Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

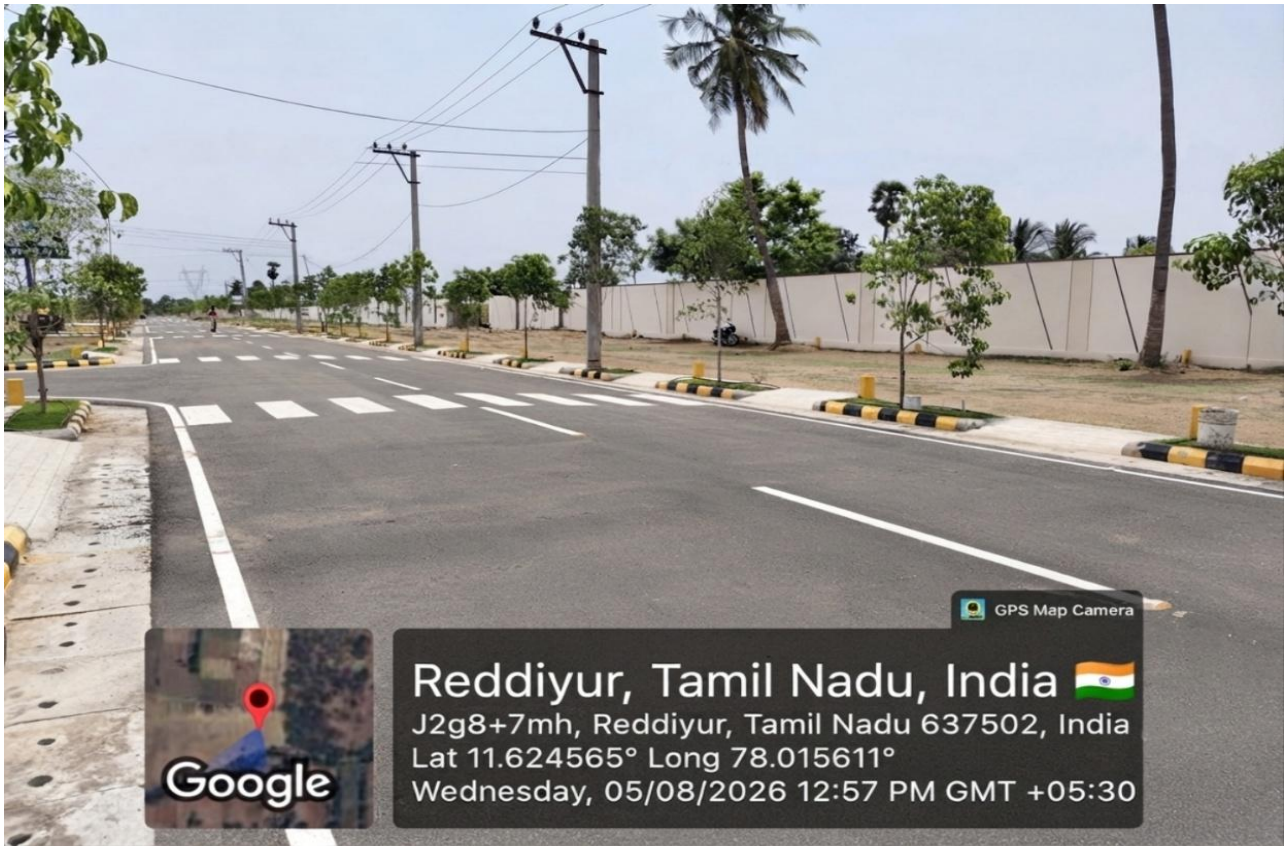

GPS Map Camera
Google
Reddiyur, Tamil Nadu, India
J2g8+7mh, Reddiyur, Tamil Nadu 637502, India
Lat 11.624482° Long 78.015644°
Saturday, 26/09/2026 03:59 PM GMT +05:30


