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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

Date: 08/04/26

The Hon'ble Chairman,
Tamilnadu Real Estate Regulatory Authority (TNRERA)
Chinthamani Complex, 1st Ave,
G Block, Annanagar East,
Chennai, Tamil Nadu 600102

Dear Sir,

Sub: Requesting to provide us the approval for the 23 plots, plot Nos: 94, 95, 164, 165, 167, 168, 169, 170, 237, 238, 250, 267, 276, 357, 358, 369, 370, 371, 372, 372, 374, 375, 376– req - reg.

We, M/s.G Square Realtors Private Limited, A. Navas khan and P. Katchi Kannan have developed the lands in Survey numbers 949/1, 950/2, 951/1, 952, 953/1, 953/3C1, 968/1, 968/2A, 969/1, 969/2, 969/3, 970, 971/1A, 971/1B, 971/2, 971/3, 973 and 979/1A of Cumbum Village, Angoorpalayam Panchayat, Cumbum Panchayat Union, Uthamapalayam Taluk, Theni District . We have got approval from TNRERA, Form C TNRERA/21/LO/3262/2025 dated 26.08.2025 and received completion certificate letter no TNRERA A4/3305/2025 dated 22.09.2025. We would like to inform your goodoffice that we have obtained the DCW charges receipt for the electrical lines passing through the site (attached with this letter). We request your good office to provide us the approval for the 23 plots, plot Nos: 94, 95, 164, 165, 167, 168, 169, 170, 237, 238, 250, 267, 276, 357, 358, 369, 370, 371, 372, 372, 374, 375, 376 that were omitted in the approved Form C and kindly provide us with the approval for the above mentioned 23 plots
We have completed our all obligations and requesting you to kindly issue your approval to enable us to proceed further.

Thanking you,

For G SQUARE REALTORS PRIVATE LIMITED

Authorised Signatory

File No: TNRERA/PLI/7160/2025

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TNRERA/21/LO/3262/2025 dated 26.08.2025

Project Name: G SQUARE GOLDEN ACRES

Project Details & Address:

Registration for layout of house sites with 494 Plots + 9 Shop Site (except plot Nos: 94, 95, 164, 165, 167 to 170, 237, 238, 250, 267, 276, 357, 358, 369 to 376 total 23 plots) comprised in S.Nos. 949/1, 950/2, 951/1, 952, 953/1, 953/3C1, 968/1, 968/2A, 969/1, 969/2, 969/3, 970, 971/1A, 971/1B, 971/2, 971/3, 973 and 979/1A of Cumbum Village, Angoorpalayam Panchayat, Cumbum Panchayat Union, Uthamapalayam Taluk, Theni District. The Assistant Director, T&CP, Theni District approved the layout No: 57/2025 in Lr ROC No: THENI/33OYOYCY/2025/2025/TCP dated 11/06/2025.The President, Angoorpalayam Village Panchayat approved the layout in Lr ROC No: 01/2025-2026 dated 17.07.2025.

Applicant:
1) P. Katchikannan
ONO 5 NNO 25, Savadi Street, Surulipatti, Surulli RF,,
Uthamapalayam,
Theni District - 625516
2) A. Navaskhan
11/W-15,Chinnamalukkarnan street, Cumbum,,
Uthamapalayam,
Theni District - 625516

2. This registration is granted subject to the following conditions, namely:-

I.The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;

II.The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act;

III.The registration shall be valid till 01-12-2027 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.

IV.The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

V.The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

VI.Display Board in the project site abutting the public road with a size of atleast 2 feet x 4 feet to be installed as per the format and the conditions hosted in the website.

VII.The road land has already been gifted to the concerned local body. Therefore the compound wall put across the roads has to be removed by the promoter (or) the concerned local body at promoter's cost.

VIII.This Registration is given based on the declaration given by you. The Registration of the project does not amount to regularization of any violation of rules. If there is any violation/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

1. Bank Name & Branch: **Axis Bank, Tallakulam branch, Madurai, Tamil Nadu.**
   Account Number : **925020037874153**

Digitally Signed by
Additional Director-II, TNRERA

Dated:26.08.2025
Place: Chennai

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (https://rera.tn.gov.in)

From
Tamil Nadu Real Estate Regulatory Authority (TNRERA), 1st Floor
No.1-A, Gandhi-Irwin Bridge Road
Egmore, Chennai – 600 008.

To
The Branch Manager,
Axis Bank Limited,
S.P, R.M Towers,
No 50, Alagar Kovil Main Road,
Mellur, Tallakulam,
Madurai – 625 002.

Letter No.TNRERA/A4/3305/2025 Dated: 22.09.2025.

