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

Nirman Finance and Investment Co
39, Thambu Swamy Road, Kilpauk, Chennai-10

NFIC

Together, We Grow

Date :12 October, 2026

To,
The Sub Register,
Sub Register Office,
Bagalur, Krishnagiri Dt.

Sir/Madam,

Subject : No Objection Certificate (NOC) for Project Registration and Sale of all the plots

Project Name: Avigna by Ananda - Phase II

Developer/Promoter Name: M/s. Avigna IRRA Private Limited

We have received the request mail dated 18-09-2026 of the Promoter (as defined hereinbelow) 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 (hereinafter referred to as "the Lenders ") has sanctioned and extended credit facilities to the extent of Rs. 15,00,00,000/- (Rupees Fifteen Crores only) and as may be enhanced from time to time at the discretion of the 1. Nirman finance & Investment Co., vide Sanction Letter dated 19th November 2025 to Avigna Irra Private Limited (the "Promoter") and to secure the said Facility the Lenders as created mortgage vide the **Mortgage Deed, Document No. 8040/2025**, dated 19.11.2025 over the real estate project named " **Avigna by ANANDA -** Phase -2" constructed on the land admeasuring 4 Acres 13.5 Cents and situated at Survey Nos. 58/2A1, 58/2A2, 58/2B, 58/2C, 59/1A, 56/2, 56/5, 56/1 in Eachangur and Hosur Taluk, Krishnagiri District and more particularly described in the said Mortgage Deed.

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

1. Consent for Registration: The Lenders have No Objection to the registration of the aforementioned project with the Tamil Nadu Real Estate Regulatory Authority (TNRERA).

2. Consent for Sale/Lease: With the prior written permission of the Lenders, the Promoter can enter into Agreements for Sale, Sale Deeds, Allotment Letters, or Lease Deeds with prospective allottees for the all the 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 all the plots are deposited in escrow account opened with Lenders as per the rules and regulation of TNRERA.

For Nirman Finance & Investment Co.,
Proprietor

For MOHINDRA FINVEST PVT. LTD.,
Director.

For VARALAKSHMI AUTOMOBILES (P) LTD.,
Managing Director

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

Yours faithfully,

For **Nirman Finance & Investment Co.,**

For Nirman Finance & Investment Co.,

Proprietor Proprietor

For **Mohindra Finvest Pvt Ltd**

For MOHINDRA FINVEST PVT. LTD,

Director Director.

For **Varalakshmi Automobiles Pvt Ltd**

For VARALAKSHMI AUTOMOBILES (P) LTD.,

Managing Director Managing Director

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.