

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.

Date: 02/09/2025

To,
The Executive Engineer
No.120, Rajiv Gandhi Salai,
OMR, Chennai - 600119.

Sub: No Objection Certificate for Application to the Chennai Metropolitan Development Authority (CMDA) for Building Plan Approval, Construction, and Allied Infrastructure Development Activities

REF: Secured Loan Account Number – JUN310

Dear Sir / Madam,

This has Reference to the Request Letter Dated **02.09.2025** received from **M/s. MGP Lands and Buildings Private Limited**, for the land measuring **15,358.75 Sqft**, comprised in Survey Numbers as detailed in **Annexure I** located at Oggiam Thoraipakkam Village, Sholinganallur Taluk, Chennai District has been mortgaged in our favour, M/s. Brios Finvest India Limited vide **Mortgage Deed Dated 20.06.2025** and registered as **Document No. 6067/2025**, within the Registration District of Neelankarai & Sub Registration District of Neelankarai.

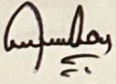
This “**No Objection Certificate**” has been issued only for the limited purpose of obtaining approvals from **Chennai Metropolitan Development Authority (CMDA)** for Building Plan Approval, Construction, and Allied infrastructure Development Activities from the Competent Authorities for the Land in Survey Numbers as detailed in **Annexure I**.

Further note that, this **No Objection Certificate [NOC]** shall not affect the said Mortgage Deed Document No. **6067/2025**, registered in favour of **Brios Finvest India Limited**.

The Developer should obtain **No Objection Certificate [NOC]** from **Brios Finvest India Limited** for execution of Sale deed in favour of the purchasers till the loan is repaid completely.

We are issuing this NOC without prejudice to our right towards the mortgaged property.

For BRIOS FINVEST INDIA LIMITED


Authorised Signatory
(Akshay Ranka)
(Head – Operations)



‘Your Prosperity, Our Priority’

Page 1 of 4

Annexure I:

[DESCRIPTION OF THE MORTGAGED PROPERTY]

ITEM I:

All that piece and parcel of Vacant Plot bearing **Plot No. B**, measuring an extent of **1452.12 Sq.ft**, as per Planning Permit No.SD/WDCN15/00137/2025, Dated. 20.03.2025, approved by The Greater Chennai Corporation, Comprised in Survey No.76/3 and 433/2B, Oggiam Thoraipakkam Village, Sholinganallur Taluk, Chennai District.

Situated within the jurisdiction of the Sub-Registration District of Neelankarai and the Registration District of Chennai South.

ITEM II:

All that piece and parcel of Vacant Plot bearing **Plot No. C**, measuring an extent of **1438.87 Sq.ft**, as per Planning Permit No.SD/WDCN15/00137/2025, Dated. 20.03.2025, approved by The Greater Chennai Corporation, Comprised in Survey No.76/3 and 433/2B, Oggiam Thoraipakkam Village, Sholinganallur Taluk, Chennai District.

Situated within the jurisdiction of the Sub-Registration District of Neelankarai and the Registration District of Chennai South.

ITEM III:

All that piece and parcel of Vacant Plot bearing **Plot No. D**, measuring an extent of **1425.62 Sq.ft**, as per Planning Permit No.SD/WDCN15/00137/2025, Dated. 20.03.2025, approved by The Greater Chennai Corporation, Comprised in Survey No.76/3 and 433/2B, Oggiam Thoraipakkam Village, Sholinganallur Taluk, Chennai District.

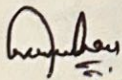
Situated within the jurisdiction of the Sub-Registration District of Neelankarai and the Registration District of Chennai South.

ITEM IV:

All that piece and parcel of Vacant Plot bearing **Plot No. E**, measuring an extent of **1412.37 Sq.ft**, as per Planning Permit No.SD/WDCN15/00137/2025, Dated. 20.03.2025, approved by The Greater Chennai Corporation, Comprised in Survey No.76/3 and 433/2B, Oggiam Thoraipakkam Village, Sholinganallur Taluk, Chennai District.

Situated within the jurisdiction of the Sub-Registration District of Neelankarai and the Registration District of Chennai South.