GPS Map Camera
Google
Edaganasalai, Tamil Nadu, India
8/131, Edaganasalai, Tamil Nadu 637502, India
Lat 11.624098° Long 78.014999°
Wednesday, 08/07/2026 10:58 AM GMT +05:30


GPS Map Camera
Google
Reddiyur, Tamil Nadu, India
J2g8+7mh, Reddiyur, Tamil Nadu 637502, India
Lat 11.62456° Long 78.015543°
Saturday, 26/09/2026 04:05 PM GMT +05:30


All other roadsides are kept open. This portion is closed only for safety purposes, which is also mentioned in the affidavit.
GPS Map Camera
Google
Reddiyur, Tamil Nadu, India
J2g8+7mh, Reddiyur, Tamil Nadu 637502, India
Lat 11.624517° Long 78.015817°
Saturday, 26/09/2026 04:05 PM GMT +05:30


GPS Map Camera
Google
Edaganasalai, Tamil Nadu, India 🇮🇳
8/131, Edaganasalai, Tamil Nadu 637502, India
Lat 11.624173° Long 78.014995°
Saturday, 26/09/2026 04:10 PM GMT +05:30

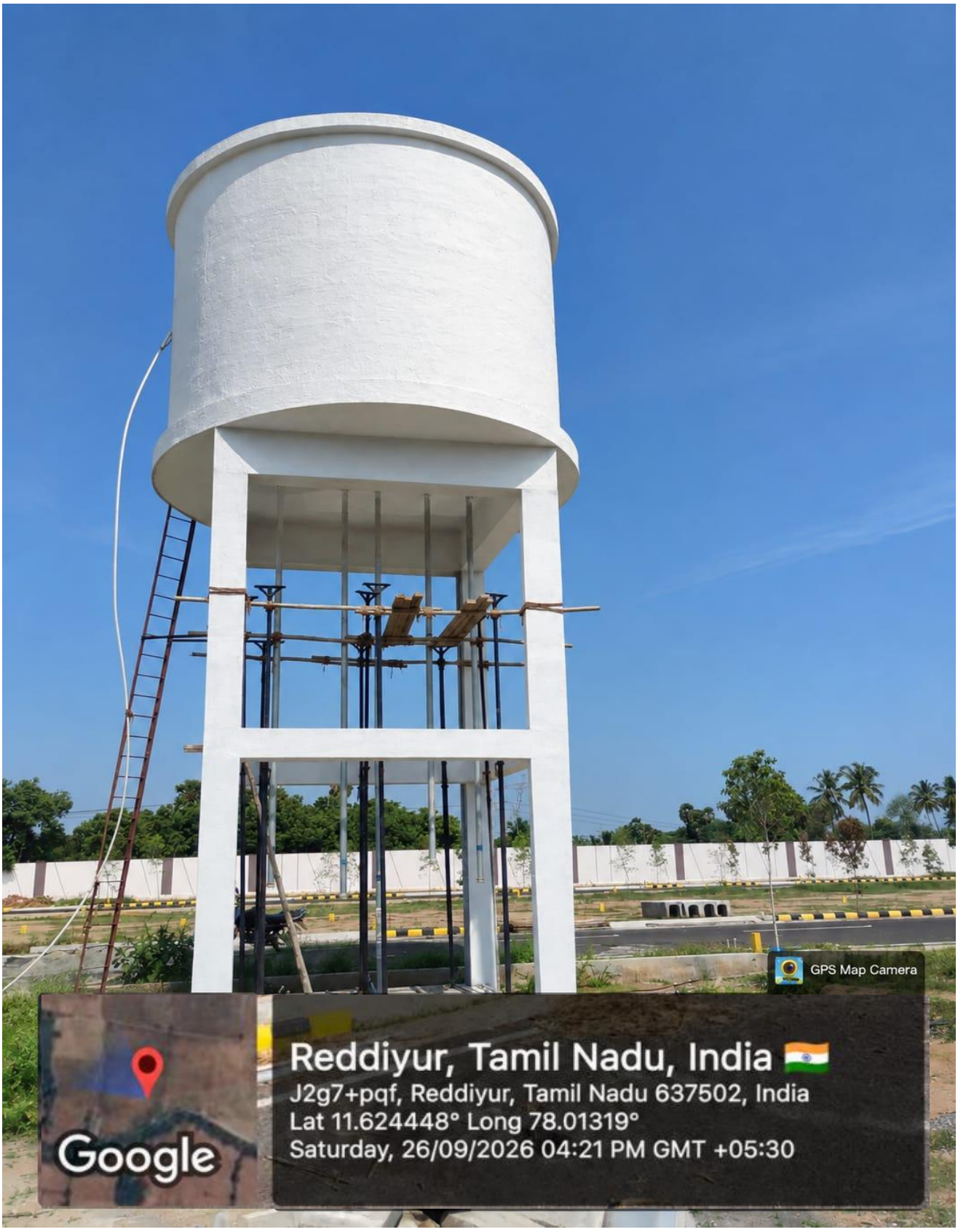

GPS Map Camera
Google
Reddiyur, Tamil Nadu, India 🇮🇳
J2g8+7mh, Reddiyur, Tamil Nadu 637502, India
Lat 11.624565° Long 78.015611°
Wednesday, 05/08/2026 12:57 PM GMT +05:30

Drainage System





As per the request of the Local Body and with their consent, for maintenance purposes, we have constructed Overhead Tanks (OHT) of 30,000 litres capacity each phase, totalling 60,000 litres capacity, for A Square Avenue Phase I & Phase II.



Individual Pipeline System for Each Plots





Open Borewell for Water Source





FORM-I

Application Form for L.T.Service Connection (except Temporary Supply,agriculture and Hut)

FORM OF REQUISITION FOR SUPPLY OF LOW TENSION ENERGY(SINGLE PHASE/THREE PHASE)

[Refer regulation 27(3)]



TO
The Designated Engineer
AE/O&M/ K.k.nagar

9445852368

(Address of the licensee)

Sir,

1.I/We Thiru/Tmty **The Commissioner/Muncipality**, hereby request you to supply electrical energy for the purpose of **Muncipalities Street Light** to the premises hereinafter described.

