

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.



KANKRIYA CONSTRUCTION PRIVATE LIMITED

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Date: 16/05/2026

To,

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority
**Tower, No. 133, G-Block, 1st Avenue,
Anna Nagar (East), Chennai – 600102.**

Sir / Madam,

Sub: Issuance of No Objection Certificate for approval of mortgaged lands – reg.

We, KANKRIYA CONSTRUCTION PVT. LTD. the Mortgagee herein, have inform that M/s. ELEPHANTINE ORAGADAM INDUSTRIAL PARK THREE a Firm, and M/s. ELEPHANTINE ENTERPRISES PVT LTD., have availed a loan against property vide, Deed of Mortgage dated 30.03.2026, Doc. No.2411/2026 with us against the property being vacant lands, measuring an extent of 290 cents in S.No.188/1B and an extent of 55 cents in S.No. 186/6, totally measuring an extent of 3.45 ACRES, situated at Echankaranai Village (Soorakuppam), Thirukazhukundram Taluk, Chengalpattu District.

We hereby convey our No Objection for subdivision/layout formation in respect of the aforesaid lands and for according approval and registration before the Tamil Nadu Real Estate Regulatory Authority, subject to the following conditions:

1. The mortgage created in favour of the mortgagee shall continue to remain valid, subsisting and binding until discharge of the entire loan liability.
2. The promoter / developer shall not alienate, encumber or create any further encumbrance over the mortgaged lands without prior written consent of the Mortgagee.
3. Sale of plots, if any, shall be subject to release / NOC being issued by the Mortgagee on receipt of proportionate consideration towards loan adjustment.
4. This No Objection Certificate is issued only for the purpose of obtaining approval / registration from TNRERA and shall not be construed as discharge or release of mortgage.

This certificate is issued at the request of the borrowers for submission before Tamil Nadu Real Estate Regulatory Authority.

Thanking you,

Yours faithfully,
For KANKRIYA CONSTRUCTION PVT LTD.,


DIRECTOR

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

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

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

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

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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.

