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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DIGITALLY VERIFIED RECORD

RAJ FINLEASE PVT LTD

Old No 5, New No 10, Ramanuja Street, Sowcarpet, Chennai – 600 001

To,

The Chairman,
The Tamil Nadu Real Estate Regulatory Authority (TNRERA) Chennai

Subject : No objection Certificate (NOC) for project Registration and Sale of units

Project Name : RM ELORA

Developer/Promoter Name :RM PROPERTY DEVELOPERS LLP

Dear Sir/Madam,

We have received the request mail dated of the promoter (as defined herein below} for issuing the no objection for the specific purpose of Tamilnadu Real Estate Regulatory Authority (TNRERA)registration and compliance.

This is to inform that land is mortgaged to 1) M/s. RAJ FINLEASE PRIVATE LTD, 2) M/s. REDPEARL ENTERPRISES LLP, 3) M/s. HASTIMAL & CO, 4) M/s PAARSHAV FINANCE AND INVESTMENTS, 4) Mrs. MEENAL BHANDARI, 5) M/s. PINK TURTLE LLP, 6) 7) Mr. PREMCHAND CHORDIA, 8) M/s. RSP FINANCE AND INVESTMENTS, 9) Mr. RITESH BOKDIA, 10) Mr. MANISH MARDIA via Mortgage Deeds 7923/2026 & 13712/2026, comprised in Survey No.358/2A, 359/1A1, 1A2, 1A3, 1B1, 1B2, 2A, 362/4B, 5, 7A AND 362/10 of Thirunindravur B Village, ,Project Name " RM ELORA" and more particularly described in the said Mortgage Deed.

Thus the Bank as no objection and confirm in the Following:

1.Consent for Registration : The bank as No objection to the registration of the afore mentioned project with the Tamil Nadu Real Estate Regulatory Authority (TNRERA)

2.Consent For Sale/Lease :With the Prior written Permission of the Bank, the promoter can enter into the Agreement for Sale, Sale Deeds, agreement provided that the promoter shall ensure that all the receivable from sale of such units/plots are deposited in escrow account opened with bank as per the rules and regulation of TNRERA.

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3.We stating that security in the form of Income Project in order to protect the prospective buyers and that their interest are not affected and secured.

The Promoter shall solely be liable and responsible for the with all the rules and regulation pertaining to the TNRERA.

For RAJ FINLEASE PVT LTD

D.p.chowdhy

DIRECTOR

For REDPEARL ENTERPRISES LLP

Rajan. C. Jain.

Authorised Signatory

(3) For HASTIMAL AND CO

Nishant

PARTNER

(4) (X) Mpearl

(4) Parth (5) Jain

For PAARSHV FINANCE AND INVESTMENTS

Partner

(5) For PINK TURTLE LLP

Naveen

Designated Partner

7

8

9

10

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.