2.I/We agree to pay for said energy, service connection charges, the deposit of such security, meter rent,development charges and any other charges as may be demanded in accordance with the scale of rates prescribed under Tamil Nadu Electricity Distribution Code, Supply Code, notifications and orders issued in this regard by Tamil Nadu Electricity Regulatory Commission.

3.I/We wish to be charged under tariff **Public Light Supply -Corporation** under schedule of the TNERC tariff order in force.

4.I/We agree to avail supply and utilize the energy in the premises described hereunder for my/our bonafide use.

5.In case,I/We sell or otherwise dispose of the property / vacate the premises while the supply is continued, I/We agree to give one Calendar month notice in writing and pay all the arrears to the Licensee. Failing such notice, I/We hold myself/ourselves liable for payment of arrears of current consumption charges,other dues if any and claims that may arise in the event of termination of agreement and undertake for loading the dues to other service connection(s) that may stand in my/our name(s).

6. Description of the premises
a)Door.No and/or name of the house or premises :
b)Street:**KADAIYAMPATTY EDANGANASALAI**

c)Town/Village and Taluk:**IDANGANASALAI BIT.1 /Sankari**

d)Owned by (Name in Block Letters):**The Commissioner/Muncipality**

e) Tenanted by (Name in Block Letters):**Not applicable**

f)Applicant(s) address for correspondence: **18 WARD SF NO 161/2B1 162/10B,KOSAVAPATTY A SQ AVENUE,SANKIRI,EDANAGASALAI**

g)Contact no and e-mail id: **8248136229,gmkkngr@yahoo.com**

7.The following are my/our requirements

Sl.No	Description	Number of Points	Wattage of Points	Total wattage
A)	Lighting points			
1.	Lights	57	40	2280
2.	Fans	0	0	0
3.	Convenient wall plugs	0	0	0
B)	Domestic Electrical Apparatus			
1.	Cookers	0	0	0
2.	Water heaters	0	0	0
3.	Refrigerator	0	0	0
4.	Air conditioner	0	0	0

