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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DIGITALLY VERIFIED RECORD

13/03/2026

To,
The Hon'ble Chairman,
Tamilnadu Real Estate Regulatory Authority (TNRERA)
TNRERA Building, No.133,
G-Block, 1st Avenue,
Anna Nagar (East), Chennai-600102

Respected Sir,

This is to inform you that (1) Gsquare Properties Private Limited, as Borrower, and (2) Enrge Frontier Private Limited, as Mortgagor, have availed financial assistance from us. We hereby accord our consent and no-objection to the promoters/applicants proceeding with obtaining all statutory, regulatory, and planning approvals, including RERA approval for the development of the subject land into a plotted layout and sale of the plot.We future have no objection to the gifting of portions of the land to the local boday towords road,OSR and PP sites rtc.,for public use, including the geristration of Gift Deeds and /or other related deeds before the concerned Sub-Registrar Office,and to do all such acts,deeds,matters and things as may be incidential there for said purpose.

S. No.	Date of Document	Document Number	Nature of Document	Original / Copy	Executant	Claimant	Survey Nos. & Extent
1	21.01.2026	444/2026	Mortgage Deed	Original	1.Gsquare Properties Private Limited **(Borrower)** 2.Enrge Frontier Private Limited **(Mortgagor)**	Capri Global Capital Limited **(Mortgagee)**	41/2B, 41/7B - 2 Acres 51.446 Cents.

Thank You.

Yours truly,

CAPRI GLOBAL CAPITAL LIMITED

13/03/2026

To,
The Hon'ble Chairman,
Tamilnadu Real Estate Regulatory Authority (TNRERA)
TNRERA Building, No.133,
G-Block, 1st Avenue,
Anna Nagar (East), Chennai-600102

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S. No.	Date of Document	Document Number	Nature of Document	Original / Copy	Executant	Claimant	Survey Nos. & Extent
1	27.02.2026	2004/2026	Mortgage Deed	Original	1.Gsquare Properties Private Limited **(Borrower)** 2.Enrge Frontier Private Limited **(Mortgagor)**	Capri Global Capital Limited **(Mortgagee)**	41/2B, 41/7B - 2 Acres 51.446 Cents.

Thank You.

Yours truly,

CAPRI GLOBAL CAPITAL LIMITED

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.