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
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DIGITALLY VERIFIED RECORD

19-C, Anugraha Apartment,
III Floor, Nungambakkam High Road,
Chennai - 600 034
Mob: 98400 99900
email : dagaanil@gmail.com

Anil Kumar Daga

Date: 16.06.2026

NO OBJECTION CERTIFICATE

I, **Mr. Anil Kumar Daga**, Son of Mr. Kishan Chand Daga, Aadhaar No. 597130501575 and PAN No. AEAPA4376R, aged about 65 years, residing at Anugraha Apartment, C Block, 3rd Floor, No.19, Nungambakkam High Road, Nungambakkam, Chennai – 600034, hereby state as follows:

I am the Mortgagee under the **Simple Mortgage Deed Document No. 3751 of 2026**, registered on 28.04.2026 before the Sub-Registrar, Joint-II, Tiruvallur. Under the said Mortgage Deed, **Mr. L. Devaraj**, S/o Late A.V. Loganathan, residing at No.105, 4th Street, T.S. Krishnan Nagar, Mogappair East, Chennai – 600037, has mortgaged in my favour the property more particularly described in the Schedule hereunder.

I hereby convey my **No Objection** to the Mortgagor in the schedule mentioned property.

Applying for and obtaining registration/approval from the Tamil Nadu Real Estate Regulatory Authority (TNRERA); Obtaining approvals, sanctions, permissions and clearances from the competent authorities; Forming, marketing and selling the plots comprised in the Schedule Property.

I further confirm that I have no objection to the registration of sale deeds in favour of prospective purchasers of the plots formed in the Schedule Property, subject to the terms and conditions mutually agreed between the Mortgagor and myself and subject to the rights created under the Mortgage Deed.

This No Objection Certificate is being issued solely for the purpose of obtaining RERA approval and facilitating the sale of plots and may be produced before TNRERA, CMDA, Registration Department, Banks, Financial Institutions and other authorities wherever required.

SCHEDULE OF PROPERTY

All that piece and parcel of vacant land bearing Plot Nos: 1 to 48 and Commercial 1 & 2 totally measuring **48,884 Sq.ft. in "Mahalakshmi Nagar Phase-I",** approved under CMDA Approval No. OL-PPD/LO/0223/2025 dated 12.02.2025, Permit No. OL-02464, Letter No. CMDA/PP/LAYOUT/1/0182/2025, comprised in Old Survey Nos. 461/2, 461/3 & 460/4, Old Patta No. 9744, New Patta No. 9930, Patta Survey Nos. 461/2A & 461/3A, New Patta No. 9937, Survey No. 460/4B, situated at No.86, Nathamedu Village, Tiruvallur Taluk, Tiruvallur District.

Signature of Mortgagee

Mr. Anil Kumar Daga

ANIL KUMAR DAGA

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.