

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL (SZ)
AT CHENNAI**

O.A. No. 171 of 2023 (SZ)

B.Kalyanaraman

...Applicant

Versus

Union of India rep. by the
Secretary to Government, Ministry of Environment
and Forests and Climate Change and 7 others

...Respondents

COUNTER AFFIDAVIT OF 8TH RESPONDENT

K.SURENDAR

[Ms.No.1048/2009]

CHENTHOORI PUGAZENDHI

[Ms.No.1073/2009]

B.SASIDARAN

[Ms.No.2400/2016]

Counsel for 8th Respondent

Ph.: 98847 11274

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL (SZ)
AT CHENNAI**

O.A. No. 171 of 2023 (SZ)

B.Kalyanaraman

...Applicant

Versus

Union of India rep. by the
Secretary to Government, Ministry of Environment
and Forests and Climate Change and 7 others

...Respondents

INDEX

S.No.	Date	Description	Page
1.	11.03.2024	Counter Affidavit of the 8 th Respondent	1 – 11
2.	01.11.2023	Annexure 1: Board Resolution	12
3.	09.02.2022	Annexure 2: Encumbrance Certificate reflecting Power of Attorney Deed in respect of G Square City	13-14
4.	25.02.2022	Annexure 3: RERA Registration Certificate of G Square City	15
5.	20.07.2022	Annexure 4: Approved Layout Sketch of G Square City	16
6.	11.08.2022	Annexure 5: RERA Registration Certificate of G Square City (Revised)	17
7.	17.03.2023	Annexure 6: Encumbrance Certificates reflecting Power of Attorney Deed in respect of City 2.0	18-21
8.	17.03.2023	Annexure 7: Approved Layout Sketch of City 2.0	22

9.	30.03.2023	Annexure 8: RERA Registration Certificate of City 2.0	23-24
10.	10.03.2024	Annexure 9: Village maps of Pattanam Village issued by the Tamil Nadu Survey and Settlement Department	25-27
11.	11.03.2024	Annexure 10: FMB Sketches of other lands situated between 'G Square City' and 'City 2.0'	28-30
12.	---	Annexure 11: Superimposed Sketch of G Square City and City 2.0	31

Certified that the above documents are true copies of their originals

Dated at Chennai on this the 11th day of March, 2024


Counsel for 8th Respondent

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL (SZ)
AT CHENNAI**

Original Application No.171 OF 2023 (SZ)

BETWEEN

R.Kalyanaraman

S/o Rangasamy

No.44, Brindhavanam 1st Cross Street,

Pondichery-605013 - 628 601

...APPLICANT

Vs

1. Union of India

Rep by the Secretary to the Government,

Ministry of Environment and Forests and Climate Change,

Government of India, Paryavaran Bhavan,

New Delhi-110003.

E-Mail: secy-moef@nic.in

2. The Member Secretary,

State Level Environment Impact Assessment Authority Tamil Nadu,

3rd Floor, Panagal Maligai, No.1, Jeenis Road,

Saidapet, Chennai – 15.

E-mail: cmantnseiaa@yahoo.com

3. The State of Tamil Nadu

Rep. by the Secretary to Government,

Department of Environment and Forest, Government of Tamil Nadu,

Fort St. George, Chennai – 600 003.

E-mail: tn@envis.nic.in



4. The Chairman,

Tamil Nadu Pollution Control Board,
76, Mount Salai, Guindy, Chennai – 32.
E-mail: tnpcbocmms@gmail.com

5. The District Environmental Engineer,

Tamil Nadu Pollution Control Board,
42-D, S.N.R.College Road,
Peelamedu, Coimbatore – 641 004.
Phone: 0422 – 2566608
E-mail: tnpcbcbcs@gmail.com

6. The Director,

Directorate of Town and Country Planning,
2nd 3rd and 4th Floor, CMDA Campus,
E&C Market, Koyambedu,
Chennai – 600 107.
E-mail: ctcpn@tn.gov.in

7. The Member Secretary,

The Coimbatore Local Planning Authority,
Coimbatore.

8. G Square Realtors Private Limited,

No.14, 3rd Floor,
Harrington Apartment,
No.98, Harrington Road, Chetpet,
Chennai – 600 031.
E-mail: marketing@gsquarehousing.com

...Respondents




COUNTER AFFIDAVIT OF THE 8TH RESPONDENT

I, Mohamad Yassin, S/o Akbar Basha, aged 31 years, Senior Manager, G Square Realtors Private Limited and having office at Flat No.14, 3rd Floor, Harrington Apartment, No.98, Harrington Road, Chetpet, Chennai – 600 031, do hereby solemnly affirm and sincerely state as follows:-

1. I am currently employed as the Senior Manager in the 8th Respondent Company and I am an authorized representative of the 8th Respondent Company, having been so appointed vide a Board Resolution dated 01.11.2023 and as such I am conversant with the facts and circumstances of the case set out hereunder and am competent to swear this affidavit on behalf of the 8th Respondent.

2. I state that I am well acquainted with the facts and circumstances of the case from records available with me and from the 8th Respondent's office. I have read the application filed by the applicant in support of the above application and I deny all the allegations contained therein except those that are specifically admitted herein.

3. I state that the above application is neither maintainable in law nor on facts and as deserve to be dismissed in limini.




