Verified RealEstate™

RE REGULATORY RECORD

RERA Document

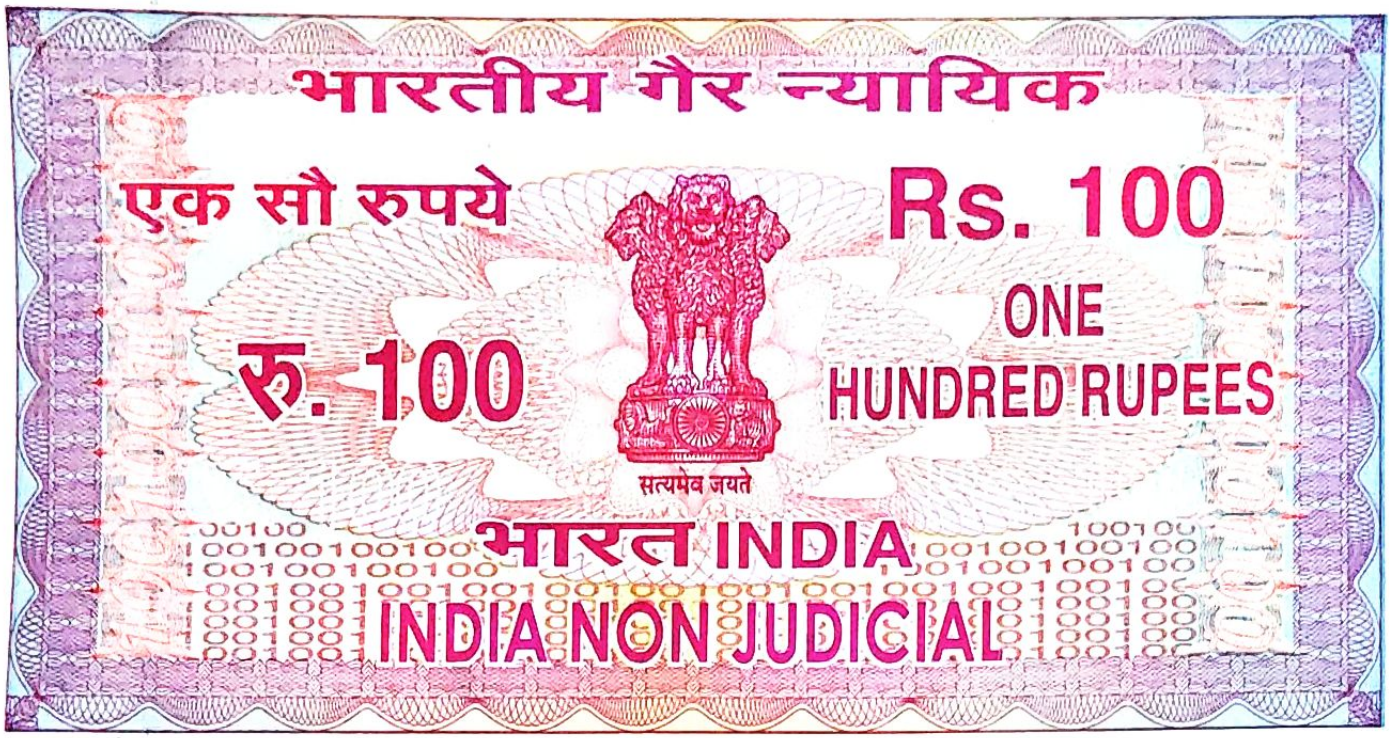
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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

18 MAY 2026

MANGAL CHAND OSTWAL

FD 712340

K. VASANTH
STAMP VEND
SOWCARPET, CHE
L.No : 222/B7/2

NO OBJECTION CERTIFICATE (NOC)

Date: 19 / 05 / 2026

From,
Mr. Mangal Chand Ostwal,
1 Sylvan Lodge Colony,
2nd Cross St, Kilpauk,
Chennai – 600 010.

To,
The Chairman
Tamil Nadu Real Estate Regulatory Authority
Chennai, Tamil Nadu

Subject: No Objection Certificate for RERA Approval and Authority to Sell – Mortgaged Property

Mangal Chand Ostwal

I, **Mr. Mangal Chand Ostwal**, hereby state and confirm that I have no objection for obtaining RERA approval in respect of the below-mentioned mortgaged property belonging to **Mr. Kandaraj**.

Property Details:

- **Owner / Developer:** Mr. Kandaraj
- **Village:** Pulliyon Village
- **Taluk:** Ponneri Taluk
- **District:** Tiruvallur District
- **Survey Numbers:**
  - 103/1A1
  - 103/1A2
  - 103/1A3
  - 103/1A4
- **Plot Numbers:** Plot No. 1 & Plot No. 2

The above-mentioned property is presently mortgaged in my favour. However, I hereby convey my full consent and no objection for:

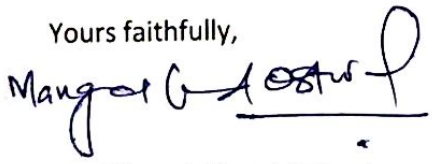
1. Submission and processing of application before Tamil Nadu Real Estate Regulatory Authority for project registration / approval.
2. Grant of RERA approval / registration in respect of the above property.
3. Development, promotion, and marketing activities related to the said property, subject to applicable laws and regulations.
4. Sale, transfer, booking, registration, and execution of sale deeds in respect of Plot No. 1 & Plot No. 2 by Mr. Kandaraj or his authorized representatives.
5. I hereby authorize and permit Mr. Kandaraj to sell the above-mentioned property / plots notwithstanding the existing mortgage, subject to settlement of agreed terms between the parties.

This No Objection Certificate is being issued at the request of Mr. Kandaraj for the purpose of obtaining necessary approvals from the RERA authority and for facilitating sale and registration of the property, and shall remain valid unless revoked in writing.

I further confirm that this NOC is issued voluntarily and without any coercion.

Thanking You,

Yours faithfully,



Mr. Mangal Chand Ostwal

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.