5.	Lifts/Elevator/Escalators	0	0	0
6.	Other Purposes	0	0	0
7.	Convenient wall plugs	0	0	0
C)	**Power Loads**			
1.	Domestic	0	0	0
2.	Industrial	0	0	0
3.	Welding	0	0	0
4.	Other purposes	0	0	0
5.	Convenient Wall plugs	0	0	0
			Total applied load	3.0 KW

8.Demand applied for in KW: **3.0 KW**

9.Whether the installation is provided with earth protective device (RCD)as per TamilNadu Electricity Distribtion Code: **Yes**

10.The wiring has been completed on: **16-08-2026**

11.Details of existing service connection(s) of the applicant(s) if any:

12.Whether any current consumption charges or any other charges are due to TANGEDCO in the name(s) of the applicant(s) or premises: No

PRECAUTION TO BE ADOPTED BY CONSUMERS,OWNERS,OCCUPIERS,ELECTRICAL CONTRACTORS,ELECTRICAL WORKMEN AND SUPPLIERS

No electrical installation work,including additions,alterations,repairs and adjustments to existing installations,except such replacement of lamps,fans,fuses,switches,domestic appliances of voltage not exceeding 250 V and fittings as in no way alters its capacity or character, shall be carried out upon the premises of or on behalf of any consumer ,supplier,owner or occupier for the purpose of supply to such consumer,supplier,owner or occupier except by an electrical contractor licensed in this behalf by the State Government and under the direct supervision of a person holding a certificate of competency and by a person holding a permit issued or recognized by the State Government.

I/We certify that we are aware of the above precaution and agree to abide by it .

I/We agree to pay to the licensee at the applicable tariff/minimum rates/fixed charges/surcharges etc.,that may be decided by the the Commission from time to time .

I/We agree to abide under all specifications,conditions and provisions laid down in TamilNadu Electricity Regulatory Supply code,Distribution Code and the applicable Act,Codes,Rules and Regulations and of any modification or re-enactment thereof for the time being in force and subject to the conditions of revisions, amendments approved from time to time.
(Note:This undertaking does not preclude execution of a seperate written contract to be entered with Licensee).

Signature of the Applicant(s)
Name(s) in Block letters

Place:Salem-637502
Date: 18-08-2026

Note:The application shall be accompanied with the following documents:

(i)The self attested copy of proof of ownership such as sale deed (or) partition deed (or) gift settlement (or)allotment letter (or)computer patta (or)ownership certificate issued by revenue department officials (or)court judgement or recent property tax receipt.
(ii) In case of joint property ,self attested copies of proof of ownership along with parent documents specified in note (i) above and consent letters from co-owners.If consent letter is not produced,an indemnity bond with enhanced security deposits.
(iii) If the applicant is not the owner,consent letter from owner in FORM No.5 or valid proof of occupancy and indemnity bond in FORM No.6.

(FOR LICENSEE'S USE ONLY)
ACKNOWLEDGEMENT

Applicant's Name:The Commissioner/Muncipality
Address:KADAIYAMPATTY EDANGANASALAI,IDANGANASALAI
BIT.1,Sankari
Date of receipt: 18-08-2026
Reference No.:200044840826775
Category of Supply: Public Light Supply -Corporation

AE/O&M/ K.k.nagar
9445852368

Signature and seal of Distribution Licensee
Name and Designation

தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : THE COMMISSIONER/MUNCIPALITY

மின். இ. எண்: 200044840826775 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGCCAN892273289 நாள் : 20/08/2026 09:19:37

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	47604-Meter Caution Deposit	825.00
2	48100-CC Deposit	330.00
3	55101-Development Charges	6645.00
4	61909-Service Connection Charges	1105.00
5	61962-Registration cum Processing Charges**	220.00
	மொத்தம்	9125.00

