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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

ADITYA BIRLA CAPITAL

Date: 17/09/2026

To,
M/s Blueleaf Projects Pvt Ltd
No 4, Eraniyan Street, Manickavasagar Colony, Karur Bye-pass Road, Erode - 638002

Subject: No Objection Certificate for obtaining TNRERA approval – Loan Account No. ABFCOITER00001006198

Dear Sir / Madam,

We refer to the credit facilities availed by you under Loan Account No ABFCOITER00001006198 (hereinafter referred to as **"Facility"**), secured, inter alia, by way of mortgage /charge over the immovable property being vacant land situated at G.S.No. 435 Part, Sub Div G.S.No. 435/1, At Present T.S.No. 01, Ward No. 27, Block No. 22, DTCP No: 37/2022, "Middle Portion, Eastern Portion, Western Portion", Vilankurichi Road, Akashmalli Apartment Backside Peelamedu, Sowripalayam Village, Coimbatore Corporation, Coimbatore South Taluk, Peelamedu SRO, Coimbatore District – 641 004 (hereinafter referred to as **"Secured Property"**).

Loan Amount	Rs.18,00,00,000/- (Eighteen Crore Only)
MODT	SRO PEELAMEDU & DOC No.2035/2025

The Borrower can sell the property only after the loan account (Loan Account No. ABFCOITER00001006198) is fully repaid and closed, and after obtaining a Release Letter/NOC from the lender confirming that the mortgage has been removed and all dues have been paid in full.

Pursuant to your request seeking our No Objection Certificate for the limited purpose of obtaining TNRERA approval in respect of the Secured Property, we hereby convey our **conditional no objection**, subject to the terms and conditions stated herein.

This No Objection Certificate ("NOC") is issued **strictly and exclusively** for the purpose of enabling you to obtain TNRERA approval.

This NOC shall not be construed as:

- Consent for commencement of construction on the Secured Property;
- Consent for creation of any third-party rights, development rights, or encumbrances on the Secured Property;
- Waiver, modification, or dilution of our existing security interest; or
- Approval of any change in nature, character, or use of the Secured Property.

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The mortgage/charge created in our favour over the Secured Property shall continue to remain valid, subsisting, and binding until full repayment and discharge of all amounts due under the said Facility.

All rights, remedies, and powers available to us under the Facility documents and applicable law remain fully reserved.

It is expressly agreed and recorded that **prior to commencement of any construction or development activity on the Secured Property**, you shall:

- Provide an alternative collateral security acceptable to us in our sole and absolute discretion; and
- Complete all documentation, perfection of security interest, and creation of charge in respect of such substituted collateral to our satisfaction.

Until completion of the above and our written confirmation thereof, **no construction activity shall be undertaken** on the Secured Property.

This No Objection Certificate will automatically get cancelled on non-adhereance of any of the conditions stipulated herein. This no objection letter is without prejudice to any other right that we may have under the Facility documents or any other document or writing or with respect to Secured Property.

Schedule of Property:

Item – 1:

Schedule – A:

All that piece and parcel of the immovable property being land of an extent admeasuring **Acre 1.00**, situated at **G.S.No.435 Part**, as per Present Subdivision **S.F.No.435/1** bounded on the:-

North by - Corporation/government Road

South by - lands allotted to V.Manoharan in G.S.No.435

East by - North to South Common Road

West by - Corporation/government Road

Schedule – B:

In the above Schedule – A, Eastern Portion property now conveyed immovable being land of an extent admeasuring Acre 0.33 1/3 (14520 sq ft) bounded as follows:

North by - Corporation/government Road

South by - lands allotted to V.Manoharan in G.S.No.435

East by – North South Common Road

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West by – ICICI Bank's remaining property in TS No 01 part

The above property situated in Vilankurichi Road, Sowripalayam Village, Coimbatore District, TS No 01, Ward No 27, Block No 22, Within Coimbatore Corporation limits and Coimbatore Registration District, Peelamedu Sub Registration District, Coimbatore South Taluk.

Item – 2:

Schedule – A:

All that piece and parcel of the immovable property being land of an extent admeasuring **Acre 1.00**, situated at **G.S.No.435 Part**, as per Present Subdivision **S.F.No.435/1** bounded on the:-

North by - Corporation/government Road

South by - lands allotted to V.Manoharan in G.S.No.435

East by - North to South Common Road

West by - Corporation/government Road

Schedule – B:

In the above Schedule – A, Western Portion property now conveyed immovable being land of an extent admeasuring Acre 0.33 1/3 (14520 sq ft) bounded as follows:

North by - Corporation/government Road

South by - lands allotted to V.Manoharan in G.S.No.435

East by – ICICI Bank's remaining property in TS No 01 part

West by – Corporation/government Road

The above property situated in Vilankurichi Road, Sowripalayam Village, Coimbatore District, TS No 01, Ward No 27, Block No 22, Within Coimbatore Corporation limits and Coimbatore Registration District, Peelamedu Sub Registration District, Coimbatore South Taluk.

Item – 3:

Schedule – A:

All that piece and parcel of the immovable property being land of an extent admeasuring **Acre 1.00**, situated at **G.S.No.435 Part**, as per Present Subdivision **S.F.No.435/1** bounded on the:-

North by-Corporation/government Road

South by-lands allotted to V.Manoharan in G.S.No.435

East by-North to South Common Road

West by-Corporation/government Road

Schedule – B:

In the above Schedule - A, Middle Portion Property now conveyed immovabele being land of an extent admeasuring **Acres 0.33 ½ Cents (14,520 Sq.ft)** bounded as follows:-

North by-Corporation/Government Road

South by-Lands allotted to V.Manoharan in G.S.No.435

East by-Vendor's Remaining Property in T.S.No.01 Part

West by-Vendor's Remaining Property in T.S.No.1 Part

The above property situated in Vilankurichi Road, Sowripalayam Village, Coimbatore District, **T.S.No.1, Ward-27, Blkcok-22**, within the Coimbatore Corporation Limit and Coimbatore Registration District, Peelamedu Sub-Registration District, Coimbatore South Taluk. With all easement rights and pathway access thereon.

Yours faithfully,
For **Aditya Birla Capital Ltd**

Authorized Signatory

ADITYA BIRLA CAPITAL LTD COIMBATORE

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.