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DIGITALLY VERIFIED RECORD

(M81)

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 1876/2026

ஆவண எண் : R/ Periyanayakkan Palayam/ BOOK-1/ 1376 / 2026

திரு பிரபாகரன் அவர்களிடமிருந்து ₹ 1,97,610 (ரூபாய் ஒரு இலட்சத்து தொண்ணூற்றேழாயிரத்து அறுநூற்று பத்து மட்டும்) [இணைய வழி: REG202601272286932 ₹ 197610] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை ((முத்திரைச் சட்டம் பிரிவு 41ன் படி)	1,50,000
2	பதிவுக் கட்டணம்	45,000
3	கணினிக் கட்டணம்	2,500
4	வீடியோ செயலாக்க கட்டணங்கள்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	1,97,610

சார்பதிவாளர் அலுவலகம் கோவை-20 27 JAN 2026

குறிப்பு: இந்த அசல் ஆவணம் உடன்டியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு பிரபாகரன் இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

பெரியநாயக்கன் பாளையம் அலுவலகம்

நாள்: 27/01/2026

பதிவு அலுவலர் கையொப்பம்

சார்பதிவாளர் பெரியநாயக்கன்பாளையம்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
Renugsquare (குடிமக்கள்)	Renuga Balraj	8637466972	27-01-26 10:28:24 AM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி. கட்டிட மதிப்பை கணக்கிடும் வசதி

DEED OF FIRST SIMPLE MORTGAGE

(Without possession)

THIS DEED OF FIRST SIMPLE MORTGAGE MADE AND EXECUTED AT COIMBATORE ON THIS 27ND DAY OF JANUARY 2026 BY M/s.G SQUARE REALTORS PRIVATE LIMITED (P.A.No.AAECG9571B) (CIN:U45400TN2012PTC088030), a Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at Flat No.14, Third Floor, Harrington Apartment, No.98, Harrington Road, Chennai-600031, represented by its authorised signatory **MR.PRABHAKARAN T (AADHAAR NO.231608472998),** son of Mr.Thangaraj, aged about 39 years, (authorized under Board Resolution dated 15.12.2025 by the Company) hereinafter called the "**MORTGAGOR**" which term shall wherever the context so permits or requires and wherever it occurs shall means and includes the said Mortgagor, its present office bearers, successors in title, legal representatives, administrators, executors and assigns and person or persons claiming through under or in trust for them **WITNESSETH;**

TO AND IN FAVOUR OF

1. **M/s.GOCAPITAL FINANCE LIMITED (P.A.NO.AAACC3966G),** a Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at "THE LATTICE", 4th Floor, No.20, Waddles Road, Kilpauk, Chennai - 600010.
2. **M/s.ARADHYAA INFRA & HOLDINGS PRIVATE LIMITED (P.A.NO.AATCA4131G),** a company incorporated under the Companies Act, 1956 and having its office at No.18-21/95, IXF-9B,

For G Square Realtors Private Limited

Authorized Signatory

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Registering officer

Heritage Apartments, 4th Cross Ormes Road, Kilpauk, Chennai-600010.

3. **M/s.RUDRA SECURITIES AND CAPITAL LIMITED (P.A.NO.AACCR2292Q),** a company incorporated under the Companies Act, 1956 and having its office at No.8, Rajarathinam Street, Kilpauk, Chennai-600010, hereinafter called the **"MORTGAGEES"** which term shall wherever the context so permit or require and wherever it occurs shall mean and include the said Mortgagees, its present office bearers, successors-in-title, legal representatives, administrators, executors and assigns and person or persons claiming through under or in trust for them **WITNESSETH;**

WHEREAS the Mortgagor are absolute owner of all that piece and parcel of vacant land situated at Vellamadai Village, Annur Taluk, Coimbatore District, comprised in the following Survey Numbers and more particularly described in Schedule hereunder written and hereinafter referred to as the **"SAID PROPERTY"**, they having purchased the same in the following manner and all register in the sub registrar's office of Periyanayakanpalayam:-

Item. No.	SURVEY NOS	EXTENT (IN ACRE)	SALE DEED DATED	DOCOMENT NO.
1	311/2A	0.76	27.01.2026	1375/2026
2	310/1	0.659	27.01.2026	1374/2026
	311/2B	0.027		