தொகை (எழுத்தால்) ரூ. Nine thousand One hundred Twenty Five only

சரிபார்க்க ஸ்கேன் செய்யவும்

** Support services are taxable under GST

இதர விவரங்கள் :

1.TNPDCL CIN No. : U40109TN2009SGC073746

2.TNPDCL GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

* இது கணினியில் உருவாக்கப்பட்ட ஆவணம் தனி ஒப்புகை தேவையில்லை

* இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

புகார்களுக்கு தொடர்பு கொள்ளவும் :

24 7 மின்னகம்

94987 94987

Village Name Clarification – A Square Avenue – Phase 1

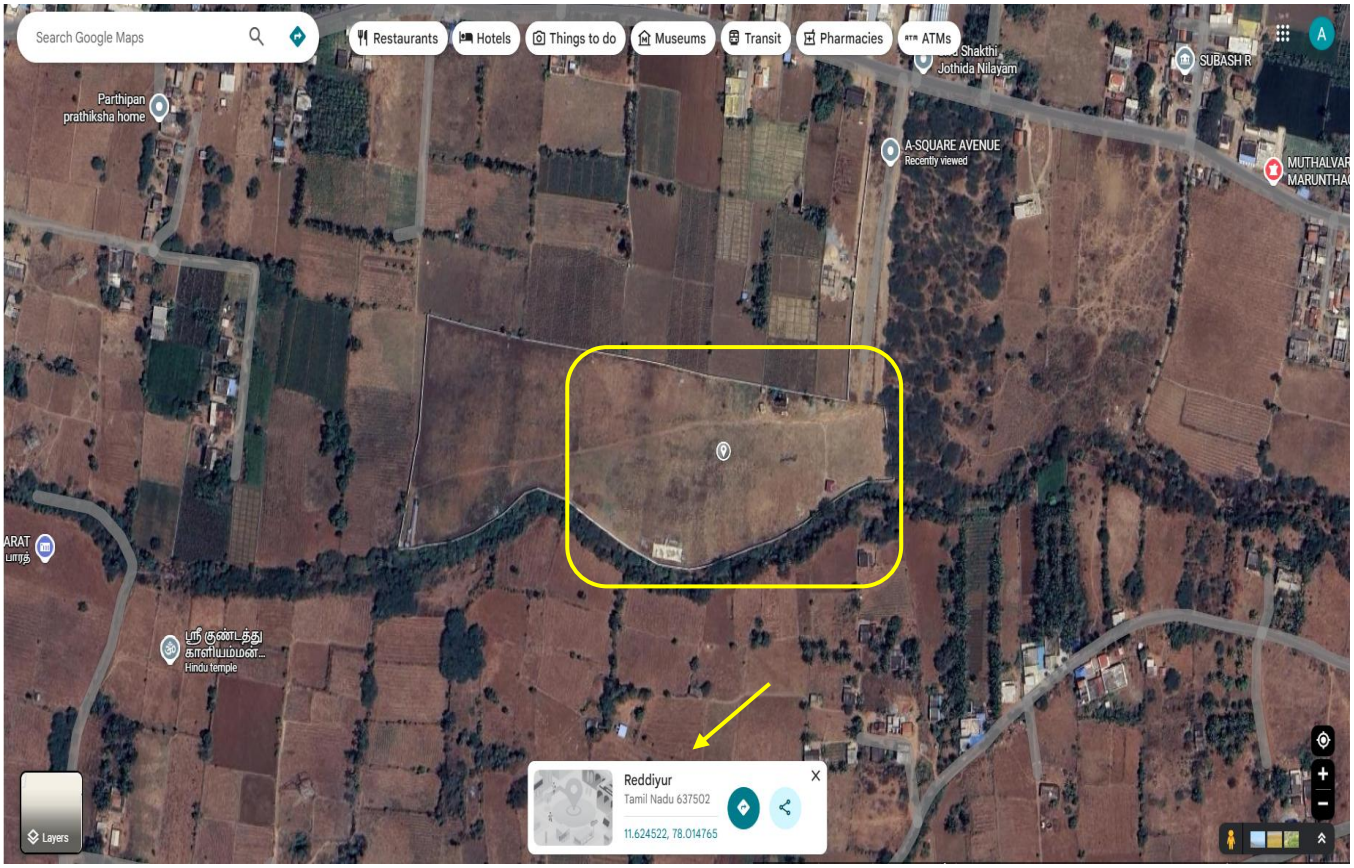
With reference to the observation that the affidavit-cum-declaration is only partially acceptable and that the exact latitude and longitude of the site are required to be verified through Google Maps, we submit that the **Google Maps screenshot showing the exact location/coordinates of the site pertaining to A Square Avenue – Phase 2 is enclosed herewith**.

