Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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(Format for obtaining consent letter for maintaining and operating bank account for a real estate project)

Consent Letter for maintaining and operating bank account for a real estate project

From
R.Purushothaman
No.481, 24th Street,
Korattur, Thiruvallur District,
Chennai-600 080.

And

K.V.Nithish Kumar,
No.31A, 1st Main Road,
Secretariat Colony,Lakshmipuram,
Kolathur,Thiruvallur District,
Chennai-600 099.

Mobile No: 9962687006
E-Mail ID: anubav@gsquarehousing.Com

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai.

Sir,

We, R. Purushothaman residing at No.481, 24th street, Korattur, Thiruvallur District, Chennai-600080 and K.V. Nithish Kumar residing at No.31A, 1st Main Road, Secretariat colony, Lakshmipuram, Kolathur, Thiruvallur District, Chennai-600099 and, along with (name and address of the promoter) G Square Realtors Private Limited, No. 75, Century Center, TTK road, Alwarpet , Chennai -600018 have jointly filed an application with TNRERA for registration of the real estate project "KSHETRA" Area measuring 38350.00 Sq.mts Comprised land in Survey Nos 17/8, 20/1A, 1B2,3,4A,4B,5A,5B,5C,6B,6C, 22/1A,1B1,1B2 & 22/3 Comprised in Jaganathapuram Village, Ponneri Taluk, Thiruvallur District (project details – name of the Layout or Building, address and Survey Nos.) in compliance of

Section 3(1) of the Real Estate (Regulation and Development) Act, 2016.

2. We are the landowners, who have entered into an agreement with the promoter for developing the above said real estate project.

3. In compliance of Section 4(2)(*l*)(D) of the Act, a separate account bearing number 123150410800026 has been opened in the name of G Square Realtors Private Limited (name of the promoter), the promoter of the above real estate project in TTK road Branch
of Tamil Nadu Mercantile Bank Bank.

4. The 70% of the amount realized for the above real estate project from the allottees will be deposited in the aforesaid account including the sale amount of our undivided share.

5. R. Purushothaman and K.V. Nithish Kumar, We hereby convey our consent for maintaining and operating the aforesaid account by the G Square Realtors Private Limited (name of the promoter).

Name of the Landowner/s	Mobile No.	Signature	Date
R. Purushothaman	9962687006		23.03.2026
K.V. Nithish Kumar	9962687006		23.03.2026

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.