File No: TNRERA/APPL/PLF/6197/2026

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/20/LO/3957/2026 dated 11.11.2026

Project Name: VAIGAI CREST PHASE 2

Project Details & Address:

Registration for layout of house sites with 186 Plots comprised in Survey No. 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/8, 10/7B, 17/3A, 17/3B & 18/12B of Pirakudi Village, Viraganur Panchayat, Thirupparangundram Panchayat Union, Madurai South Taluk, Madurai District. The Assistant Director, T&CP, Madurai District approved the layout No.212/2026 planning permission No.226/2026 in letter Roc.No. SWP/SCLWF874/2026/2026/TCP dated 24/04/2026. The President, Viraganur Panchayat approved the layout in letter Roc.No. ONLINE/001/Viraganur/2026 dated 02/06/2026.

Applicant Details:

1. G SQUARE REALTORS PRIVATE LIMITED
No.75, Century Center, TTK Road, Alwarpet, Chennai,
Chennai,
Chennai District - 600018

2. JEGAPRIYAN
Door No. 198/2, Nadu theru,Anupanadi,,
Madurai south Village,
Madurai,
Madurai District - 625009

3. PARAMESWARI
Door No. 2081, Karambakkam ,Tiruvallur,
Tiruvallur,
Tiruvallur District - 600116

4. MAHALINGAM
Door No. 351, Annanagar, Madurai North,,
Madurai,
Madurai District - 625020

5. MAHALINGAM
Door No. 207/4, DEIVAKANNI STREET,ANUPUNADI,,
MADURAI SOUTH Village,
MADURAI,
Madurai District - 625009

6. JEGADEESAN
Door No. 66/192, DEVIAKANNI STREET,ANUPPANADI,,
MADURAI SOUTH Village,
MADURAI,
Madurai District - 625009

7. KATHAMUTHU
Door No. 52, DEIVAKANNI STREET, ANUPANADI,
MADURAI,
Madurai District - 625009

8. DHARMARAJ
Door No. 82/144, DEVIAKANNI STREET,ANUPUNADI,,
MADURAI,
Madurai District - 625009

9. PRAKASH
Door No. 192/66, DEIVAKANNI STREET,ANUPANADI,,
MADURAI,
Madurai District - 625009

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 25-12-2026 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.

IX. Mortgage deed document No.1065 dt:25.03.2026 for amount of Rs.55,56,04,680/- infavour of 1. GOCAPITAL FINANCE LIMITED 2. ARADHYAA INFRA & HOLDINGS PRIVATE LIMITED 3. RUDRA SECURITIES AND CAPITAL LIMITED 4. MOHINDRA FINVEST PRIVATE LIMITED 5. KKN VENTURES PRIVATE LIMITED.

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: **HDFC Bank, Kilpauk, Chennai, Tamil Nadu.**

(i) RERA Designated Collection Account (100%) – Account No : **99999500666999**

(ii) RERA Designated Separate Account (70%) – Account No : **99999500777999**

(iii) RERA Designated Transaction Account (30%) – Account No : **99999500888999**

Dated: 11.11.2026
Place: Chennai

Digitally Signed by
Additional Director (R), TNRERA
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)

Tamil Nadu Real Estate Regulatory Authority
TNRERA
Chennai