Sub: TNRERA – Completion of Project – Project Name: "G SQUARE GOLDEN ACRES" - Registration for layout of house sites with 494 Plots + 9 Shop Site (except plot Nos: 94, 95, 164, 165, 167 to 170, 237, 238, 250, 267, 276, 357, 358, 369 to 376 total 23 plots) comprised in S.Nos. 949/1, 950/2, 951/1, 952, 953/1, 953/3C1, 968/1, 968/2A, 969/1, 969/2, 969/3, 970, 971/1A, 971/1B, 971/2, 971/3, 973 and 979/1A of Cumbum Village, Angoorpalayam Panchayat, Cumbum Panchayat Union, Uthamapalayam Taluk, Theni District – Completion report submitted – accepted – Reg.

Ref:
1. This Authority Online Registration Form 'C' No. TNRERA/21/LO/3262/2025 dated 26.08.2025.
2. Applicant letter dated: 02.09.2025.
3. Your Bank Account No.925020037874153.

Tvl P. Katchikannan & A. Navaskhan, have obtained a registration for a real estate project (Layout) in the land comprised in S.Nos. 949/1, 950/2, 951/1, 952, 953/1, 953/3C1, 968/1, 968/2A, 969/1, 969/2, 969/3, 970, 971/1A, 971/1B, 971/2, 971/3, 973 and 979/1A of Cumbum Village, Angoorpalayam Panchayat, Cumbum Panchayat Union, Uthamapalayam Taluk, Theni District vide this Authority's online Form 'C' No. TNRERA/21/LO/3262/2025 . dated 26.08.2025.

The promoter has furnished a Bank letter from your Bank for maintaining a separate RERA account. The promoter has completed the development works as certified by the Registered Architect vide certificate dated:01.09.2025.

The promoter has no further obligation to continue the RERA account and this authority is permitted the promoter to withdraw the balance amount from the RERA account.

for TNRERA.

Copy to:

1) P. Katchikannan,
Old .No. 5 , New No 25,
Savadi Street, Surulipatti,
Surulli RF, Uthamapalayam,
Theni – 625 516.

2) A. Navaskhan,
11/W-15,Chinnamalukkarnan street,
Cumbum, Uthamapalayam,
Theni – 625 516.

3) Senior Programmer,
Computer Division, TNRERA.
(incorporate the information in the website).

From
Tamil Nadu Real Estate Regulatory Authority (TNRERA), 1st Floor
No.1-A, Gandhi-Irwin Bridge Road
Egmore, Chennai – 600 008.

To
The Branch Manager,
Axis Bank Limited,
S.P, R.M Towers,
No 50, Alagar Kovil Main Road,
Mellur, Tallakulam,
Madurai – 625 002.

Letter No.TNRERA/A4/3305/2025 Dated: 22.09.2025.

Sub: TNRERA – Completion of Project – Project Name: "G SQUARE GOLDEN ACRES" - Registration for layout of house sites with 494 Plots + 9 Shop Site (except plot Nos: 94, 95, 164, 165, 167 to 170, 237, 238, 250, 267, 276, 357, 358, 369 to 376 total 23 plots) comprised in S.Nos. 949/1, 950/2, 951/1, 952, 953/1, 953/3C1, 968/1, 968/2A, 969/1, 969/2, 969/3, 970, 971/1A, 971/1B, 971/2, 971/3, 973 and 979/1A of Cumbum Village, Angoorpalayam Panchayat, Cumbum Panchayat Union, Uthamapalayam Taluk, Theni District – Completion report submitted – accepted – Reg.

Ref:
1. This Authority Online Registration Form 'C' No. TNRERA/21/LO/3262/2025 dated 26.08.2025.
2. Applicant letter dated: 02.09.2025.
3. Your Bank Account No.925020037874153.

Tvl P. Katchikannan & A. Navaskhan, have obtained a registration for a real estate project (Layout) in the land comprised in S.Nos. 949/1, 950/2, 951/1, 952, 953/1, 953/3C1, 968/1, 968/2A, 969/1, 969/2, 969/3, 970, 971/1A, 971/1B, 971/2, 971/3, 973 and 979/1A of Cumbum Village, Angoorpalayam Panchayat, Cumbum Panchayat Union, Uthamapalayam Taluk, Theni District vide this Authority's online Form 'C' No. TNRERA/21/LO/3262/2025 dated 26.08.2025.

The promoter has furnished a Bank letter from your Bank for maintaining a separate RERA account. The promoter has completed the development works as certified by the Registered Architect vide certificate dated:01.09.2025.

The promoter has no further obligation to continue the RERA account and this authority is permitted the promoter to withdraw the balance amount from the RERA account.

for TNRERA.

Copy to:

1) P. Katchikannan,
Old .No. 5 , New No 25,
Savadi Street, Surulipatti,
Surulli RF, Uthamapalayam,
Theni – 625 516.

2) A. Navaskhan,
11/W-15,Chinnamalukkarnan street,
Cumbum, Uthamapalayam,
Theni – 625 516.

3) Senior Programmer,
Computer Division, TNRERA.
(incorporate the information in the website).

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.