WHEREAS the Mortgagor herein is in need of funds to purchase and develop the **"SAID PROPERTY"** and for the said purpose had

For G Square Realtors Private Limited
Authorized Signatory

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Registering officer

For G Square Realtors Private Limited
Authorized Signatory

approached the Mortgagees and requested them to grant a loan of Rs.4,79,56,590/- (Rupees Four Crores Seventy Nine Lakhs Fifty Six Thousand Five Hundred Ninety only) and have agreed to repay the said loan on demand or order together with compound interest @ 36% p.a. compounded and payable at monthly rests. The Mortgagor have further agreed to secure due repayment of the said loan together with interest by executing this mortgage deed in favour of the Mortgagee in respect of the **"SAID PROPERTY"** together with future development and improvements thereon.

NOW THIS DEED OF FIRST SIMPLE MORTGAGE WITHOUT POSSESSION WITNESSETH that in pursuance of the aforesaid loan amount of Rs.4,79,56,590/- (Rupees Four Crores Seventy Nine Lakhs Fifty Six Thousand Five Hundred Ninety only) paid by the Mortgagees at the request and insistence of the Mortgagor in the following manner:-

PAID BY	PAID TO	AMOUNT	DATED	DD NO	BANK/BRANCH
GOCAPITAL FINANCE LIMITED	MUTHURAJA	525000	23.01.2026	011059	HDFC BANK, KILPAUK BRANCH, CHENNAI
	D VADIVEL	525000	23.01.2026	011058	
	D VADIVEL	12077700	23.01.2026	011057	
	MUTHURAJA	6872300	23.01.2026	011060	
ARADHYAA INFRA & HOLDINGS PRIVATE LIMITED	INDHUMATHI	633365	23.01.2026	000774	HDFC BANK, JAWAHARLAL NEHRU ROAD BRANCH, CHENNAI
	VASUMATHI	7300526	23.01.2026	000773	
	MUTHURAJA	5205400	23.01.2026	000772	
	INDHUMATHI	1860709	23.01.2026	000775	
RUDRA SECURITIES AND CAPITAL LIMITED	VASUMATHI	282445	23.01.2026	008501	HDFC BANK, POONAMALLEE HIGH ROAD BRANCH, CHENNAI
	INDHUMATHI	12674145	23.01.2026	008502	
		47956590			

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Registering officer

For G Square Realtors Private Limited

Authorized Signatory

in all a sum of Rs.4,79,56,590/- (Rupees Four Crores Seventy Nine Lakhs Fifty Six Thousand Five Hundred Ninety only), the receipt of which sum of Rs.4,79,56,590/- (Rupees Four Crores Seventy Nine Lakhs Fifty Six Thousand Five Hundred Ninety only), the Mortgagor do hereby admits and acknowledges in the manner aforesaid and the Mortgagor do hereby covenants and binds themself as follows:-

The Mortgagor shall pay the Mortgagees the Principal sum of Rs.4,79,56,590/- (Rupees Four Crores Seventy Nine Lakhs Fifty Six Thousand Five Hundred Ninety only) due under this Mortgage Deed on demand or order together with compound interest that may be due and payable at the rate of 36% p.a. compounded and payable at monthly rests.

The Mortgagor will pay compound interest on the said Principal sum of Rs.4,79,56,590/- (Rupees Four Crores Seventy Nine Lakhs Fifty Six Thousand Five Hundred Ninety only) from this date at the rate of 36% p.a. compounded and payable at monthly rests and in case of default by the Mortgagor in payment of interest after it has become due, the Mortgagor shall be liable to pay interest on the arrears of such compound interest at the rate of 36% p.a. payable at monthly rests. This shall be in addition to the other remedies open to the Mortgagees.

It is hereby expressly provided that as security for the due repayment of the said sum of Rs.4,79,56,590/- (Rupees Four Crores Seventy Nine Lakhs Fifty Six Thousand Five Hundred Ninety only) with interest thereon, the Mortgagor do hereby agrees to create this First Simple Mortgage Deed in favour of Mortgagees over the said property

For G Square Realtors Private Limited

Authorized Signatory

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Registering officer

and convey the interest of the same unto the Mortgagees by way of Mortgage Deed subject to the right of redemption on the part of the Mortgagor to redeem the said property on payment of all and every sum due or becoming due from them to the Mortgagees under this deed.