4. The above application has been preferred under a misconceived assumption as if the 8th respondent has developed a project in an extent of more than 50 hectares of land. It is hereby clarified that the real estate projects developed by the 8th respondent admeasure lesser than the threshold limit of 50 hectares and as such the requirement of obtaining a prior environmental clearance does not arise. The applicant has not produced any material whatsoever to even remotely suggest that the 8th respondent has developed a project crossing the limit of 50 hectares prescribed under the EIA Notification. In any event, the application pertains to a project developed in the year 2022 and as such the above application deserves to be rejected as barred by limitation.

5. It is humbly submitted that the 8th Respondent was incorporated under the Indian Companies Act, 1956 on 12th October, 2012 and is engaged in the business of real estate development. The 8th Respondent has been carrying on its business under the brand-name, 'G Square', along with other Group entities, commonly referred to as 'G Square Group'. The promoters of the 8th Respondent have been dealing in Real Estates from the year 2008 under the brand name "Lotus Castle" and the 8th Respondent's brand name, 'G Square' has been coined by adopting the first letters of its promoter's sons' names. Over the last ten years, the 8th Respondent has earned an impeccable reputation and

A. Mahesh Kumar



goodwill, among the general public and is considered to be one of the South India's largest land promoters and aggregators.

6. The 8th Respondent has an esteemed clientele and has delivered over 1000 acres of land to reputed business enterprises like Indiabulls, Murugappa Group, JK Tyres, CEAT, Casa Grande, Alliance Group, TVS Infrastructure, TCI Express, Ascendas-Singbridge Group, etc. The 8th Respondent has its business activities spread across Chennai, Bengaluru, Hyderabad, Coimbatore, Trichy, Dindigul, Theni, Ambur, Udumalpet, Hosur, Mysore & Ballari. The 8th Respondent has been accredited with awards such as 'Best Luxurious Plotted Developer' and 'Best Plotted Development of the Year' by the Times Business Awards, 'Best Integrated Township of the Year, Chennai & ROTN, 2023' by the Federation of Indian Chambers of Commerce and Industry and several other awards. The 8th Respondent also undertakes works of Corporate Social Responsibility with utmost dedication and organises various environmental and developmental programs which have a tremendous reach. Even recently, the 8th Respondent has delivered 100 motorized wheelchairs to physically challenged people and planning to deliver 1000 more motorized wheelchairs in the near future.

A. Mohamed Cassia


6

7. The 8th Respondent currently has about 850 direct employees and has created indirect employment opportunities to more than 1500 persons, thereby providing livelihood for more than 2145 families. Besides, through the real estate transactions done by the 8th Respondent over the years, a total sum of more than Rs.125 Crores has been paid as Stamp Duty alone and more than Rs.100 Crores has been paid as taxes. Thus, the 8th Respondent has been a major contributor to the economy of the nation.

8. It is humbly submitted that the above application pertains to a layout namely, 'G Square City', developed by the 8th respondent in an extent of about 120.406 Acres of land (48.7 Hectares), comprised in various sub-divisions of Survey Nos. 86, 90, 92, 93, 94, 95, 96, 97, 98, 101, 102, 103, 104 and 105 of Pattanam Village, Sulur Taluk, Coimbatore District. The said lands originally belonged to (i) Crocus Builders Private Limited; (ii) Gems Buildcon Private Limited and (iii) Deep Jyoti Projects Private Limited, who had entered into a joint venture with Emaar India Limited for developing the said lands into a layout. Accordingly, a layout was developed in the said lands by the aforesaid Companies, for which technical sanction was accorded by the Director, Town & Country Planning on 30.03.2021 and the layout was ultimately approved on 31.01.2022.




9. Meanwhile, the said project developed in an extent of 120.406 Acres of land (48.7 Hectares) was taken over by the 8th respondent and a Power of Attorney Deed was executed in favour of the 8th respondent on 09.02.2022, which was registered as Document No. 1674 of 2022, on the file of the Sub Registrar, Singanallur. Thereafter, the layout was christened as 'G Square City' and was accordingly registered with the Tamil Nadu Real Estate Regulatory Authority (RERA) vide TN/11/Layout/0775/2022 dated 25.02.2022. However, subsequently, the layout plan was revised without modifying the total extent of the project land, which was duly approved by the Local Planning Authority on 20.07.2022 and was also registered with the RERA vide TN/11/Layout/6742/2022 dated 11.08.2022. Immediately after launching of the project, the plots were sold out and at no point of time, the extent of the said project crossed the threshold limit of 50 hectares so as to require any prior Environmental Clearance as claimed by the applicant.

10. Following successful implementation of 'G Square City', the 8th respondent was approached by various other landowners for development of layouts. Accordingly, the 8th respondent had developed another layout namely, 'City 2.0' in an extent of about 109.55 Acres of



A. Mohamad Hassan

land (44.33 Hectares), comprised in various sub-divisions of Survey Nos. 107, 108, 112, 113, 114, 116, 120, 121, 139, 140, 142, 143, 144, 146, 147, 148, 149, 150, 153 and 154 of Pattanam Village, Suler Taluk, Coimbatore District. The said lands originally belonged to (i) Ethnic Properties Private Limited; (ii) Authentic Properties Private Limited; (iii) Futuristic Buildwell Private Limited; (iv) Rudraksha Realtors Private Limited; (v) Pukhraj Realtors Private Limited; (vi) Dove Promoters Private Limited (vii) Garuda Properties Private Limited and (viii) Deep Jyoti Projects Private Limited, who had entered into a joint venture with the 8th respondent for developing the said lands into a layout and accordingly appointed the 8th respondent as their power of attorney agent on 17.03.2023 vide Document Nos. 3529 and 3530 of 2023, on the file of the Sub Registrar, Singanallur. Accordingly, a layout was developed in the said lands by the 8th respondent, and the layout was duly approved by the Local Planning Authority on 16.03.2023 and was also registered with the RERA vide TN/11/Layout/1129/2023 dated 30.03.2023.

