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

CUB
TRUST AND EXCELLENCE SINCE 1904

CITY UNION BANK LTD.,
PERUR BRANCH
D.No.3/14 F To 3/14 J, Siruvani Main Road, Perur - 641 010,
Coimbatore Dt., Ph : 0422-2606680 Cell : 9380351765.
E-Mail : cub282@cityunionbank.com

09.04.2026

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: **Gujan's Paripalana Phase IV- Block 4**

Developer/Promoter Name: SRI GUJAN BUILDER AND DEVELOPERS

Sir/Madam,

We have received the request mail dated 09.04.2026 of the Promoter (as defined herein below) 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 City Union Bank (hereinafter referred to as "theBank") has sanctioned and extended credit facilities to the extent of Rs 10,00,00,000 /- (Rupees Ten Crore only) vide Sanction Letter bearing ref. No CLOS-101607-2026. dated 02nd January 2026 to SRI GUJAN BUILDER AND DEVELOPERS (the "Promoter") and to secure the said Facility the Bank as created mortgage vide the Mortgage Deed,Document No. 102/2026, dated 06th January 2026 over the real estate project named "**Gujan's Paripalana Phase IV- Block 4**" constructed on RESIDENTIAL APARTMENT BUILDING AT SITE NO:8 MIDDLE & WEST, 9, 10, 11 MIDDLE & WEST AND STILT, FIRST, SECOND, THIRD, FOURTH,

CITY UNION BANK LTD. PERUR CUB

FIFTH &TERRACE FLOOR, IN S.F.NO:144/6, 144/9, 144/11, 144/19, 144/14A1A1B,144/14A1A2, MADAMPATTY VILLAGE,PERUR TALUK, COIMBATORE DISTRICT.LAND EXTEND OF 19.96 cents, and more particularly described in the said Mortgage Deed.

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

1. Consent for Registration: The Bank has 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 Agreements for Sale, Sale Deeds, Allotment Letters, or Lease Deeds with prospective allottees for the units/plots in the said project, as per the terms of the loan/mortgage 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.

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

   Thanking you,

   For City Union Bank

   CITY UNION BANK LTD. PERUR CUB

   Authorised Signatory

   Name: S Venkatesh

   Designation: Branch Manager

   Email ID: branchhead282@cityunionbank.in

   Phone no.: 7418677713

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.