It is hereby expressly provided and declared that if the Principal amounts, interest payable, penal interest, other charges become due under or by virtue of this deed and shall remain unpaid by the Mortgagor, the Mortgage money shall become due and payable immediately irrespective of the period mentioned above and it shall be lawful for the Mortgagees and the Mortgagees shall be at liberty to sell or concur in selling mortgaged property by public auction or by private contract subject to such condition respecting right, interest or title or other matter as the Mortgagees might think fit and or vary any contract for sale or resale without being responsible for any loss, occasioned by any such documents, assurances, acts, deeds and things for the purpose aforesaid or for effectuating any such sale as the Mortgagees shall deem fit with or without the concurrence of the Mortgagor provided that the said power of sale shall not be exercised except in the circumstances and on the terms and conditions contained in that behalf in Section 69 of the Transfer of property Act or sales as aforesaid in the first place to pay and retain the cost and expenses attending such sale or sales and otherwise incurred in relation to the security and then in discharge of the amounts due under this deed and shall then pay the surplus if any to the Mortgagor and should the sale or sales not realize the sum due to the Mortgagees, Mortgagor do hereby covenants with the Mortgagees to

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Registering officer

For G Square Realtors Private Limited

Authorized Signatory

pay any such sum found or remaining due over and above the amounts realized by such sale or sales and appropriated as aforesaid and the Mortgagees shall be entitled to recover such sums from the Mortgagor personally and from their other properties.

It is hereby further agreed that if the attempted sale or sales of the mortgaged property for the realization of the mortgage amount prove infructuous or have to be stopped or adjourned at the instance of the Mortgagor, all expenses and charges incurred by the Mortgagees in connection with such sale or sales will form and be a charge on the mortgaged property and will be added to the mortgage amount and recovered fully and will bear compound interest at 36% p.a. payable at monthly rests. The Mortgagees can also recover such expenses in separate proceedings, by filing suit at the cost and risk of the Mortgagor.

The Mortgagor doth hereby declares that the said property is not an agricultural land and the Mortgagor is not an agriculturists or Debtors within the meaning of any Debt Relief Act or any other acts enforceable by the State.

It is also hereby provided and declared that when Mortgagees are entitled to exercise the power under section 69 of the Transfer of Property Act, the Mortgagees may in accordance with Section 69-A of the Transfer of Property Act appoint or has appointed such person or persons as Mortgagees may think fit as receiver of the income of the mortgaged property to act in accordance with the powers and duties prescribed by the said section. The Mortgagor do hereby covenants

For G Square Realtors Private Limited

Authorized Signatory

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Registering officer

with the Mortgagees that he will, if so required, put or cause to be put receiver in possession of the said property and if sold by virtue of the power to sell hereby conferred on the Mortgagees, the Mortgagees shall have full power to put the purchaser in possession thereof.

It is hereby expressly understood that any notice required to be given to the Mortgagor by the Mortgagees shall be deemed to have been properly given and communicated to the Mortgagor, if sent to the address hereinabove mentioned.

The Mortgagor hereby further declares and assures the Mortgagees that there is no encumbrances, charges, attachment, lien, pending legal proceedings or claim of any kind whatsoever in respect of the said property and that the Mortgagor has good right and title to mortgage, convey and assign by way of mortgage the property described in the schedule hereunder written.

The Mortgagor do also hereby expressly covenants with the Mortgagees that they shall and will defend or enable the Mortgagees to defend the title of the Mortgagor to the mortgaged property and pay on demand to the Mortgagees all costs and expenses whatsoever, which the Mortgagee may incur or be put to in that behalf and that the Mortgagor shall indemnify and keep indemnified the Mortgagees from time to time and at all times against any loss, costs, damages and expenses whatsoever that the Mortgagees may incur or be put to should any encumbrances, claim or other defect in title or otherwise be found to exist.

For G Square Realtors Private Limited

Authorized Signatory

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Registering officer

The Mortgagor further covenants with the Mortgagees that the Mortgagor shall maintain the mortgaged property in proper condition and good repair and pay the rates and taxes and all other public charges in respect of the said property themself without any default. Possession of the said property is not handed over to the Mortgagees.

