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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

The DreamHome

we build your dreams

Date:12.10.2026

NO OBJECTION CERTIFICATE

To
Aira Ventures,
The Managing Director,
MM Tower, Second Floor, Denkanikottai Road, Opposite Ragavendra Theatre,
Hosur - 635109.

Subject: No Objection Certificate for obtaining RERA Registration and for Sale of Plots - reg.

Reference: Mortgage Deed No. 3204/2026 dated 20.03.2026, executed in favour of THE DREAM HOME, in respect of property comprising Plot Nos. 1 to 23 and 25 to 29, situated at Nagondanpalli Village, Hosur Taluk.

Respected Sir/Madam,

This is to certify that Mrs. Sambavi Muruganantham, Managing Director of Aira Ventures, is the owner of the property comprising Plot Nos. 1 to 23 and 25 to 29, situated at Nagondanpalli Village, Hosur Taluk, and that the said property has been mortgaged in favour of "THE DREAM HOME" vide Mortgage Deed No. 3204/2026 dated 20.03.2026, in consideration of a loan of Rs. 5,00,00,000/- (Rupees Five Crores Only) availed from us.

We, THE DREAM HOME, as the mortgagee of the above-mentioned property, hereby have NO OBJECTION to Aira Ventures proceeding with and obtaining registration of the said property under the Real Estate (Regulation and Development) Act, 2016 (RERA), and undertake to extend our cooperation as may be required for completion of the RERA registration process in respect of the said property.

Further, we also hereby have NO OBJECTION to Aira Ventures selling / alienating the aforesaid Plots (Plot Nos. 1 to 23 and 25 to 29) to the prospective buyer(s) / customer(s). The sale proceeds shall be adjusted towards the outstanding loan liability as per mutually agreed terms and the mortgage shall be released for the respective plot(s) upon realization of the sale consideration.

This No Objection Certificate is issued for the purpose of enabling compliance with RERA requirements and for sale of the aforementioned plots and does not, in any manner, affect, waive, or dilute our rights, title, interest, or charge as mortgagee over the said property under the aforesaid Mortgage Deed until the entire loan of Rs. 5,00,00,000/- (Rupees Five Crores Only) along with interest and other charges is fully repaid.

Thanking you,

Yours faithfully,
For THE DREAM HOME,

Authorized Signatory

No. 1 Church Road, Mani Nagar, Near Annamalai Avenue, Nolambur
Chennai - 600095 Mobile : +91 94443 97488

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.