The enclosed screenshot is provided for verification of the **site location and village-name clarification**. The village name mentioned in the approved layout plan and revenue records, including **Patta, FMB and Adangal**, is **Idanganasalai Bit-2 Village**. The name **"Reddiyur"** appearing in certain GPS-tagged photographs is due to the location identification/mapping displayed by the GPS application.

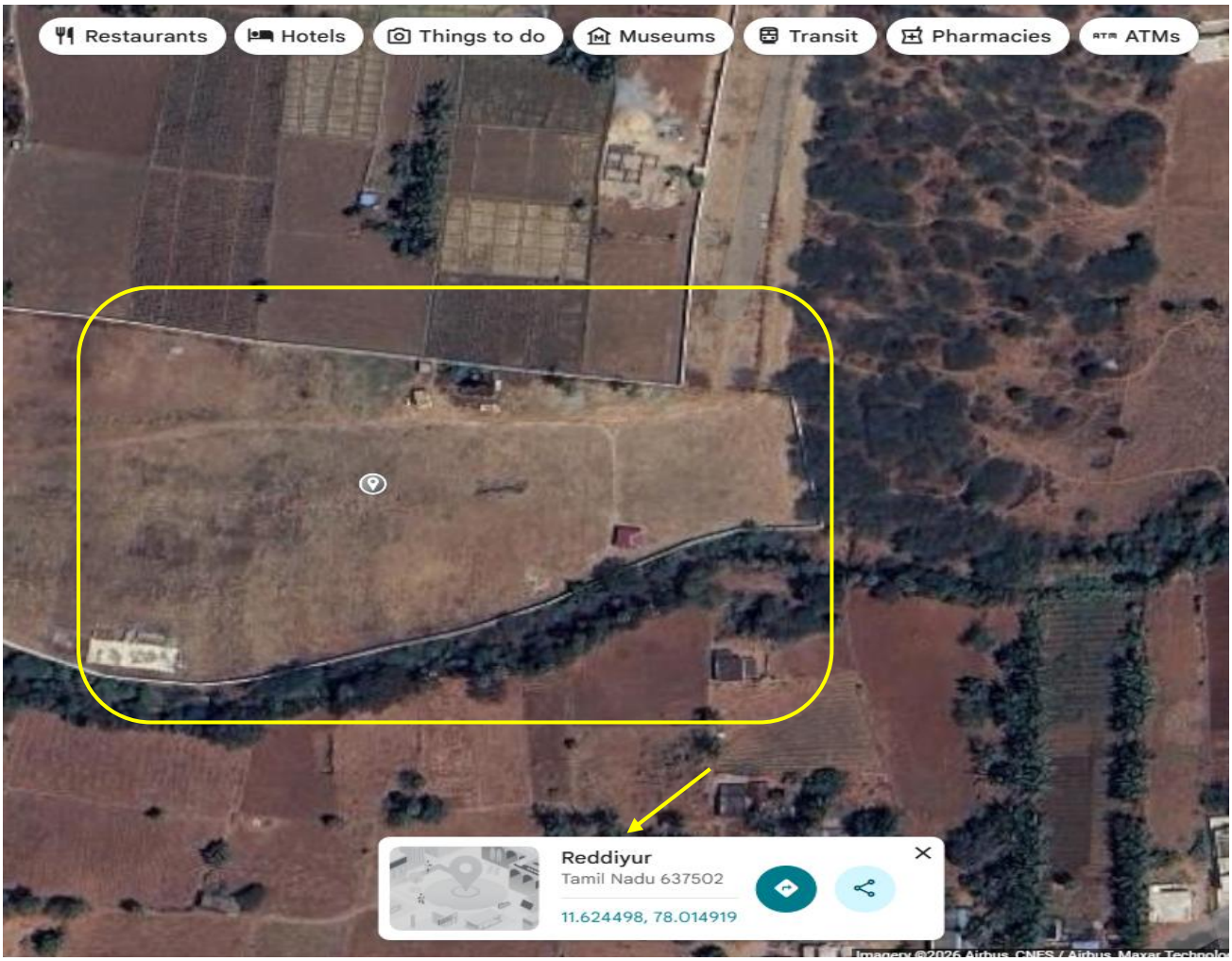
The enclosed Google Maps screenshot is submitted as supporting evidence to correlate the **actual site location, latitude and longitude, and the corresponding village/location identification** of **A Square Avenue – Phase 1**.