SCHEDULE

Item 1

All that piece and parcel of land measuring to an extent of 0.76 Acre comprised in Survey No.311/2A, situated in Vellamadai Village, Annur Taluk, Coimbatore District and bounded on the:

North by : Land in Survey No.301

South by : Land in Survey No.312 (now Sub Division Survey No.312/2)

East by : Land in Survey No.311/2B

West by : Land in Survey No.311/1

and situated within the Registration District of Coimbatore (North) and Sub- Registration District of Periyanaickenpalayam.

Item 2

All that piece and parcel of the land parcels comprised in Survey No.310/1 measuring an extent of 0.659 Acre and Survey No.311/2B measuring an extent of 0.027 Acre, totally admeasuring an extent of 0.686 Acre, situated in Vellamadai Village, Annur Taluk, Coimbatore District and Bounded on the:

North by : Land in Survey No.301

South by : Land in Survey No.312/2 & Existing Road in Survey No.309/1

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For G Square Realtors Private Limited

Authorized Signatory

East by : Land in Survey No.310/2

West by : Land in Survey No.311/2A

and situated within the Registration District of Coimbatore (North) and Sub- Registration District of Periyanaickenpalayam.

IN WITNESS WHEREOF THE MORTGAGOR HAVE PUT THEIR HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE NOTED.

WITNESSES:-

1.

MR.DEEPAN.S
Son of Mr.Sakthivel
No.4/44, Kudi Street North,
Mettumahadhanapuram,
Krishnarayapuram,
Karur -639105.
Aadhaar No.237540568149
Mobile No.8428903446

For G Square Realtors Private Limited

Authorized Signatory

MORTGAGOR

2.

MR.GOPINATHPRABHU KANAGARAJ
Son of Mr.Kanagaraj
No.39/12-Z-B6A, Madhaiyan Layout,
Magadevapuram, Mettupalayam,
Coimbatore - 641306
Aadhaar No.808922722179
Mobile No.9360476618



Drafted by: Sathya Murthy.K.P
Enrolment No.MS2019/2020,
360 Legal
Advocate & Legal Consultants
Address: Old No.877, New No.196, Poonamallee High Road,
Behind Nehru Park Metro Station, Chennai-600084.
Mobile No.8667037877.

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Registering officer

E Mail: compliance@gsquarehousing.com
Phone: +91-7358437476
Website: www.gsquarehousing.com
G SQUARE REALTORS PRIVATE LIMITED
CIN: U45400TN2012PTC088030

EXTRACT OF THE BOARD RESOLUTION FROM THE MINUTES OF THE BOARD OF DIRECTORS MEETING OF G SQUARE REALTORS PRIVATE LIMITED HELD ON MONDAY, THE 15TH DAY OF DECEMBER, 2025 HELD AT ITS REGISTERED OFFICE SITUATED AT FLAT NO. 14, HARRINGTON APARTMENT, NO. 98, 3RD FLOOR, HARRINGTON ROAD, CHETPET, CHENNAI - 600031 AT 09:15 A.M.

AUTHORISATION FOR REPRESENTATION AND EXECUTION OF DOCUMENTS

The Board was informed that the Company proposes to deal with the land admeasuring 0.76 Acre comprised in Survey No. 311/2, now subdivided as Survey No. 311/2A, situated at Vellamadai Village, Annur Taluk, Coimbatore District.

The Board was further informed that, for the purpose of completing the proposed transaction, it is necessary to authorize representatives of the Company to sign, execute and register all documents relating to the said property on behalf of the Company.

After due deliberation, the following resolutions were passed unanimously:

"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to authorize Mr. Prabhakaran T, son of Mr. Thangaraj (Aadhaar No. 2316 0847 2998) and/or Mr. Rajeshkanna V, son of Mr. Venugopal (Aadhaar No. 2137 6967 8348), severally, as Authorized Signatories of the Company in respect of the land admeasuring 0.76 Acre comprised in Survey No. 311/2, now subdivided as Survey No. 311/2A, situated at Vellamadai Village, Annur Taluk, Coimbatore District.

RESOLVED FURTHER THAT Mr. Prabhakaran T and/or Mr. Rajeshkanna V be and are hereby severally authorized, on behalf of the Company, to sign, execute and deliver all deeds and documents including Sale Deed, Sale Agreement, Development Agreement, Mortgage Deed, Memorandum of Deposit of Title Deeds (MODT), Supplementary Deed, Rectification Deed, Ratification Deed and such other agreements, documents, affidavits, declarations, undertakings, forms and writings as may be required in connection with the said property, and to present the same for registration before the Sub-Registrar/Registrar and to do all acts, deeds and things incidental or consequential thereto.

