Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலनाडु TAMILNADU

- 6 JAN 2025

DH 786207

23 2024 சென்னை-600035

Brios Finvest Ltd

S. Thirumohan
STAMP VENDOR
Lic. No: 109/B4/88-9
HIGH COURT CAMPUS
CHENNAI 600 104

AFFIDAVIT

I, Mr. Akshay Ranka N (Aadhaar No.8105 8621 6282) S/o. Naresh Ranka, aged about 28 years Authorized signatory for **M/s. BRIOS FINVEST INDIA LIMITED**, having its registered office at New No.35 to 41 (Old No.28), E.V.K.Sampath Road, Vepery, Chennai – 600 007, 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 as mentioned below, we hereby do solemnly affirm and sincerely state on oath and declare as follows:

For BRIOS FINVEST INDIA LIMITED

Authorised Signatory

BRIOS FINVEST INDIA LIMITED Chennai-07

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

-2024 சென்னை-600035

- 6 JAN 2025

DH 786208

Brios Finvest India

Thirumohan
STAMP VENDOR
L. No: 109/B4/88-9
HIGH COURT CAMPUS
CHENNAI 600 104

Reference: Secured Loan Account Number – MAR285

Dear Sir/Madam,

This has reference to your Reference letter dated **02.04.2025** for issuing NOC for TNRERA – RERA approval for development and construction of residential flats for sale with UDS to prospective purchasers relating to the respective property as mentioned below,

1. That We have no objection for **M/s. MP Developers** to execute and sign any kinds of Agreement/Deeds, Sale Deed relating to the schedule mentioned properties to the prospective buyers, subject to the following conditions:
   a) To deposit a sum of **Rs.75,00,000/- (Rupees Seventy Five Lakh Only)** to **M/s. BRIOS FINVEST INDIA Limited** on sale of each flats.
   b) Along with NOC issued by us for each sale.

For BRIOS FINVEST INDIA LIMITED

Authorised Signatory

BRIOS FINVEST INDIA LIMITED Chennai-07

2. We also confirm that the following list of original documents has been deposited with us against the loan amount of **Rs.15,00,00,000/- (Rupees Fifteen Crore Only)** granted to M/s. MP Developers:

Project Name: MP WHITE HOUSE

LIST OF DOCUMENTS

S.No	Description	Document Number	Date	Remarks
1.	Settlement Deed	12216/2021	22/12/2021	Original
2.	Rectification Deed	4010/2022	18/04/2022	Original
3.	Statutory Power Of Attorney	07/2024	08/01/2024	Original
4.	Sale Deed	1610/2025	24/02/2025	Original
5.	Sale Deed	7882/2024	16/09/2024	Original
6.	Sale Deed	7883/2024	16/09/2024	Original
7.	Sale Deed	7884/2024	16/09/2024	Original
8.	Sale Deed	7886/2024	16/09/2024	Original
9.	Sale Deed	7887/2024	16/09/2024	Original
10.	Sale Deed	7888/2024	16/09/2024	Original
11.	Sale Deed	7889/2024	16/09/2024	Original
12.	Sale Deed	7891/2024	16/09/2024	Original
13.	Sale Deed	7892/2024	16/09/2024	Original
14.	Sale Deed	7893/2024	16/09/2024	Original
15.	Sale Deed	7894/2024	16/09/2024	Original
16.	Sale Deed	7895/2024	16/09/2024	Original
17.	Sale Deed	7897/2024	16/09/2024	Original
18.	Sale Deed	7898/2024	16/09/2024	Original
19.	Sale Deed	7901/2024	16/09/2024	Original
20.	Sale Deed	7902/2024	16/09/2024	Original
21.	Sale Deed	7903/2024	16/09/2024	Original
22.	Sale Deed	7904/2024	16/09/2024	Original
23.	Sale Deed	7905/2024	16/09/2024	Original
24.	Sale Deed	7906/2024	16/09/2024	Original
25.	Sale Deed	7911/2024	16/09/2024	Original
26.	Sale Deed	7912/2024	16/09/2024	Original
27.	Mortgage Deed	1905/2025	04/03/2025	Original

For BRIOS FINVEST INDIA LIMITED

Authorised Signatory

'Your Prosperity, Our Priority'

BRIOS FINVEST INDIA LIMITED

Brios Finvest India Limited
(Formerly Known as Parasnath Finance (India) Limited)
New No.35 to 41 (Old No.28), E.V.K. Sampath Road,
Vepery, Chennai - 600 007.

CIN No : U65191TN1993PLC026235
M +91 94567 89045
T 044 - 4558 7777
E office@briosfinvest.com

3. We are issuing this NOC without prejudice to our right against the mortgaged property.



Dated – 02/04/2025

Place – Chennai

For BRIOS FINVEST INDIA LIMITED

Authorized signatory

BRIOS FINVEST INDIA LIMITED ★ Chennai-07 ★

Brios Finvest India Limited
(Formerly Known as Parasnath Finance (India) Limited)
New No.35 to 41 (Old No.28), E.V.K. Sampath Road,
Vepery, Chennai - 600 007.

CIN No : U65191TN1993PLC026235
M +91 94567 89045
T 044 - 4558 7777
E office@briosfinvest.com



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate