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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD

CUB
TRUST AND EXCELLENCE
SINCE 1904

CITY UNION BANK LTD.,
VILANKURICHI BRANCH
No.1638, Avanashi Road, Peelamedu, Vilankurichi,
Coimbatore - 641 004. Ph : 0422-2574191 Cell : 93632 18919.
E-Mail : cub053@cityunionbank.com

Date: 23/09/2026

To,
M/s. Srinivasan Associates Private Limited
14/2 & 4, Avinashi Rd, opp. Tiruppur Textiles, Peelamedu, Coimbatore, Tamil Nadu 641004

Subject: No Objection Certificate for obtaining TNRERA approval – Loan Account Nos. 501812080104365 and 501812080114457

Dear Sir / Madam,

We refer to the credit facilities availed by you (i) under Loan Account No. **501812080104365** ("Facility 1") and (ii) under Loan Account No. **501812080114457** ("Facility 2"), (Facility 1 and Facility 2 hereinafter collectively referred to as the "Facilities"), secured, inter alia, by way of mortgage/charge over the immovable property situated at Door No.140, Poonamallee High Road, Koyambedu, Chennai 600107 in Old S.No.149/2, T.S.No.6/2, Block No.36 of Koyambedu Village within the Limit of Greater Chennai Corporation (hereinafter referred to as "Secured Property").

Loan Amount – Facility 1	Rs.20,00,00,000/- (Twenty Crores Only)
Loan & Bank Guarantee Amount – Facility 2	Rs.27,00,00,000/- (Twenty seven CroresOnly) – additional facility secured, inter alia, by way of collateral mortgage/charge over the same Secured Property
MODT	4963/2024 – Rs.20,00,00,000/- 3563/2026 – Rs.27,00,00,000/-

The Borrower can sell the property only after the loan accounts (Loan Account Nos. **501812080104365** and **501812080114457**) are fully repaid and closed, and after obtaining a Release Letter/NOC from the lender confirming that the mortgages have been removed and all dues have been paid in full.

We further confirm that the Secured Property described herein stands mortgaged/charged in our favour on two occasions, namely: (i) by way of the mortgage/charge created under Loan Account

No. 501812080104365 referred to above ("Facility 1"), for an amount of Rs.20,00,00,000/- (Twenty Crores Only); and (ii) by way of an additional mortgage/charge created over the same Secured Property as collateral security for another credit facility availed by the Borrower under Loan Account No. 501812080114457 ("Facility 2"), for an amount of Rs.27,00,00,000/-. This No Objection Certificate is issued in respect of both the aforesaid mortgages/charges over the Secured Property, and both charges shall continue to remain valid, subsisting and binding until full repayment and discharge of all amounts due under the respective Facilities.

Pursuant to your request seeking our No Objection Certificate for the limited purpose of obtaining TNRERA approval in respect of the Secured Property, we hereby convey our conditional no objection, subject to the terms and conditions stated herein.

This No Objection Certificate ("NOC") is issued strictly and exclusively for the purpose of enabling you to obtain TNRERA approval.

This NOC shall not be construed as:

- Consent for commencement of construction on the Secured Property;
- Consent for creation of any third-party rights, development rights, or encumbrances on the Secured Property;
- Waiver, modification, or dilution of our existing security interest; or
- Approval of any change in nature, character, or use of the Secured Property.

The mortgage/charge created in our favour over the Secured Property under each of the Facilities shall continue to remain valid, subsisting, and binding until full repayment and discharge of all amounts due under the respective Facility.

All rights, remedies, and powers available to us under the Facility documents and applicable law remain fully reserved.

Since construction of the project is completed, we request that the NOC provide for the following, in lieu of any pre-construction conditions:

- Confirmation of the procedure by which individual flats/units (together with their proportionate UDS) may be sold and registered to allottees notwithstanding the subsisting mortgages, subject to the sale proceeds being remitted towards the loan accounts as may be directed by the bank; and
- Confirmation that the bank shall issue a unit-wise mortgage release / No Dues Certificate upon receipt of the proportionate sale consideration for each unit, and a final Release Letter/NOC upon full closure of both loan accounts.

This No Objection Certificate will automatically get cancelled on non-adherence of any of the conditions stipulated herein. This no objection letter is without prejudice to any other right that we may have under the Facility documents or any other document or writing or with respect to the Secured Property.

Schedule of Property:

Schedule – A:

All that piece and parcel of land to an extent of Acre 0.57 cents or 2354.50 Sq.Mtr. in survey no. 149/2, (Old Survey No.149), Block No.36, TS No.6/2, Poonammallee High Road, Koyembedu Village, Egmore-Nungambakkam Taluk with Patta No.403, bounded on the:-

North By : Land bearing Survey No – 149/1
South by: Ponnamalle High Road through item 2 mentioned below
East by : Land bearing Survey No. 149/1, TS No.6/1
West by : Land bearing Survey No.149/1, TS No.6/1

Measuring:

North to South – 262 Feet on the Eastern Side
251 Feet on the Western Side

East to West – 103 feet on the Northern Side
101 Feet on the Southern Side

Yours faithfully,

For CITY UNION BANK LTD
Senior Branch Manager
Vilankurichi Br. Coimbatore-4.

CITY UNION BANK LTD
CUB
VILANKURICHI,COIMBATORE-4

Branch Manager

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.