RESOLVED FURTHER THAT Mr. Prabhakaran T and/or Mr. Rajeshkanna V be and are hereby severally authorized to do all such acts, deeds and things as may be necessary or expedient for giving effect to this resolution and for completion of the related documentation."

||CERTIFIED TRUE COPY||
For G SQUARE REALTORS PRIVATE LIMITED

RANGASWAMY RAMAJAYAM
DIRECTOR
DIN: 07068783

G Square Realtors Private Limited Chennai

Document No. 1376 of 2026 of Book 1 Contains 17 Sheets 10 Sheet

Registering officer

E Mail: compliance@gsquarehousing.com
Phone: +91-7358437476
Website: www.gsquarehousing.com
G SQUARE REALTORS PRIVATE LIMITED
CIN: U45400TN2012PTC088030

EXTRACT OF THE BOARD RESOLUTION FROM THE MINUTES OF THE BOARD OF DIRECTORS MEETING OF G SQUARE REALTORS PRIVATE LIMITED HELD ON MONDAY, THE 15TH DAY OF DECEMBER, 2025 HELD AT ITS REGISTERED OFFICE SITUATED AT FLAT NO. 14, HARRINGTON APARTMENT, NO. 98, 3RD FLOOR, HARRINGTON ROAD, CHETPET, CHENNAI - 600031 AT 09:15 A.M.

AUTHORISATION FOR REPRESENTATION AND EXECUTION OF DOCUMENTS

The Board was informed that the Company proposes to deal with the land admeasuring 0.686 Acre comprised in Survey No. 310/1 (0.659 Acre) and Survey No. 311/2, now subdivided as Survey No. 311/2B (0.027 Acre), situated at Vellamadai Village, Annur Taluk, Coimbatore District.

The Board was further informed that, for the purpose of completing the proposed transaction, it is necessary to authorize representatives of the Company to sign, execute and register all documents relating to the said property on behalf of the Company.

After due deliberation, the following resolutions were passed unanimously:

"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to authorize Mr. Prabhakaran T, son of Mr. Thangaraj (Aadhaar No. 2316 0847 2998) and/or Mr. Rajeshkanna V, son of Mr. Venugopal (Aadhaar No. 2137 6967 8348), severally, as Authorized Signatories of the Company in respect of the land admeasuring 0.686 Acre comprised in Survey No. 310/1 (0.659 Acre) and Survey No. 311/2, now subdivided as Survey No. 311/2B (0.027 Acre), situated at Vellamadai Village, Annur Taluk, Coimbatore District.

RESOLVED FURTHER THAT Mr. Prabhakaran T and/or Mr. Rajeshkanna V be and are hereby severally authorized, on behalf of the Company, to sign, execute and deliver all deeds and documents including Sale Deed, Sale Agreement, Development Agreement, Mortgage Deed, Memorandum of Deposit of Title Deeds (MODT), Supplementary Deed, Rectification Deed, Ratification Deed and such other agreements, documents, affidavits, declarations, undertakings, forms and writings as may be required in connection with the said property, and to present the same for registration before the Sub-Registrar/Registrar and to do all acts, deeds and things incidental or consequential thereto.

RESOLVED FURTHER THAT Mr. Prabhakaran T and/or Mr. Rajeshkanna V be and are hereby severally authorized to do all such acts, deeds and things as may be necessary or expedient for giving effect to this resolution and for completion of the related documentation."

||CERTIFIED TRUE COPY||
For G SQUARE REALTORS PRIVATE LIMITED

RANGASWAMY RAMAJAYAM
DIRECTOR
DIN: 07068783

G Square Realtors Private Limited Chennai

Document No. 1376 of 2026 of Book 1 Contains 12 Sheets 11 Sheet
Registering Officer


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
G SQUARE REALTORS PRIVATE LIMITED
12/10/2012
Permanent Account Number
AAECG9571B
19112012

