Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

HINDUJA LEYLAND FINANCE

07.05.2026

To

Tamil Nadu Real Estate Regulatory Authority,

Chennai.

Subject: No Objection Certificate (NOC) for obtaining RERA registration certificate from TNRERA for the Lands situated in Old Survey No - 4, New Survey Number - 4/1E1A, Navalur Village/Panchayat, Thiruporur Panchayat Union/Taluk, Mamallapuram Local Planning Authority, Chengalpattu District and Tamilnadu - Reg

NO OBJECTION CERTIFICATE

We, M/s. Hinduja Leyland Finance Limited, hereby submit that M/s. BHOOMI AND BUILDINGS PRIVATE LIMITED has mortgaged their lands situated at Old Survey No - 4, New Survey Number - 4/1E1A, Navalur Village/Panchayat, Thiruporur Panchayat Union/Taluk, Mamallapuram Local Planning Authority, Chengalpattu District and Tamilnadu,.

Project Name: CITY SCAPE

LIST OF DOCUMENTS

S.No	Nature of Document	Document No	Date	Remarks
1	Sale Deed	6541/1973	27.10.1973	Original
2	Sale Deed	2868/1974	10.10.1974	Original
3	Settlement Deed	2454/2016	01.03.2016	Original
4	Partition Deed	9298/2017	12.09.2017	Original with copy
5	Settlement Deed	9299/2017	12.09.2017	Original
6	Settlement Deed	9300/2017	12.09.2017	Original
7	Power of Attorney	73/2019	21.10.2019	Original
8	Power of Attorney	14830/2019	01.11.2019	Original
9	Sale Deed	2630/1962	04.06.1962	Original
10	Settlement Deed	5050/1965	17.02.1965	Original
11	Cancellation of Agreement	14828/2019	01.11.2019	Original
12	Deed of Revocation	14829/2019	01.11.2019	Original
13	Deed of Revocation	14107/2019	18.10.2019	Original
14	General Power of Attorney	9686/2018	11.09.2018	Original
15	General Power of Attorney	316/2019	10.01.2019	Original

HINDUJA LEYLAND FINANCE LIMITED
Corporate Office: No. 27A, Developed Industrial Estate, Guindy, Chennai – 600 032. Tel: (044) 22427525. 22427555
Registered Office: Plot No. C-21, Tower C (1-3 floors), G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400051.
Website: www.hindujaleylandfinance.com
CIN: U65993MH2008PLC384221 Email: compliance@hindujaleylandfinance.com

HINDUJA LEYLAND FINANCE

16	Mortgage Deed	467 /2020	1.3.01.2020	Original
17	Agreement of Sale	8285/2019	21..06.2019	Original
18	Memorandum of Deposit of Title Deeds	5422/2021	25.03.2021	Original
19	Memorandum of Deposit of Title Deeds	15907 /2024	25.07.2024	Original
20	Memorandum of Deposit of Title Deeds	15908/2024	25.07.2024	Original
21	Receipt Deed	15897/2024	25.01.2024	Original
22	Proceeding Tahsildar Letter		15.06.2003	Original
23	Receipt	5400/2021	25.03.2021	Original
24	VAO Letter		25.04.2003	Original

1. We have no objection to execute and sign any Sale Agreements and sale deed/s relating to the above mentioned property by M/s. BHOOMI AND BUILDINGS PRIVATE LIMITED against the condition that until repayment of the Loan amount of Rs.28,00,00,000/- (Rupees Twenty Eight Crore Only) shall pay interest at the rate of 12% on 5th of every succeeding month till the Principal amount is paid in full.

2. NOC will be issued for each sale of flat along with UDS in favor of intending purchasers.

3. That below mentioned documents has been deposited with us against the loan amount of Rs. 28,00,00,000/- (Rupees Twenty-Eight Crore Only) granted to M/s. BHOOMI AND BUILDINGS PRIVATE LIMITED.

We have no objection to the submission of their application for registering the said project in Tamil Nadu Real Estate Regulatory Authority, for obtaining RERA Registration Certificate.

Thanking you,

For Hinduja Leyland Finance Limited

Authorized Signatory

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

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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.