एवं केंद्र प्रमुख
Asst. General Manager & Center Head
ई. आई. एन / EIN-107922