For G Square Realtors Private Limited

Authorized Signatory

Document No. 1326 of 2026 of Book 1 Contains 17 Sheets 12 Sheet

Registering Officer

இந்திய அரசாங்கம்
Government of India



பிரபாகரன் T
Prabhakaran T
பிறந்த நாள்/DOB: 25/04/1986
ஆண்/ MALE

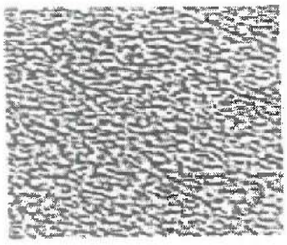
2316 0847 2998

எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
த/பெ தங்கராஜ், 9, பதிவாளர் காலனி, மதுக்கரை மார்க், கோயம்புத்தூர், கோயம்புத்தூர் தெற்கு, கோயம்புத்தூர், தமிழ் நாடு - 641024

Address:
S/O: Thangaraj, 9, Register Colony, Madukarai Road, Coimbatore, Coimbatore South, Coimbatore, Tamil Nadu - 641024



2316 0847 2998

For G Square Realtors Private Limited

Authorized Signatory

Document No. 1376 of 2026 of Book 1 Contains 17 Sheets 13 Sheet

Registering officer



Government of India

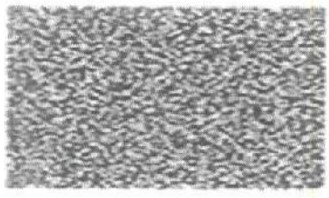


Deepan S
DOB: 10/03/1999
MALE

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

2375 4056 8149

To
Deepan S
S/O Sakthivel,
4/44,
KUDI STREET NORTH,
METTUMAHADHANAPURAM,
VTC: Mahadhanapuram(North),
PO: Mettumahadhanapuram,
Sub District: Krishnarayapuram,
District: Karur,
State: Tamil Nadu,
PIN Code: 639105,
Mobile: 8428903446



Signature Not Verified

உங்கள் ஆதார் எண் / Your Aadhaar No. :

2375 4056 8149

VID : 9138 7623 6890 4262

Document No. 1326 of 2026 of Book 1 Contains 17 Sheets 14 Sheet

Attesting Officer

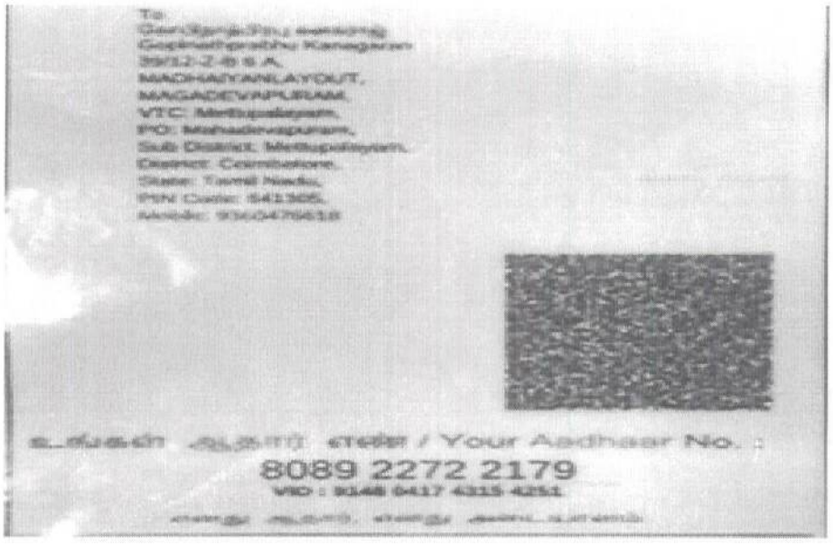


Government of India

Gopinathprabhu Kanagaran
DOB: 14/03/2003
MALE

Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

8089 2272 2179



To:
Gopinathprabhu Kanagaran
39/12-Z-49 S.A,
MADHAIYANILAYOUT,
MAGADEVAPURAM,
VTC: Mettupalayam,
PO: Mahadevapuram,
Sub District: Mettupalayam,
District: Coimbatore,
State: Tamil Nadu,
PIN Code: 641305,
Mobile: 9360476618

Your Aadhaar No. :
8089 2272 2179
VID : 9148 0417 4315 4251

K. Gopi

Document No. 1326 of 2026 of Book
1 Contains 17 Sheets 15 Sheet

Attesting officer

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1137 of 2026

I hereby certify that a sum of ₹ 1,50,000/- (Rupees One Lakh Fifty Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. பிரபாகரன் residing at மதுக்கரை, Coimbatore, Tamil Nadu, India, 641026.

