Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

IIFL HOME LOAN

NO OBJECTION CERTIFICATE

Date: 21/10/2026

To

1. The Real Estate Regulatory Authority (RERA),
   "RERA Tower", No. 133, G-Block, 1st Avenue,
   Anna Nagar (East), Chennai – 600102

2. The Sub Registrar,
   Velachery

Subject: No Objection Certificate (NOC) for Development, RERA Registration and Sale of Units on Mortgaged Land at **Plot Nos. 91,92 and 93 in Srinivasa Nagar 2nd Street, , Velachery Village, Velachery Taluk, Chennai District, comprised in Old Survey No. 663/2 , Town Survey No.1/2, (as per TSLR Old Survey No.663/2) Block No.176, Measuring about 9700 sq.ft**

Respected Sir / Madam,

This is to certify that IIFL HFL, having its registered office at No 25, 5th floor, Sai empire tower, 1st main road, United india colony, Kodambakkam, chennai 600024 and a branch office at No 25, 5th floor, Sai empire tower, 1st main road, United india colony, Kodambakkam, chennai 600024, has sanctioned and extended credit / loan facilities to the extent of Rs. 8,32,00,000/- (Rupees Eight Crore Thirty Two Lakhs Only) vide sanction Letter bearing IIFL HFL dated 26.11.20.25 to M/s **ROHAAN CONSTRUCTIONS PVT LTD** ,Project - **ROHAAN ELITE**.

1. Description of the Mortgaged Property:

As security for the said credit facilities, the Promoter has created a valid, subsisting and registered mortgage deed in favour of the Bank over the immovable property described below (hereinafter referred to as "the Project Land"):

IIFL HOME FINANCE LTD CHENNAI

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Schedule of Property
(Rohaan Elite - project)

* Survey No. / Plot No.: 91,92,93, **comprised in Old Survey No. 663/2 , Town Survey No.1/2**
* Village / Taluk / District: **Velachery, Velachery Taluk, Chennai District**,
* Total Land Extent / Area: 9700 Sq.ft, **Velachery**

* Boundaries: North: **Survey No.644,**
South: **30 feet Road,**
East : **Plot No.90,**
West : **Plot No.94,**

2. No Objection for RERA Registration:

The Bank/HFC has No Objection to the Promoter for registering the said real estate project with the Real Estate Regulatory Authority (RERA) under the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules made thereunder:

3. No Objection for marketing and Sale of Units:

The Bank / NBFC has No objection to the Promoter for advertising, marketing, booking, allocating and entering into Agreements for sale, registering sale deeds, or Lease Deeds with prospective buyers / allottees for the individual unit / apartments / plot / villa of the said project, provided that the promoter shall ensure that all the receivable from the sale of such units are deposited in RERA Designated Separate Account (70%) Maintained in a scheduled Bank as per the provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and Regulations made thereunder.

For IIFL Home Finance Ltd

Authorized Signatory

IIFL HOME FINANCE LTD. CHENNAI

Sincerely,
For IIFL HFL

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.