11. It is evident from the records that the projects mentioned above are lesser than 50 hectares. Hence, the contention of the application the said project developed by the 8th Respondent requires prior Environmental clearance is clearly misconceived and unsustainable. It

A. Mohamed Yusun


is not the case of the applicant that the 8th respondent has carried on any construction activity causing damage to the environment. On the other hand, the layout was developed in dry barren lands and thousands of saplings have been planted, which is seen even from the photographs filed by the applicant. The 8th respondent has not caused any environmental damage and the above application has been preferred for extraneous considerations.

12. It is most humbly submitted that both the above-mentioned projects namely "G-Square City" and "City 2.0" are independent layouts developed in different survey numbers of Pattanam Village. The said layouts are not adjacent to each other as falsely portrayed by the applicant and are separated by a public road in Survey No.100 and other private lands comprised in Survey Nos. 105/4, 108 and 109 of Pattanam Village, which lie in between the two layouts. In other words, the said two layouts do not even share a common boundary. Both the layouts have been developed on different land parcels with independent access and there is no material on record to even remotely suggest that the said two layouts constitute a single project.

13. It is hereby reiterated that the layout namely, 'G Square City' was registered with RERA on 25.02.2022 and the other layout namely, 'City




2.0' was registered with RERA only on 30.03.2023. Further, both the lands were owned by different entities and the 8th respondent had commenced development of 'City 2.0' only after completion of 'G Square City'. The applicant has chosen to file the RERA Registration Certificate of G Square City alone and has omitted to file the RERA Registration Certificate of 'City 2.0' in futile attempt to mislead as if the layouts constitute a single project.

14. It is humbly submitted that the allegations made by the applicant that gas lines are running through the project lands are false and absurd. Such allegations are without any material evidence and deserves to be rejected.

15. It is further submitted that the allegations raised by the applicant as if the said project being established over water bodies are totally false and contrary to facts. The said allegation is devoid of any evidence and is denied as false and misleading.

16. It is most humbly submitted that the said projects namely "G Square City" and "City 2.0" are projects involved in the township development and sale of vacant plots alone, therefore the allegation made by the applicant that the development and construction activity



A. Mohamed Youssef
G Square Developers Private Limited

of the projects in the said area would result in greater environmental damage is bald as there is no construction activity been carried out by the 8th Respondent as alleged by the applicant.

17. It is humbly submitted that this affidavit has been filed with the materials that are readily available and this respondent reserves the right to file a detailed counter in the future if necessary.

Therefore it is humbly prayed that this Hon'ble Tribunal may be pleased to dismiss the above application with exemplary costs and thus render justice.

Solemnly affirmed and signed
his name in my presence on this
the 11th day of March, 2024
at Chennai.




BEFORE ME

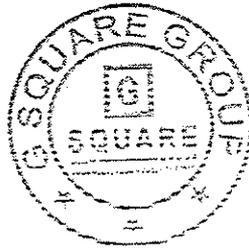

(ANAND . G.S.)
MS. 603/2020
No. 138, Kamaran Kudil 7th st,
Mettukuppam, Thiruvallur, ch-97.



**CERTIFIED COPY OF THE RESOLUTION PASSED AT THE MEETING OF
THE BOARD OF DIRECTORS OF G SQUARE REALTORS PRIVATE
LIMITED, HELD ON 1ST NOVEMBER, 2023 AT THE REGISTERED OFFICE**

"The Board of Directors of G Square Realtors Private Limited hereby unanimously resolve to nominate and authorize Mr. A. Mohamad Yassin, aged 31 years, S/o. Akbar Basha, to represent the Company in all the legal proceedings initiated by or against the Company, by signing Vakalat, plaint, petition, complaint, affidavit, written submissions, or any other document as may be required and to defend the Company in all connected proceedings as the authorized representative of the Company."

//Certified to be the true copy of the extract of the Board Resolution//



Mr. R.RAMAJAYAM

MANAGING DIRECTOR

GSQUARE GROUP

Corporate: Flat No. 14, 3rd Floor, Harrington Apartment, No. 98, Harrington Road, Chennai - 600 031.

Registered: Century Centre, No. 75, T.T.K. Road, Alwarpet, Chennai - 600 018.

info@gsquarehousing.com | www.gsquarehousing.com

Tamilnadu | Karnataka | Telangana



GOVERNMENT OF TAMILNADU
REGISTRATION DEPARTMENT
தமிழ்நாடு அரசு
பதிவுத்துறை

Certificate of Encumbrance on Property
சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ. Singanailur	Date / நாள்: 11-Mar-2024
----------------------------	--------------------------