Sub Registrar: Periyanayakkan Palayam
Date: 27/01/2026

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Periyanayakkan Palayam and fee of ₹ 47,610/- paid at 06:30 PM on the 27/01/2026 by

Left Thumb





Additions as per recitals of document

Execution admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:540820238188e01cdeb4f0ea912e345184e35b8
(Details from UIDAI : Prabhakaran T S/O: Thangaraj, 25-04-1986, xxxxxxxx2998)



27th day of January 2026

Document No. 1376 of 2026 of Book 1 Contains 17 Sheets 16 Sheet

Registering officer

Vincent Reetha I
Sub Registrar
Periyanayakkan Palayam

Registered as Number R/Periyanayakkan Palayam/Book-1/1376/2026.

Date: 27/01/2026
Periyanayakkan Palayam

Vincent Reetha I
Sub Registrar

Document No. 1376 of 2026 of Book 1 Contains 17 Sheets 17 Sheet
Registering officer

GoCapital Finance Limited
Registered Office: The Lattice, Old No.7/1, New No.20, 4th Floor, Waddles Road, Kilpauk, Chennai – 600010, T.N, India
CIN: U67190TN1996PLC034553; Phone: +91 44 43409494; Email: admin.office@gocapitalfinance.com

To

06.02.2026

District Town and Country Planning Department,

Coimbatore

Sub: No Objection for development of the land into plotted layout and obtaining DTCP/ Localbody/ RERA Approvals w.r.t. the land parcels measuring 0.76 Acre comprised in Survey No.311/2A, 0.659 Acre comprised in Survey No.310/1 and 0.027 Acre comprised in Survey No.311/2B of Vellamadai Village, Annur Taluk, Coimbatore District – Reg.

Ref: Deed of Simple Mortgage (Doc. No.1376/2026) dated 27.01.2026.

NO OBJECTION CERTIFICATE

We hereby confirm that the land parcels measuring 0.76 Acre comprised in Survey No.311/2A, 0.659 Acre Comprised in Survey No.310/1 and 0.027 Acre Comprised in Survey No.311/2B of Vellamadai Village, Annur Taluk, Coimbatore District and situated within the Registration District of Coimbatore (North) and Sub-Registration District of Periyanaickenpalayam, are mortgaged with us, vide the above referred Deed of Simple Mortgage dated 27.01.2026, registered as Document No1376/2026, on the files of SRO, Periyanaickenpalayam.

We have no objection for the development of the said land parcels into plotted layout, gifting the part of the lands to the Localbody for Roads/OSR/Park and PP site/s etc., for public use, including registration of the Gift Deeds/ other related Deeds before the concerned SRO and all other acts, deeds and things that are incidental or consequential thereto with regard to the said purpose and for obtaining DTCP/Localbody/RERA Approvals for the plotted layout.

For M/s. GOCAPITAL FINANCE LIMITED

GOCAPITAL FINANCE LIMITED CHENNAI 600 010

Authorized Signatory

ARADHYAA

To

06.02.2026

District Town and Country Planning Department,

Coimbatore

Sub: No Objection for development of the land into plotted layout and obtaining DTCP/ Localbody/ RERA Approvals w.r.t. the land parcels measuring 0.76 Acre comprised in Survey No.311/2A, 0.659 Acre comprised in Survey No.310/1 and 0.027 Acre comprised in Survey No.311/2B of Vellamadai Village, Annur Taluk, Coimbatore District – Reg.

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For Aradhyaa Infra & Holdings Pvt Ltd

Director

RSCL
RUDRA SECURITIES AND CAPITAL LTD
E : rudrasecuritiesandcapitalltd@gmail.com I Tel : 044 - 2660 6530

07.02.2026

To

District Town and Country Planning Department,

Coimbatore

Sub: No Objection for development of the land into plotted layout and obtaining DTCP/ Localbody/ RERA Approvals w.r.t. the land parcels measuring 0.76 Acre comprised in Survey No.311/2A, 0.659 Acre comprised in Survey No.310/1 and 0.027 Acre comprised in Survey No.311/2B of Vellamadai Village, Annur Taluk, Coimbatore District – Reg.

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For RUDRA SECURITIES AND CAPITAL LIMITED

Director

8/4, Rajrathinam Street, Kilpauk, HDFC Bank Building, Chennai - 600 010 Tamil Nadu, India.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.