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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

बैंक ऑफ़ बड़ौदा Bank of Baroda

Reference no.: BOB:MIDBEN:ADV:2026-27/ 85

Date: 12th June, 2026

To,

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chinthamani Complex, 1st Avenue,
G Block, Anna nagar East,
Chennai, Tamil Nadu 600102

Subject: No Objection Certificate (NOC) for Project Registration and Sale of Units
Project Name: Shriram Swargam- Phase 2
Developer/Promoter Name: Shriram Properties Limited

Dear Sir,

We have received the request mail dated 12-06-2026 of the Company for issuing the no objection for the specific purpose of Tamil Nadu Real Estate Regulatory Authority (TNRERA) registration and compliance.

This is to confirm that **Bank of Baroda** (hereinafter referred to as "the Bank") has sanctioned and extended credit facilities to the extent of Rs 100.00/-(Rupees Hundred Crores only) and as may be enhanced from time to time at the discretion of the Bank ("Facility") vide Sanction Letter bearing ref. No. BOB/MIDBEN/2/2023-24/245 dated 02.03.2024 to **M/s. Shriram Properties Limited**, (the "Promoter") and to secure the said Facility the Bank has created mortgage vide the **Mortgage Deed**, **Document No. 6284/2024,** dated 3rd May 2024 over the real estate project Named " **Shriram Swargam**" constructed on the land admeasuring 8 Acres 90 Cents and situated at Survey Nos.399/1A, 399/1B, 399/1C, 399/1D, 399/1E, 399/1F & 399/3B AND 418/1A, 418/1B, 418/1C & 418/1D2 OF KUTHAMBAKKAM VILLAGE, THIRUALLUR DISTRICT, WITHIN THE LIMITS OF POONAMALLE PANCHAYAT UNION and more particularly described in the said Mortgage Deed. Thus, the Bank has no objection and confirms the following:

1. **Consent for Registration:** The Bank has **No Objection** to the registration of the aforementioned project with the Tamil Nadu Real Estate Regulatory Authority (TNRERA)

2. **Consent for Sale/Lease:** With the prior written permission of the Bank, the Promoter can enter into Agreements for Sale, Sale Deeds, Allotment Letters, or Lease Deeds with prospective allottees for the units/plots in the said project, as per the terms of the loan/mortgage agreement, provided that the Promoter shall ensure that all the receivable from sale of such units/plots are deposited in escrow account opened with Bank as per the rules and regulation of TNRERA

   The Promoter/Company shall solely be liable and responsible for the complying with all the rules and regulation pertaining to the TNRERA.

Thanking you,

For **Bank of Baroda**.

BANK OF BARODA | बैंक ऑफ़ बड़ौदा | मिड कॉर्पोरेट शाखा | Mid Corporate Branch | B'luru-01

Authorised Signatory

Name	: Gopika M
Designation	: Chief Manager
Email ID	: midben@bankofbaroda.co.in
Phone No.	: 080 25011242

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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