



File No. TNRERA/ 15681 /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/ 01 /Layout/8876/2022, dated 10.11.2022**

**Project Name: "MAGICA PHASE 1"**

**Project Details & Address:**

Layout of house site with **207 Plots including EWS Plots + 4 Owner Use**, comprised in R.S.No: 29/2, 30/1, 2, 3, 33, 35/2C, 120/3, 121, 122/1A, 1B, 2 of Urappakkam Village, Vandalur Taluk, Chengalpattu District. The Joint Director / Deputy Director / Assistant Director (i.c), T & CP, Chengalpattu District accorded technical sanction for the Layout No.141/2022 in Lr RC No.38MSJP4S/2022/TCP dated 20.10.2022. The President, Urappakkam Panchayat, Kattangolathur Panchayat Union approved the layout in Lr RC No.02/22-23 dated 03.11.2022.

**Applicant:**

**M/s. G Square Realtors Pvt Ltd,**  
Flat No.14, 3<sup>rd</sup> Street,  
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.
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: 10.11.2022

Place: Chennai-8

**ADVERTISEMENT 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

*10/11/22*  
Additional Director  
(Operation)  
TNRERA, Chennai-8.

