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RE REGULATORY RECORD

RERA Document

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CONSENT LETTER FOR MAINTAINING AND OPERATING RERA DESIGNATED BANK ACCOUNTS FOR A REAL ESTATE PROJECT

From, **Date: 24.09.2026**

1.Mr. S. G. Gopinath, 2.Mrs. S. G. Beena, and 3.Mrs. Rohini Gopinath,
Old No. 16, New No. 29, Arundale Beach Road,
Kalakshetra Colony, Besant Nagar, Chennai – 600090

To
The Tamil Nadu Real Estate Regulatory Authority (TNRERA)
"RERA Tower", No. 133, G-Block,
1st Avenue, Anna Nagar (East),
Chennai – 600102.

Sir/Madam,

Sub: Consent for Maintaining and Operating RERA Designated Bank Accounts – "DRA VENKAT RICHBURG" – Reg.

We, **(1) Mr. S. G. Gopinath, (2) Mrs. S. G. Beena, and (3) Mrs. Rohini Gopinath**, residing at **Old No. 16, New No. 29, Arundale Beach Road, Kalakshetra Colony, Besant Nagar, Chennai – 600090**, along with **M/s. DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED**, have jointly filed an application with the Tamil Nadu Real Estate Regulatory Authority (TNRERA) for registration of the real estate project named **"DRA VENKAT RICHBURG"**, a residential building proposed to be developed in **Old Survey Nos. 771/1A & 771/2A, as per New Patta Survey No. 771/1A2, situated at Madambakkam Village, Tambaram Taluk, Chengalpattu District, Tamil Nadu**, in compliance with Section 3(1) of the Real Estate (Regulation and Development) Act, 2016.

We are the **landowners of the project land** and have entered into an arrangement with **M/s. DRA AADITHYASOUTH CITY PROJECTS PRIVATE LIMITED**, being the promoter, for the development of the aforesaid real estate project.

In compliance with Section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016, the following three bank accounts have been opened in the name of M/s. DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED, the promoter of the aforesaid real estate project, with ICICI Bank Limited, Nungambakkam Branch:

Sl. No.	Name of the Account	Account No.
1.	RERA Designated Collection Account (100%)	**77705263734**
2.	RERA Designated Separate Account (70%)	**77705263735**
3.	RERA Designated Transaction Account (30%)	**77705263736**

1. S. G. Gopinath
2. S. G. Beena
3. Rohini Gopinath

1. Operation of the RERA Designated Accounts

The amounts realized from the allottees from time to time shall first be deposited into the RERA Designated Collection Account.

Seventy percent (70%) of the amount credited to the said Collection Account shall be transferred through an auto-sweep facility to the RERA Designated Separate Account at the end of the same day. The balance thirty percent (30%) shall be transferred to the RERA Designated Transaction Account, in accordance with the applicable provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder.

2. Consent

We hereby convey our consent and no objection to the opening, maintaining and operating of the aforesaid RERA Designated Bank Accounts by M/s. DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED, being the promoter of the aforesaid real estate project, in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016, the applicable rules and regulations, and the directions/guidelines issued by TNRERA from time to time.

We further confirm that we have no objection to the promoter operating the aforesaid RERA Designated Bank Accounts for the purposes of the said real estate project in accordance with the applicable law.

3. Details of Landowner(s)

S.No.	Name and address of the Landowner/s	Mobile No.	e-Mail ID	Signature	Date
1.	Mr. S. G. Gopinath Old No. 16, New No. 29, Arundale Beach Road, Kalakshetra Colony, Besant Nagar, Chennai – 600090	9840978887	Gopinath.sg@gmail.com		24.09.2026
2.	Mrs. S.G. Beena Old No. 16, New No. 29, Arundale Beach Road, Kalakshetra Colony, Besant Nagar, Chennai – 600090	9840063955	Gopinath.sg@gmail.com		24.09.2026
3.	Mrs. Rohini Gopinath Old No. 16, New No. 29, Arundale Beach Road, Kalakshetra Colony, Besant Nagar, Chennai – 600090	9989098640	Gopinath.sg@gmail.com		24.09.2026

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.