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
verified.realestate

DIGITALLY VERIFIED RECORD

TATA

NO OBJECTION CERTIFICATE (NOC)

Date: 31.08.2026

To

Chairman

The Tamil Nadu Real Estate Regulatory Authority (TNRERA),

Chennai.

Subject: No Objection Certificate (NOC) for Project Registration

This is to certify that the property bearing Plot No.3 Part, Comprised in Old Paimash Nos.402/12A & B, 420/15, R.S.Nos.354/9 & 10, as per TSLR Old S.No.354/9A1, T.S.No.9/2, Block No.36, Ward H, measuring with an extent of 7200 Sq.ft., Situated at Door No.2, Boopathy Nagar, Industrial Estate, Keelkattalai, Chennai – 600 117, Keelkattalai Village, Pallavaram Taluk, Chengalpet District and, standing in the name of **M/s.PB FLAT PROMOTERS PRIVATE LIMITED (PAN: AAICP9566H)** having its registered office at PERFECT PAVITRAM FIRST FLOOR, NO 21B, PONNIAMMAN KOIL WEST STREET , MADIPAKKAM, Chennai, Chennai, Tamil Nadu, 600091, ("Borrower") is mortgaged in favour of **TATA CAPITAL HOUSING FINANCE LIMITED** ("Lender") as security for the credit facilities sanctioned to the borrower.

The Borrower has informed the Lender that it proposes to undertake residential development on the property and intends to apply to competent authorities for purpose of Tamil Nadu Real Estate Authority (TNRERA) registration and compliance and for obtaining necessary permissions, sanctions, licenses, building permits and such approvals as may be at the request of the Borrower, we hereby convey that the Lender has no objection to the Borrower applying for registration of project with the Tamil Nadu Real Estate Regulatory Authority (TNRERA) and obtaining planning permission, building plan approval, or any other statutory approval from the competent authority or any other concerned governmental authority in respect of the said Property mortgaged in favour of the Lender.

It is specifically clarified that

1. This has reference to **M/s.PB FLAT PROMOTERS PRIVATE LIMITED** letter dated 26.08.2026 seeking permission of Tata Capital Housing Finance Limited ("TCHFL") for issuing NOC for applying TN RERA registration for construction of flats.
2. This NOC shall not be construed as a release, discharge, or waiver of the lender's Mortgage, Charge, lien, or any other security interest over the property or any part thereof.
3. The mortgage and rights, title, interests, and security of the Lender over the property shall continue to remain valid, subsisting, and enforceable until all dues payable to the Lender are fully discharged and the Lender issues a closure letter.
4. The terms and conditions of the mortgage of the said Property remains the same and the Lender continues to have charge over the said Property and new constructed/developed building.
5. This certificate is issued without prejudice to the terms and conditions of the loan documents executed by the Borrower and shall not affect the Lender's rights and remedies in any manner.
6. The NOC shall be issued solely for the purpose of obtaining construction-related approvals, statutory clearances and project registration.
7. This certificate has been issued on the specific request made by **M/s.PB FLAT PROMOTERS PRIVATE LIMITED** without any other responsibility or guarantee on the part of TCHFL or its official and without prejudice to all the rights of TCHFL.

Authorised Signatory

TATA CAPITAL HOUSING FINANCE LIMITED CHENNAI

For Tata Capital Housing Finance Limited

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.