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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Date: 30-10-2026

To
The Real Estate Regulatory Authority (RERA),
RERA Tower, 133, 1st Ave, G Block, Annanagar East,
Chennai-600 102.

The sub Registrar Neelankarai
No. 2/71 , 2nd Street, Kazura Garden, East Coast Road (ECR),
Neelankarai, Chennai-600041

Sub: No Objection Certificate (NOC) for Development, RERA Registration and Sale of Units on Mortgaged Land at Plot No. 36, Bharathi Avenue, Injambakkam Village, Sholinganallur Taluk, Chennai District.

Ref: Secured Loan Account No – BFIL26AUG0420

Dear Sir,

This is to Certify that **M/s. BRIOS FINVEST INDIA LTD,** having its registered office at New No.35 to 41 (Old No.28), E.V.K. Sampath Road, Vepery, Chennai – 600 007, has sanctioned and extended credit loan facilities to the extent of **Rs. 29,00,00,000/- (Rupees Twenty Nine Crores Only)** vide Sanction Letter bearing **Loan Account No – BFIL26AUG0420 dated: 01-08-2026** to **M/s. MGP Lands and Buildings Private Limited (hereinafter referred to as "the Promoter"), "Project Name - SOLITAIRE".**

1. **Description of the Mortgaged Property:**

As security for the said credit facilities, **M/s. MGP Lands and Buildings Private Limited** has created a valid, subsisting and registered mortgage deed in favour of the **M/s. BRIOS FINVEST INDIA LTD** over the immovable property described below (hereinafter referred to as "the Project Land")":

"Project Name – SOLITAIRE"

- **Survey No/Plot No:** Plot No. 36 and Old R.S. Nos. 16/3, 16/4, 16/5, 16/6 and 15/2APart, Patta Nos. 7367, 7368, 8786 and 8787, as per Patta New Sub Division Survey Nos. 15/322A, 16/17A, 15/322B and 16/17B
- **Village/Taluk/District:** Injambakkam Village, Sholinganallur Taluk, Chennai District
- **Total Land Extent/Area: 43,560 Sq.ft**
- **Boundaries:**

North by	:	Plot No.20
South by	:	40 Feet Road (Bharathi Avenue Road)
East by	:	Plot No.37
West by	:	Plot No.35

BRIOS FINVEST INDIA LIMITED Chennai-07

'Your Prosperity, Our Priority'

2. **No Objection for RERA Registration:**

The **M/s. BRIOS FINVEST INDIA LTD** has No Objection to the **M/s. MGP Lands and Buildings Private Limited** 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 **M/s. BRIOS FINVEST INDIA LTD** has No Objection to the **M/s. MGP Lands and Buildings Private Limited** for advertising, marketing, booking, allocating and entering into Agreement 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 BRIOS FINVEST INDIA LIMITED

BRIOS FINVEST INDIA LIMITED Chennai-07

Authorized signatory
(Nandhini M)

Brios Finvest India Limited
CIN No : U65191TN1993PLC026235
New No.35 to 41 (Old No.28), E.V.K. Sampath Road,
Vepery, Chennai - 600 007.

M +91 94567 89045
T 044 - 4558 7777
E office@briosfinvest.com
W www.briosfinvest.com

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.