Document No.& Year/ஆவண எண் மற்றும் ஆண்டு: 1674/2022

Sr. No./வ. எண்	Document No.& Year/ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/எழுதிக் கொடுத்த நாள் & தாக்கல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/எழுதிக் கொடுத்தவர்(கள்)	
1	1674/2022	09-Feb-2022 09-Feb-2022 10-Feb-2022	(General) Power of Attorney deed	1. திப் ஜோதி புராஜக்ட்ஸ் பிரைவேட் லிமிடெட்.(முத.) கரேந்திரநாத் கார்த்திக்.(முத.) 2. ஜெம்ஸ் பில்டுகள் பிரைவேட் லிமிடெட்.(முத.) கரேந்திரநாத் கார்த்திக்.(முத.) 3. கரோகஸ் பில்டர்ஸ் பிரைவேட் லிமிடெட்.(முத.) கரேந்திரநாத் கார்த்திக்.(முத.) 4. எம்மார் இந்தியா லிமிடெட்.(முத.) ககன்திப் சிங்.(முத.)	1. ஜி ஸ்கொயர் ரியல்டேர்ஸ் பிரைஸ் எஸ் சத்யநாராயணா.(முத.)
	Consideration Value/கைமாற்றுத் தொகை:		Market Value/சந்தை மதிப்பு:		PR Number/முந்தைய ஆவண எண் 109/2006, 1125/2006, 1146/2006, 3942/2006, 4407/2007, 4555/2006.



File No: TNRERA/3322/2022

**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

TN/11/Layout/0775/2022, dated 25.02.2022

Project name : "G SQUARE CITY"

Location of Site : Latitude 10°58'31.3"N Longitude 77°02'32.1"N

Project Details & Address:

Layout of house site with 1107 Regular Plots + 556 EWS Plots (Total 1663 Plots) + 14 Commercial site + Owner Use comprised in S.No: 86/2B2B, 2A3A, 2A3B, 95/1C1, 1C2, 1C3, 2C1, 2C2, 96/1, 2, 97/1B1, 2B, 90/3C, 92/1A, 2A1, 2B, 93/1, 3, 94/1, 2, 3, 4, 5, 6, 7, 98/1A, 1B, 1C, 1D, 1E, 1F, 1G, 2, 99/1, 2, 3, 101/1, 2, 3, 4, 102/1, 2, 3A, 3B, 3C, 3D, 103/1, 2, 3A, 3B, 3C, 3E, 3D, 3F, 3G, 4A, 4B, 5A, 5B, 104/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 105/3 of Pattanam Village, Coimbatore District. The Director, T&CP, Chennai Region accorded technical sanction for the Layout No: 69/2021 in Lr RC No: 7242/2020/TCP3 dated 30.03.2021. The Member Secretary, Coimbatore LPA approved the layout in Lr RC No: 6998/2019/LPA dated 31.01.2022. The President, Pattanam Panchayat approved the layout in Lr RC No: 3/2021-2022 dated 04.02.2022.

Applicant :

M/s. G Square Realtors Pvt Ltd

No: 14, 3rd floor, Harrington Apartment,

No: 98, Harrington Road,

Chetpet, Chennai - 600 031.

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 realized by the promoter in a separate account to be maintained in a schedule bank as per sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Act;
 - (iii) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
 - (iv) 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.
 - (v) 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 violaton/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:

Bank Name & Branch: **Axis bank Ltd,
T Nagar Branch,
Chennai- 600 017.**

Account Number : **92102 00423 03240**

Dated: 25.02.2022

**ADVERTISEMENTS IN ANY FORM
SHOULD CONTAIN RERA
REGISTRATION NUMBER AND
WEBSITE ADDRESS OF THIS
AUTHORITY (www.rera.tn.gov.in)**

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

Additional Director

(Operation),

25.02.2022 TNRERA, Chennai-8.





File No.TNRERA/12349/2022

**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

**TN/11/Layout/6742/2022, dated 11.08.2022
Project Name : "G Square City"**

Project Details & Address:

Registration of revised Layout of house site with 1958 Plots, 15 Commercial Site + Owner use comprised in S.No. 86/2A3A, 2A3B, 2B2B, 95/1C1, 1C2, 1C3, 2C1, 2C2, 96/1, 2, 97/1B1, 2B, 90/3C, 92/1A, 2A1, 2B, 93/1, 3, 94/1, 2, 3, 4, 5, 6, 7, 98/1A, 1B, 1C, 1D, 1E, 1F, 1G, 2, 99/1, 2, 3, 101/1, 2, 3, 4, 102/1, 2, 3A, 3B, 3C, 3D, 103/1, 2, 3A, 3B, 3C, 3E, 3D, 3F, 3G, 4A, 4B, 5A, 5B, 104/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 105/3 of Pattanam Village, Coimbatore District. The Member Secretary, Coimbatore LPA approved the revised layout No: 53/2022 in Lr RC No: 5097/2022/LPA dated 20.07.2022 (this revises the earlier approved layout No.69/2021 in Lr RC No: 6998/2019/LPA dated 31.01.2022). The President, Pattanam Panchayat, Sular Panchayat Union approved the layout in Lr RC No: 01/2022-2023.PU dated 25.07.2022.

Applicant :

**M/s. G Square Realtors Pvt Ltd,
Flat No.14, 3rd floor,
Harrington Apartment ,
No.98, Harrington Road,
Chetpet,
Chennai-600 031.**

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 realized by the promoter in a separate account to be maintained in a schedule bank as per sub-clause (D) of clause (f) of sub-section (2) of section 4 of the Act;
 - (iii) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - (iv) 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.
 - (v) 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.
 - (vi) Earlier Form C No: TN/11/Layout/0775/2022 dated 25/02/2022 stands cancelled.

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.

