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

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DIGITALLY VERIFIED RECORD

Aditya Birla Housing Finance Ltd.

ADITYA BIRLA CAPITAL

HOME LOANS

To,

TNRERA Chennai,

Tamil Nadu.

Dear Sir/Madam,

This is in reference to the Facility of Rs.17 Cras per the attached Sanction Letter dated **11th September 2025** in favour of **ASSET TREE HOMES** (**"Developer"**).

We, Aditya Birla Housing Finance Limited ("ABHFL"), having branch office No.M-7, Sai Sagar Building Ground Floor, Thiru-Vi-Ka (SIDCO) estate,Chennai, Tamil Nadu, India – 600 032 and its registered office at Aditya Birla Housing Finance Limited (ABHFL), Registered Address-Indian Rayon Compound, Veraval - 362 266, Gujarat, for the purpose of your application before TNRERA – RERA approval for development and construction of residential flats for sale with UDS to prospective purchasers relating to the respective property Land measuring an extent as per Patta is 732.00 Sq.mtr., and per document 731.14 Sq.mtr., The proposed Construction of Stilt floor + 5 floors (Height – 18.30m) Residential Building with 25 dwelling units for Affordable Housing and Association Room at Plot Nos.13, 14, 15, 16 & 17 (CMDA Approved Layout No.202/2023), Maansarovar Nagar Phase II, Rendamkattalai, Chennai 600128 comprised in Old S.No.239/1 & 239/3 (Document), New S.No.239/1D, 239/1E, 239/1F, 239/1G, 239/1H & 239/3D (Patta) of Rendamkattalai Village, within the limit of Kundrathur Panchayat Union.

We have no objection for M/s. Asset Tree Homes to apply for TNRERA approval authority.

We are issuing this NOC without prejudice to our rights against the mortgaged property vide Mortgage Deed Document No. 9709/2025, situated at Rendamkattalai Village, Kundrathur Taluk, Kancheepuram District.

ADITYA BIRLA HOUSING FINANCE LTD. CHENNAI

For Aditya Birla Housing Finance Ltd

Authorized Signatory

Dated: 28.11.2025

Place: Chennai

Corporate Office:
Aditya Birla Housing Finance Limited
One World Centre, Tower 1, 9th Floor, Jupiter Mill Compound,
841, Senapati Bapat Marg, Elphinstone Road, Mumbai, Maharashtra - 400 013
Tel: +91 22 6279 9505 | Toll-free number: 1800-270-7000
care.housingfinance@adityabirlacapital.com
https://homefinance.adityabirlacapital.com

Registered Office:
Indian Rayon Compound,
Veraval, Gujarat – 362 266
CIN: U65922GJ2009PLC083779

intertek

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.