For **BRIOS FINVEST INDIA LIMITED**



Authorised Signatory



'Your Prosperity, Our Priority'

Page 2 of 4

ITEM V:

All that piece and parcel of Vacant Plot bearing **Plot No. F**, measuring an extent of **1399.12 Sq.ft**, as per Planning Permit No.SD/WDCN15/00137/2025, Dated. 20.03.2025, approved by The Greater Chennai Corporation, Comprised in Survey No.76/3 and 433/2B, OggiamThoraipakkam Village, Sholinganallur Taluk, Chennai District.

Situated within the jurisdiction of the Sub-Registration District of Neelankarai and the Registration District of Chennai South.

ITEM VI:

All that piece and parcel of Vacant Plot bearing **Plot No. A**, measuring an extent of **1385.88 Sq.ft**, as per Planning Permit No.SD/WDCN15/00138/2025, Dated. 20.03.2025, approved by The Greater Chennai Corporation, Comprised in Survey No.76/3 and 433/2B, OggiamThoraipakkam Village, Sholinganallur Taluk, Chennai District.

Situated within the jurisdiction of the Sub-Registration District of Neelankarai and the Registration District of Chennai South.

ITEM VII:

All that piece and parcel of Vacant Plot bearing **Plot No. B**, measuring an extent of **1372.63 Sq.ft**, as per Planning Permit No.SD/WDCN15/00138/2025, Dated. 20.03.2025, approved by The Greater Chennai Corporation, Comprised in Survey No.76/3 and 433/2B, OggiamThoraipakkam Village, Sholinganallur Taluk, Chennai District.

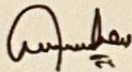
Situated within the jurisdiction of the Sub-Registration District of Neelankarai and the Registration District of Chennai South.

ITEM VIII:

All that piece and parcel of Vacant Plot bearing **Plot No. C**, measuring an extent of **1359.38 Sq.ft**, as per Planning Permit No.SD/WDCN15/00138/2025, Dated. 20.03.2025, approved by The Greater Chennai Corporation, Comprised in Survey No.76/3 and 433/2B, OggiamThoraipakkam Village, Sholinganallur Taluk, Chennai District.

Situated within the jurisdiction of the Sub-Registration District of Neelankarai and the Registration District of Chennai South.

For BRIOS FINVEST INDIA LIMITED



Authorised Signatory



'Your Prosperity, Our Priority'

Page 3 of 4

ITEM IX:

All that piece and parcel of Vacant Plot bearing **Plot No. D**, measuring an extent of **1346.13 Sq.ft**, as per Planning Permit No.SD/WDCN15/00138/2025, Dated. 20.03.2025, approved by The Greater Chennai Corporation, Comprised in Survey No.76/3 and 433/2B, OggiamThoraipakkam Village, Sholinganallur Taluk, Chennai District.

Situated within the jurisdiction of the Sub-Registration District of Neelankarai and the Registration District of Chennai South.

ITEM X:

All that piece and parcel of Vacant Plot bearing **Plot No. E**, measuring an extent of **1390.53 Sq.ft**, as per Planning Permit No.SD/WDCN15/00138/2025, Dated. 20.03.2025, approved by The Greater Chennai Corporation, Comprised in Survey No.76/3 and 433/2B, Oggiam Thoraipakkam Village, Sholinganallur Taluk, Chennai District.

Situated within the jurisdiction of the Sub-Registration District of Neelankarai and the Registration District of Chennai South.

ITEM XI:

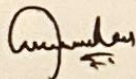
All that piece and parcel of Vacant Plot bearing **Plot No. F**, measuring an extent of **1376.10 Sq.ft**, as per Planning Permit No.SD/WDCN15/00138/2025, Dated. 20.03.2025, approved by The Greater Chennai Corporation, Comprised in Survey No.76/3 and 433/2B, Oggiam Thoraipakkam Village, Sholinganallur Taluk, Chennai District.

Situated within the jurisdiction of the Sub-Registration District of Neelankarai and the Registration District of Chennai South.

IN TOTAL 15,358.75 Sqft (Item I to Item XI)



For BRIOS FINVEST INDIA LIMITED



**Authorised Signatory
(Akshay Ranka)
(Head – Operations)**



'Your Prosperity, Our Priority'

Page 4 of 4

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