Dated: 11.08.2022

Place: Chennai-8

**ADVERTISEMENTS IN ANY FORM
SHOULD CONTAIN RERA
REGISTRATION NUMBER AND
WEBSITE ADDRESS OF THIS
AUTHORITY (www.rera.in.gov.in)**

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

Additional Director
(Operation)
TNRERA, Chennai-8.





GOVERNMENT OF TAMILNADU
REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு
பதிவுத்துறை

Certificate of Encumbrance on Property
சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ. Singanallur	Date / நாள்: 11-Mar-2024
----------------------------	--------------------------

Document No.& Year/ஆவண எண் மற்றும் ஆண்டு: 3529/2023

Sr. No./வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/எழுதிக் கொடுத்த நாள் & தாக்கல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக் கொடுத்தவர்(கள்)	Name of Claimant(s)/ எழுதி வாங்கியவர் பெயர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
1	3529/2023	17-Mar-2023 17-Mar-2023 17-Mar-2023	(General) Power of Attorney deed	1. எதனிக் ப்ராப்பர்ட்டீஸ் பிரைவேட் லிமிடெட்.(முத.) அன்மொல் டண்டோனா(முக.) 2. ஃப்யூச்சரிஸ்லிக் லிமிடெடெல் பிரைவேட் லிமிடெட்.(முத.) அன்மொல் டண்டோனா(முக.) 3. ஆதென்டிக் ப்ராப்பர்ட்டீஸ் பிரைவேட் லிமிடெட்.(முத.) அன்மொல் டண்டோனா(முக.) 4. ரூட்ராக்க்ஷா ரியால்டர்ஸ் பிரைவேட் லிமிடெட்.(முத.) அன்மொல் டண்டோனா(முக.) 5. தீப் ஜோதி ப்ராஜக்ட்ஸ் பிரைவேட் லிமிடெட்.(முத.) அன்மொல் டண்டோனா(முக.) 6. கருடா ப்ராப்பர்ட்டீஸ் பிரைவேட் லிமிடெட்.(முத.) அன்மொல் டண்டோனா(முக.)	1. ஜி ஸ்கொயர் ரியல்டர்ஸ் பிரைவேட் லிமிடெட்.(முத.) சத்தியநாராயணா(முக.)	
Consideration Value/கைமற்றுத் தொகை:			Market Value/சந்தை மதிப்பு:		PR Number/முந்தைய ஆவண எண்:	
-			-		10309/2006, 1051/2007, 10582/2006, 10593/2006,	

		11011/2006, 4613/2006, 4890/2007, 4934/2006, 4935/2006, 4937/2006, 4939/2006, 4961/2007, 4982/2006, 4983/2006, 5097/2006, 5215/2006, 5648/2007, 5740/2006, 5782/2006, 6024/2007, 7730/2007, 7928/2006, 7976/2006, 7977/2006, 7978/2006, 83/2007
Schedule 1 Details:	Survey No-Extent/புல எண்-விஸ்தீர்ணம்: 107/22, 108/2C, 108/3A, 108/3D, 108/3E, 108/3F, 108/3G, 112/1, 112/2, 113/2, 113/4, 114/1, 114/2, 116/1A, 116/1B, 116/2A, 116/2B, 116/4A, 116/4C, 120/2, 120/3, 120/4, 120/5, 121/1, 121/2, 121/3, 121/4, 139/1, 139/2, 140/1, 140/2, 142/2, 143/1, 144/1, 144/3, 146/3, 147, 148 - 72	
Property Type/சொத்தின் வகைப்பாடு: Agricultural Land	ACRE, 58.5 CENTS	
Village & Street/கிராமம் மற்றும் தெரு: Pattanam	Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: இதன் மத்தியில் 72 ஏக்கர் 58.5 செண்ட் விஸ்தீர்ணமுள்ள பூமி வகையறா சகிதம்	

Number of Entries/பதிவுகளின் எண்ணிக்கை: 1

Disclaimer: The details of the above property have been provided with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The above details are of informative in nature.

குறிப்புரை: சட்டம் மற்றும் விதிகளுக்குட்பட்டு மிகுந்த கவனத்துடன் சொத்து தொடர்பான மேற்கண்ட விவரங்கள் அளிக்கப்பட்டுள்ளது எனினும் இதில் ஏதேனும் தவறுகளோ விடல்களோ இருப்பின், அதற்கு இத்துறை பொறுப்பேற்க இயலாது. மேற்கண்ட விவரங்கள் தகவலுக்காக அளிக்கப்பட்டுள்ளன

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@treginet.net



GOVERNMENT OF TAMILNADU
REGISTRATION DEPARTMENT
தமிழ்நாடு அரசு
பதிவுத்துறை

Certificate of Encumbrance on Property
சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ. Singanailur	Date / நாள். 11-Mar-2024
----------------------------	--------------------------