Enclosure:

Google Maps screenshot showing the exact latitude and longitude of the subject site for village-name clarification – **A Square Avenue – Phase 1**.




Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
Jothida Nilayam
A-SQUARE AVENUE
Recently viewed
Reddiyur
Tamil Nadu 637502
11.624526, 78.014965


Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
Reddiyur
Tamil Nadu 637502
11.624498, 78.014919

Clarification Regarding GPA – Document No. 7325/2025

With reference to the above observation, we respectfully clarify that the statement regarding **Thiru C. Balaji acting as an authorized GPA holder and representative** is supported by the specific terms and conditions contained in the registered **Power of Attorney Document No. 7325/2025**.

We invite your kind attention to the following specific provisions in the GPA document:

1. Page 4, Paragraph 4 – No Consideration for Execution of GPA

The GPA specifically states:

"மேற்படி பொது அதிகார பத்திரம் எழுதிக்கொடுப்பதற்காக வேண்டி எந்தவிதமான பிரதிபிரயோஜனமும் நாளது தேதியிலேயோ அல்லது இதற்கு முன்பாகவோ எங்களது நிறுவனம் தங்களிடமிருந்து பெறவில்லை என இதன் மூலம் உறுதி கூறுகிறோம்."

The above clause clearly confirms that **no consideration or reciprocal benefit has been received by the Company from Thiru B. Jaya Prakash and Thiru T. Vijay anand either on the date of execution of the GPA or prior to the date of execution**.

2. Page 3, Paragraph 3, Line 17 – Amounts to be Received in Company Bank Account

Further, **Page 3, Paragraph 3, Line 17 of the GPA**, which has been highlighted for ready reference, specifically states:

"சகலவிதமான தொகைகளையும் நிறுவனத்தின் வங்கி கணக்கில் நீங்கள் பெறவும்"

The above provision clearly directs that **all amounts/consideration relating to the transactions are to be received in the Company's bank account**. Accordingly, such amounts are not stipulated to be received by **Thiru B. Jaya Prakash and Thiru T. Vijayanand in his individual capacity or for his personal benefit**.

Therefore, the above two provisions of the GPA, read together, establish that:

- Thiru C. Balaji is acting in the capacity of an **authorized GPA holder/representative** under the powers granted in the GPA.

- **No consideration or reciprocal benefit was received by the Company from him for execution of the GPA**, as specifically confirmed on Page 4, Paragraph 4.
- The GPA specifically directs that **all amounts are to be received in the Company's bank account**, as stated on Page 3, Paragraph 3, Line 17.
- There is therefore **no provision in the cited clauses for any consideration or transaction amount to accrue to Thiru B. Jaya Prakash and Thiru T. Vijay anand for his individual benefit**.

