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™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

FINNGO CAPITAL PRIVATE LIMITED
CIN : U64910TN2025PTC179299
NO. 14/8, Vasu Street, 3rdFloor,Kilpauk, Chennai – 600 010.
+ 91-90034 98477
admin@finngocapital.com
www.finngocapital.com

Ref No:- 2410-1 Date :24.10.2026

To

1. The Real Estate Regulatory Authority (RERA)
   Chennai

2. The Sub Registrar
   Avadi
   Chennai

Subject : No Objection Certificate (NOC) for Development, RERA Registration and Sale of Units on Mortgaged Land at **Lakshmi Lake View Phase - VI**, Comprised in Town Survey Nos.18/3, 19/12, 20/2, 20/3, 20/4, 20/5, 20/6, 20/7, 20/8, 20/9 and 20/10 (Old Survey Nos.517/2Apart, 518/1part, 519/1A1, 519/1Bpart, 519/1A2Apart, 519/1A2Bpart, 519/2Apart, 519/2B1part, 519/2B2part) Block No.85, Ward – I of Paruthipattu Village, Avadi Taluk, Tiruvallur District, Tamil Nadu – 600 077

Respected Sir / Madam,

This is to certify that FINNGO CAPITAL PRIVATE LIMITED, having its registered office at No.14/8, Vasu Street, 3rd Floor, Kilpauk, Chennai – 600010 (hereinafter referred to as "the Bank"), has sanctioned and extended credit / loan facilities to the extent of Rs.15,00,00,000/- (Rupees Fifteen Crores Only) vide sanction letter bearing No.FBL/0057/2627, dated 29th May 2026 to M/s SRI LAKSHMI HOMES PRIVATE LIMITED (hereinafter referred to as "the Promoter", Lakshmi Lake View Phase – VI.

For FINNGO CAPITAL PRIVATE LIMITED

Director

FINNGO CAPITAL PRIVATE LIMITED Chennai

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1. **Description of the Mortgaged Property**:

As security for the said credit facilities, the promoter has created a valid subsisting and registered mortgage deed in favour of the Bank over the immovable property described below (hereinafter referred to as "the Project Land"):

Lakshmi Lake View Phase – VI

- Comprised in Town Survey Nos.18/3, 19/12, 20/2, 20/3, 20/4, 20/5, 20/6, 20/7, 20/8, 20/9 and 20/10 (Old Survey Nos.517/2Apart, 518/1part, 519/1A1, 519/1Bpart, 519/1A2Apart, 519/1A2Bpart, 519/2Apart, 519/2B1part, 519/2B2part)
- Paruthipattu Village, Avadi Taluk, Tiruvallur District
- Total Extent 7919 square meters
- Boundaries:

North	: Vacant land in T.S. No.20/1, 20/11 and 20/12
South	: Lands comprised in T.S. No.18/1 and 19/1
East	: Vacant lands in T.S.No.24/5, 24/2
West	: Vacant lands in Town Survey Nos.12/5, 13/7, & 14part

2. **No Objection for RERA Registration**:

The Bank / NBFC has No Objection to the Promoter for registering the said real estate project with the Real Estate Regulatory Authority (RERA) under the provision of the Real Estate (Regulation and Development Act, 2016 and rules made thereunder.

For FINNGO CAPITAL PRIVATE LIMITED

Aryan Jain

Director

FINNGO CAPITAL PRIVATE LIMITED Chennai

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3. No Objection for marketing and Sale of Units:

The Bank / NBFC has No Objection to the Promoter for advertising, marketing, booking, allocating and entering into Agreements for sale, registering sale deeds or Lease Deeds with prospective buyers / allottees for the individual units / apartments / plot / villa of the said project, provided that the promoter shall ensure that all the receivable from the sale of such units are deposited in RERA Designated Separate Account (70%) Maintained in a scheduled Bank as per provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and Regulations made thereunder.

For FINNGO CAPITAL PRIVATE LIMITED

Aryan Jain

Director

FINNGO CAPITAL PRIVATE LIMITED Chennai

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.