Document No.& Year/ஆவண எண் மற்றும் ஆண்டு: 3530/2023

Sr. No/வ. எண்	Document No.& Year/ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/எழுதிக் கொடுத்த நாள் & தாக்கல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/எழுதிக் கொடுத்தவர்(கள்)	Name of Claimant(s)/எழுதி வாங்கியவர்(கள்)	Vol.No & Page, No/தொகுதி எண் மற்றும் பக்க எண்
1	3530/2023	17-Mar-2023 17-Mar-2023 17-Mar-2023	(General) Power of Attorney deed	1. புகராஜ் ரியல்டர்ஸ் பிரைவேட் லிமிடெட்.(முத.) அன்மொல் டண்டோனா(முக.)	1. ஜி ஸ்கொயர் ரியல்டர்ஸ் பிரைவேட் லிமிடெட்.(முத.) சத்தியநாராயணா(முக.)	
Consideration Value/கைமாற்றுத் தொகை:			Market Value/சந்தை மதிப்பு:		PR Number/முந்தைய ஆவண எண்: 1049/2007, 4850/2006, 4936/2006, 5260/2007, 5740/2006, 5786/2006, 9611/2006, 9612/2006	
Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: Agricultural Land Village & Street/கிராமம் மற்றும் தெரு: Pattanam				Survey No-Extent/புல எண்-விஸ்தீரணம்: 143/1, 144/1, 144/2, 144/3, 148, 149/1, 149/2 - 23 ACRE, 47.5 CENTS Schedule Remarks/சொத்து விலரம் தொடர்பான குறிப்புரை: இதன் மத்தியில் 23 ஏக்கர் 47.5 சென்ட் விஸ்தீரணமுள்ள பூமி வகையறா சகிதம்		

Number of Entries/பதிவுகளின் எண்ணிக்கை: 1

Disclaimer: The details of the above property have been provided with due care and with reference to the Acts and Rules. However in case of any error or omission, the

Department cannot be held responsible. The above details are of informative in nature.

குறிப்புரை: சட்டம் மற்றும் விதிகளுக்குட்பட்டு மிகுந்த கவனத்துடன் சொத்து தொடர்பான மேற்கண்ட விவரங்கள் அளிக்கப்பட்டுள்ளது எனினும் இதில் ஏதேனும் தவறுகளோ விடல்களோ இருப்பின், அதற்கு இத்துறை பொறுப்பேற்க இயலாது. மேற்கண்ட விவரங்கள் தகவலுக்காக அளிக்கப்பட்டுள்ளன

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம் கட்டணமில்லா தொலைபேசி எண்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@tnreginet.net



File No. TNRERA/02329/2023

**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

TN / 11 / Layout / 1129 / 2023, dated 30.03.2023.

Project Name: "CITY 2.0"

Latitude – 10°57'47.7"N Longitude – 77°02'40.6"E

Project Details & Address:

Registration of Layout house sites with 1688 plots including EWS plots & 8 Commercial sites comprised in S.Nos.107/22, 108/2C, 108/3A, 108/3B, 108/3C, 108/3D, 108/3E, 108/3F, 108/3G, 112/1, 112/2, 113/2, 113/4, 114/1, 114/2, 116/1A, 116/1B, 116/2A, 116/2B, 116/4A, 116/4B, 116/4C, 120/2, 120/3, 120/4, 120/5, 121/1, 121/2, 121/3, 121/4, 139/1, 139/2, 140/1, 140/2, 142/2, 143/1, 144/1, 144/2, 144/3, 146/3, 147, 148, 149/1, 149/2, 150/1A, 150/2A, 153/1, 153/2A & 154/3C of Pattanam Village, Suler Taluk, Coimbatore District.

The Joint Director / Deputy Director / Assistant Director (i/c), District Town and Country Planning, Coimbatore District accorded Technical Sanction for the Layout No.23/2023 in Letter ROC No.XQRWZ5HA/2022/TCP dated 16.03.2023.

The President, Pattanam Panachayat approved the layout in Letter RC No.03/2022-23, dated 17.03.2023.

Applicant:

1. M/s. G Square Realtors Private Limited,
 2. M/s. Ethnic Properties Private Limited,
 3. M/s. Authentic Properties Private Limited,
 4. M/s. Futuristic Buildwell Private Limited,
 5. M/s. Rudraksha Realtors Private Limited,
 6. M/s. Pukhraj Realtors Private Limited,
 7. M/s. Dove Promoters Private Limited,
 8. M/s. Garuda Properties Private Ltd,
 9. M/s. Deep Jyothi Projects Private Limited,
- Flat No.14, 3rd Floor, Harrington Apartment,
No.98, Harrington Road, Chetpet, Chennai – 600 031.
Email ID: info@gsquarelands.com

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 comply with the provisions of the Act and the rules and regulations made there under;
 - iii. 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.
 - iv. 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.

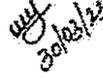
P.T.O

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.

Dated : 30.03.2023
Place : Chennai-8
SB - 57-49


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

ADVERTISEMENT IN ANY FORM
SHOULD CONTAIN RERA
REGISTRATION NUMBER AND
WEBSITE ADDRESS OF THIS
AUTHORITY (www.rera.tn.gov.in)


30/03/23

Additional Director
(Operation)
TNRERA, Chennai-8.





