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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RSCL
RUDRA SECURITIES AND CAPITAL LTD
E : rudrasecuritiesandcapitalltd@gmail.com I Tel : 044 - 2660 6530

Date: 08.06.2026

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: MP Rue Radiale
Developer/Promoter Name: Ms MGP LANDS AND BUILDINGS PVT LTD

Sir/Madam,

We have received the request from the Promoter for issuing the no objection for the specific purpose of Tamil Nadu Real Estate Regulatory Authority (TNRERA) registration and compliance.

This is to confirm that KKN VENTURES PRIVATE LIMITED, MOHINDRA FINVEST PVT LTD, RUDRA SECURITIES AND CAPITAL LTD (hereinafter referred to as "the Lender") has sanctioned and extended credit facilities to the extent of Rs. 32,00,0,000/- (Rupees Thirty Two Crore only) to MP DEVELOPERS AND CONSTRUCTIONS PRIVATE LIMITED and to secure the said Facility the lender has created mortgage vide the Mortgage Deed, **Document No. 3617/2026**, dated **22.04.2026** over the Layout project named **"MP RUE RADIALE"** constructed on the land admeasuring 10056Sq.m and situated at Survey Nos.T.S.Nos: 6/3, 6/7-2, 6/8, Block No.25, Ward. G, of Nemilicheri Village, Pallavaram Taluk, Chengalpattu District and more particularly described in the said Mortgage Deed.

Thus, the Lender has no objection and confirms the following:

Consent for Registration:

The Lender has **No Objection** to the registration of the aforementioned project with the Tamil Nadu Real Estate Regulatory Authority (TNRERA).

For RUDRA SECURITIES AND CAPITAL LIMITED

Director

8/4, Rajrathinam Street, Kilpauk, HDFC Bank Building, Chennai - 600 010 Tamil Nadu, India.

CIN No. U67120TN1995PTC141489 PAN No.AAFCM3831P

MOHINDRA FINVEST PRIVATE LTD

"MEGH SYNERGY" No. 45, (Old No. 21), Halls Road, Kilpauk, Chennai-600 010.
Ph: +91-44-6625 3333, E-mail : info@meghgroup.com

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For MOHINDRA FINVEST PVT. LTD,

Director.

Name of the Lender

KKN VENTURES PRIVATE LIMITED

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The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
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For KKN VENTURES PRIVATE LIMITED

Director/Authorised Signatory

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.