Verified RealEstate™

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.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

SAMBHAV INC

GSTIN:33ADUFS1905M1ZM
MOBILE NO. 8012444-444

NO.1/28, Ground floor,
Parthasarathy Street,
Pulianthope, Chennai – 600012

Date: 03.06.2026

To
The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai.

Respected Sir /Madam.

Subject: No Objection Certificate for obtaining **RERA approval** for land at Santhavellore (A) Village, Sriperumbudur Taluk, Kanchipuram District

This is to certify that M/s. DAC Developers Delight LLP, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, bearing LLP Identification Number ACO-6489, having its registered office at New No.27, Old No.19, Flat No.A-1, K Block, 1st Main Road, Anna Nagar East, Chennai – 600 102 (hereinafter referred to as the "Owner"), is the absolute and lawful owner of the land situated at Santhavellore (A) Village, Sriperumbudur Taluk, Kancheepuram District, comprised in Survey Nos. 137/3B, 138/7B2, and 138/7C.

We further confirm that the above-mentioned property has been mortgaged in favour of **M/s.SAMBHAV INC**, vide Mortgage Deed registered as Document No. 1643 of 2026 dated 26th March 2026, registered with the office of the Sub-Registrar, Sunguvarchathram.

In this regard, we hereby issue this No Objection Certificate confirming the following:

1. The Owners are in the process of obtaining RERA approval for the development of the above-mentioned property.
2. We hereby acknowledge and confirm that the Owners continue to remain the peaceful, lawful, and absolute owners in possession of the said property.
3. We have no objection for the submission of the RERA application and processing of approval for the said project.

Accordingly, it is clarified that:

1. The issuance of this No Objection Certificate (NOC) for the purpose of RERA registration and project approval shall not, in any manner, prejudice, dilute, or affect the rights, title, interest, or security created in favour of the Mortgagee under the aforesaid mortgage deed.
2. All rights of the Mortgagee shall continue to remain intact, subsisting, and enforceable in accordance with the terms of the loan/mortgage documents and applicable law.
3. The Owners shall not create any further encumbrance or deal with the property in any manner prejudicial to the interests of the Mortgagee without prior written consent of the Mortgagee.

The Lender may, from time to time, issue the required NOCs for the sale and registration of Units/Plots, subject to receipt of the applicable payment and compliance with the conditions prescribed by the Lender.

This certificate is issued upon the request of the Owners for the purpose of official record, regulatory compliance, and submission before the competent authorities.

Yours faithfully
For Sambhav Inc



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.