Surendar K <surendar.law@gmail.com>

Attachments of your Purchased Village maps

1 message

TN SURVEY AND SETTLEMENT DEPT <customerservice-tnlandrecords@tn.gov.in>
To: surendar.law@gmail.com

Sun, Mar 10, 2024 at 5:52 PM

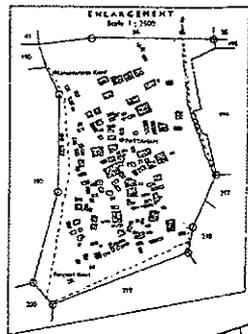
Thanks for Purchasing

2 attachments

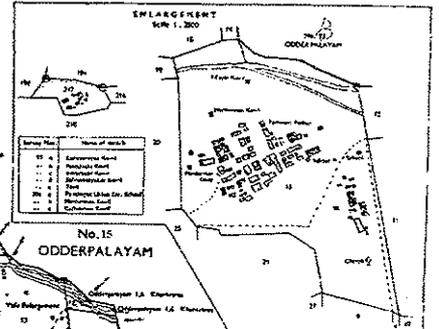
 **PATTANAM.sheet1.pdf**
878K

 **PATTANAM.sheet2.pdf**
808K

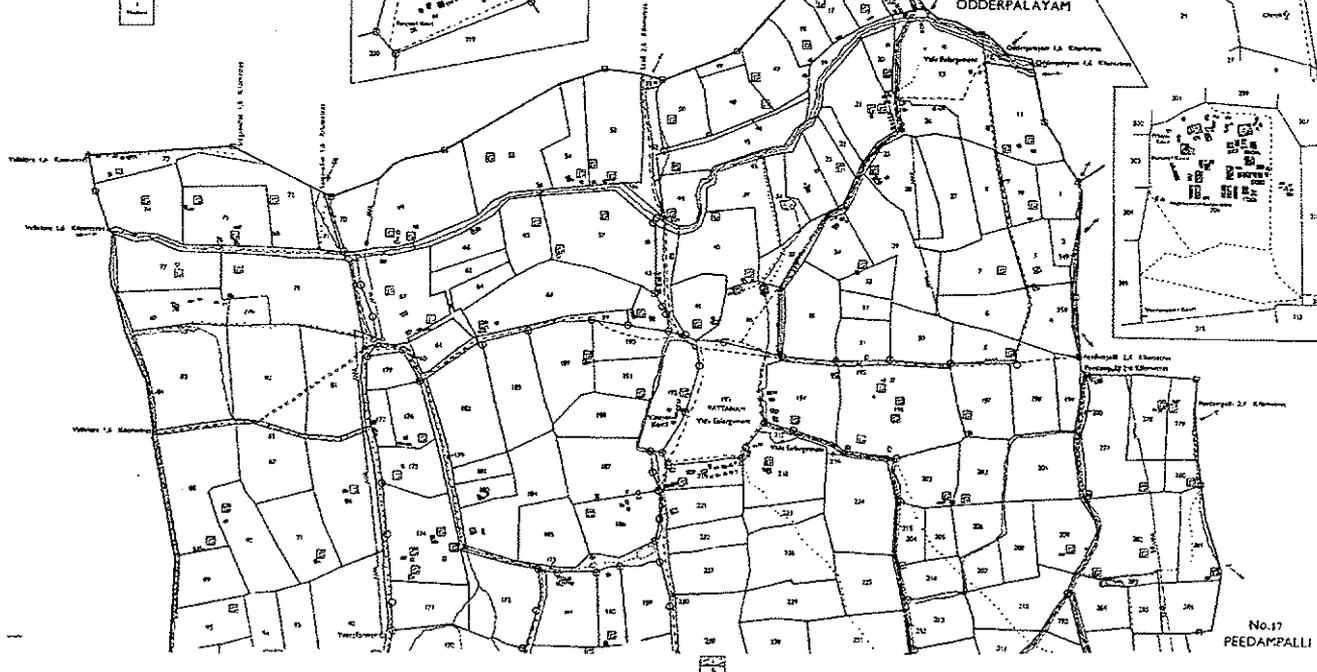
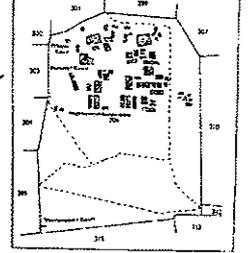
No. 16
PATTANAM
PALLADAM TALUK
CHENNAI DISTRICT
 Containing 1055 Acres 21.5 Ares
 Surveyed in 1854
 Scale 1:5000



No. 14
IRUGUR



No. 15
ODDERPALAYAM



No. 17
PEEDAMPALLI

District : Coimbatore



Survey No : 105

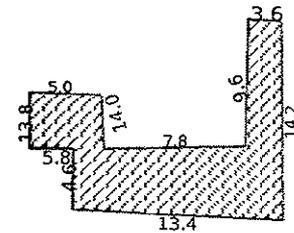
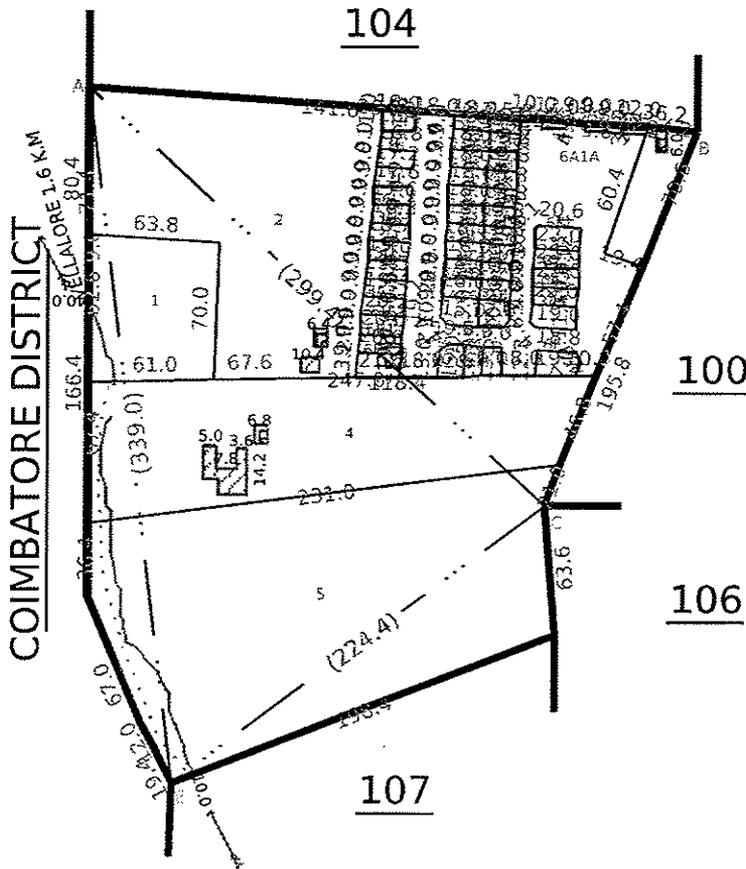
Taluk : Sulur

