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™
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DIGITALLY VERIFIED RECORD

IDBI Trusteeship Services Ltd.
CIN : U65991MH2001GOI131154

Ref:4143/ITSL/OPR/2026-27
Date: 30.07.2026

To,
Chairman
The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai

Subject: No Objection Certificate (NOC) for Project Registration and Sale of Units
Project Name: Enchante Phase 2
Developer Name: Kadavanthra Builders Private Limited

Sir/Madam,

This is to confirm that **IDBI Trusteeship Services Limited** (hereinafter referred to as "the Mortgagee"), a trusteeship company, is holding title documents related to survey no.66/1A and 66/3 having total extent of approx.. 242 Cents (i.e. 2.42 Acre), in Siruseri Village, Vandalur Taluk, Chengalpattu District, within the registration district Chengalapattu and Sub-registration district of Navalur, Tamilnadu.

In accordance with the **Mortgage Deed, Document No. 3227/2025,** dated 21st November 2025, the Mortgagee hereby declares and confirms the following:

1. **Consent for Registration**: We have **No Objection** to the registration of the aforementioned project with the Tamil Nadu Real Estate Regulatory Authority (TNRERA).
2. **Consent for Sale/Lease**: We have **No Objection** to the Promoter entering 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.

This no-objection is issued at the request of the Promoter for the specific purpose of TNRERA registration and compliance. Our no-objection herein provided is subject to and conditional upon:

A. there being no Event of Default existing or occurred after the date of issuance of this letter; and

B. consent being sought from the Debenture Trustee for sale, transfer or assignment, in any manner whatsoever, of units in the Project; and

C. continued compliance with the existing covenants and obligations as more particularly recorded in the Transaction Documents, save and except those which are specifically waived under this letter.

The capitalized terms used herein but not defined otherwise shall have the same meaning as ascribed to them under the Mortgage Deed.

For IDBI Trusteeship Services Limited

Authorised Signatory

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.