In view of the above, we respectfully request you to **kindly verify the highlighted portions of Pages 3 and 4 of GPA Document No. 7325/2025**, which support the clarification furnished by us regarding the representative capacity of Thiru C. Balaji and the absence of individual financial benefit under the GPA.

இனி இதனடியிற் கண்டுள்ள சொத்துக்களை விற்பனை செய்வதை பொறுத்து நீங்கள் இருவரும் கூட்டாக சேர்ந்து நியாயமான விலைபேசி முடிக்கவும், தேவையான கிரைய உடன்படிக்கை பத்திரம், கிரைய உடன்படிக்கை வாய்தா நீட்டிப்பு பத்திரம் , கிரைய பத்திரம், பிழைதிருத்தல் பத்திரம், தானம் பத்திரம் முதலான இதர சகலவிதமான பத்திரங்களையும் எங்களது நிறுவனத்திற்காக தாங்கள் எங்களது நிறுவனத்தின் பொது அதிகாரம் பெற்ற பிரதிநிதிகள் என்ற முறையில் கூட்டாக சேர்ந்து எழுதி அவற்றில் எங்களது நிறுவனத்திற்காக எங்களது நிறுவனத்தின் பொது அதிகாரம் பெற்ற பிரதிநிதிகள் என்ற முறையில் நீங்கள் இருவரும் கூட்டாக சேர்ந்து கையெழுத்திட்டு சம்மந்தப்பட்ட பதிவாளர், சார்பதிவாளர் அலுவலகங்களில் தாக்கல் செய்து கையெழுத்திட்டு, எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டு பத்திரப் பதிவினை பூர்த்தி செய்து கொடுக்கவும், வாபஸ் பெறவும் கீழ்காணும் சொத்துக்களை கிரையம் பெறுபவர்களுக்கு அவற்றை நேரடி சுவாதீனம் செய்து கொடுக்கவும், கீழ்காணும் சொத்துக்கள் சம்மந்தமாக பட்டா மாறுதல் மனுக்களிலும் மத்திய மாநில அரசு அலுவலகங்களிலும், பதிவுத்துறை அலுவகங்களிலும், DTCP நகர் ஊரமைப்பு அலுவலகங்களிலும், வட்டார வளர்ச்சி அலுவலகங்களிலும், TNRERA அலுவலகங்களிலும் தேவைப்படும்பட்சத்தில் எங்களது நிறுவனத்திற்காக நீங்களே நேரில் ஆஜராகி சகல ஆவணங்களிலும் கையெழுத்து செய்யவும், விண்ணப்பம், மனு செய்யவும் மற்றும் **சகலவிதமான தொகைகளையும் நிறுவனத்தின் வங்கி கணக்கில் நீங்கள் பெறவும்,**

கீழ்காணும் சொத்துக்கள் சம்பந்தமாக எங்களுக்காக எங்களது பொது அதிகாரம் பெற்ற முகவர்கள் என்ற முறையில் தாங்கள் மேற்கொள்ளும் சகலவிதமான நடவடிக்கைகளுக்கும், காரியங்களுக்கும் உண்டான சகலவிதமான வரவு செலவு கணக்குகளையும் எங்களது நிறுவனத்திற்கு சேர வேண்டிய தொகை ஏதேனும் இருக்கும்பட்சத்தில் அவற்றையும் தவறாமல் எங்கள் நிறுவனத்தின் வசம் ஒப்படைத்து தக்க ரசீது பெற்றுக்கொள்ள வேண்டியது.

மேற்படி பொது அதிகார பத்திரம் எழுதிக்கொடுப்பதற்காக வேண்டி எந்தவிதமான பிரதிபிரயோஜனமும் நாளது தேதியிலேயோ அல்லது இதற்கு முன்பாகவோ எங்களது நிறுவனம் தங்களிடமிருந்து பெறவில்லை என இதன் மூலம் உறுதி கூறுகிறோம்.

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.