Area : Hect 07 Ares 10.60

Village : Pattanam.

[19]

Scale : 1 : 3499



Signed By Tahsildar

Name of approver : dhan 85

Date of Approval : 05-02-2024



Date of Issue: 11-03-2024 00:15:49

District : Coimbatore

Taluk : Sulur

Village : Pattanam.

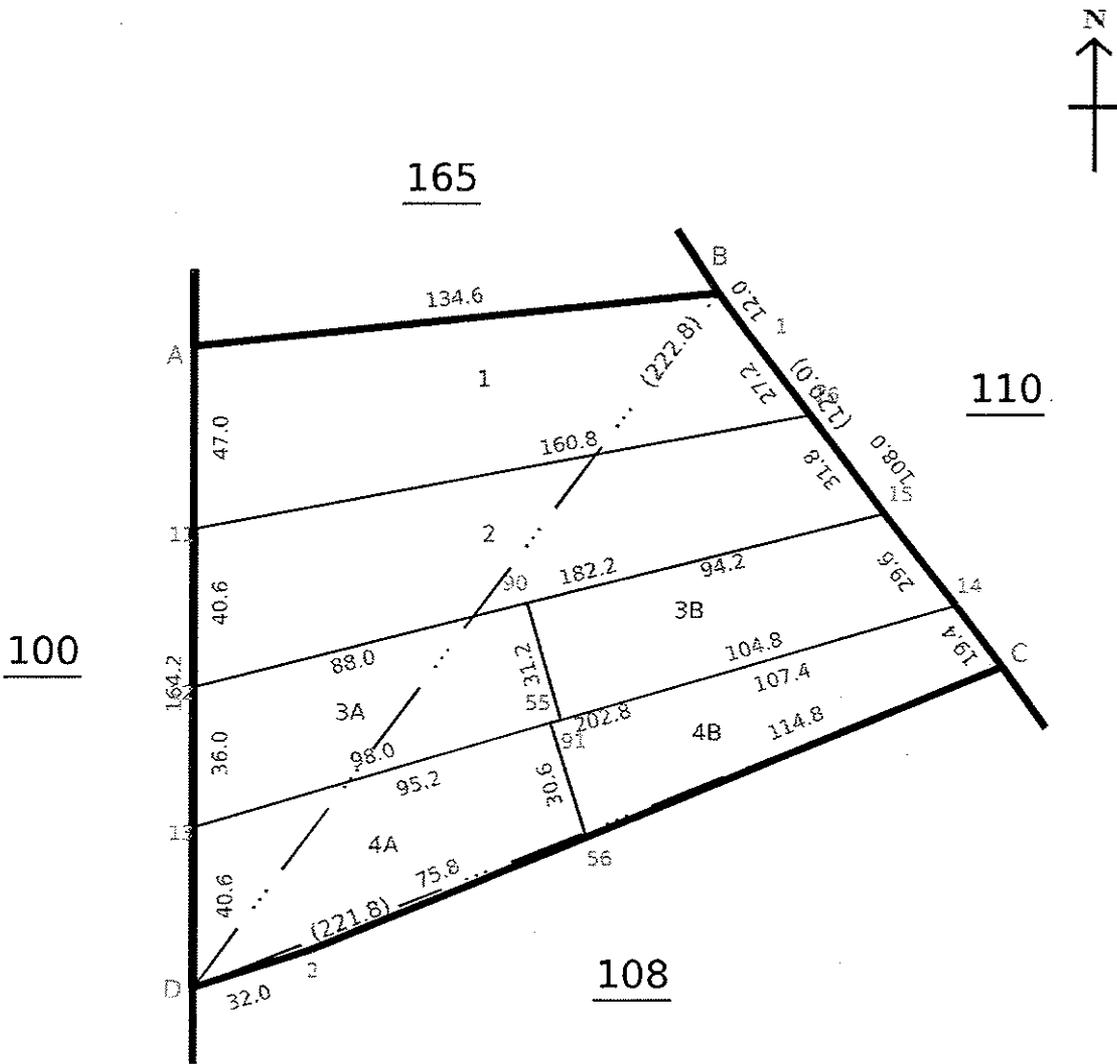


[19]

Survey No : 109

Area : Hect 02 Ares 43.00

Scale : 1 : 1851



Date of Issue: 11-03-2024 00:16:55

Data Digitally Signed By
RAMASAMY NITHILAVALLI



