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

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DIGITALLY VERIFIED RECORD

To, **Date:16/09/2025**

M/S Vesta builders & promoters rep by its partners
K Natarajan and K Moorthy,
Plot no 9 first floor,
Sarathy Nagar 5th street,
Velachery, Chennai - 600042

Dear Sir/Madam,

Sub: No Objection for Registering the project Vestas's Dimensions in TNRERA

Ref:Loan Account No.TCHHF0490000100382625 of M/S Vesta Builders & Promoters RE:

M/S VESTA BUILDERS & PROMOTERS has availed property Loan from Tata Capital Housing Finance Limited against security by way of mortgage on the following property

Property Details:
at S.NO.91 PART, PATTA NO.7063, 25472, 7064 PATTA S.NO.91/75A, 91/75B, PLOT NO.155/4, 155/5 & 155/6, SRINIVASANAGAR II, LAYOUT, PUZHUTHIVAKKAM, MADIPAKKAM VILLAGE, SHOLINGANALLUR TALUK, CHENNAI 600091

M/S VESTA BUILDERS & PROMOTERS has applied to register their above-mentioned project, "VESTA'S DIMENSIONS" with TNRERA for the property by virtue of Reg. Sale Deed bearing Doc. No. 270 dated: 20/01/2025. In this regard, we do not have any objection to register with respect to the said Property. However, the same shall be subject to our first charge by way of mortgage on the said Property continue to be in force till period of loan tenure.

We give our consent, and we have no objection to register the housing project "VESTA'S DIMENSIONS" in TN RERA, without diluting our mortgage and is only for the foresaid purpose and without prejudice to any of the rights of Company. By issuing this NOC, the charge created on the said Property will not be discharged and shall continue to remain valid, binding and subsisting.

Yours sincerely,

For TATA CAPITAL HOUSING FINANCE LIMITED,

706239

Authorized 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.