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

Aditya Birla Housing Finance Ltd.

NO OBJECTION CERTIFICATE

ADITYA BIRLA CAPITAL
HOME LOANS

Date: 22 October 2026

To

1. The Chairman,
   The Tamil Nadu Real Estate Regulatory Authority (RERA),
   Chennai.

2. The Sub Registrar,
   Selaiyur.

Subject: No Objection Certificate (NOC) for Development, RERA Registration and Sale of Units on Mortgaged Land at Proposed Construction of Stilt Floor + 5 Floors (Height – 18.30 m) Residential Building with 74 Dwelling Units for Affordable Housing with Gym, Association Room & Indoor Games Rooms at Dr.Kalaingar Street and Arish Road, Rajakilpakkam, Chennai Comprised in S.No. 104/4B, 104/8 & 104/9 of Rajakilpakkam Village within the limits of Tambaram Municpal Corporation Taluk, Chengalpattu District, Tamil Nadu State, "Project Name: VGK KIDORA".

Respected Sir / Madam,

This is to certify that Aditya Birla Housing Finance Ltd, having its registered office at Indian Rayon Compound, Veraval , Gujarat -362 266 and a branch office at M-7, Thiru-Vi-Ka Industrial Estate, Guindy, Chennai – 600 032 (hereinafter referred to as "the Bank"), has sanctioned and extended credit / loan facilities to the extent of Rs 34.00 Crores (Rupees Thirty Four crores Only)vide sanction Letter bearing LNCHN0CF-08260466929 dated 29th August 2026 to M/s VGK PROPERTY DEVELOPERS PVT LTD (hereinafter referred to as "the Promoter"), VGK KIDORA.

ADITYA BIRLA HOUSING FINANCE LTD. CHENNAI

Corporate Office:
Aditya Birla Housing Finance Limited
One World Centre, Tower 1, 9th Floor, Jupiter Mill Compound,
841, Senapati Bapat Marg, Elphinstone Road, Mumbai, Maharashtra - 400 013
Tel: +91 22 6279 9505 | Toll-free number: 1800-270-7000
care.housingfinance@adityabirlacapital.com
https://homefinance.adityabirlacapital.com

Registered Office:
Indian Rayon Compound,
Veraval, Gujarat – 362 266
CIN: U65922GJ2009PLC083779

ISO 9001:2015 CERTIFICATION
intertek

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"):

(VGK KIDORA**)**

* Survey No. : S.No. 104/4B, 104/8 & 104/9
* Village / Taluk / District : Rajakilpakkam Village within the limits of Tambaram Municpal Corporation Taluk, Chengalpattu District, Tamil Nadu State
* Total Land Extent / Area: 86 Cents

* Boundaries: **North:** Tellus Avenue Phase 2, Land in Survey Nos. 104/7B, 104/4A1A and Radheshyam Avenue,
South: Land in Survey No. 103 & Arish Avenue,
East: Land in Survey No. 118,
West: Land in Survey Nos. 104/6B & 104/7B and Tellus Avenue Phase -2.

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 provisions of the Real Estate (Regulation and Development) Act, 2016 and rules made thereunder:

ADITYA BIRLA HOUSING FINANCE LTD. CHENNAI

Corporate Office:
Aditya Birla Housing Finance Limited
One World Centre, Tower 1, 9th Floor, Jupiter Mill Compound,
841, Senapati Bapat Marg, Elphinstone Road, Mumbai - 400 013
Toll-free number: 1800-270-7000
care.housingfinance@adityabirlacapital.com | https://homefinance.adityabirlacapital.com
CIN: U65922GJ2009PLC083779

ADITYA BIRLA CAPITAL
HOME LOANS

3. No Objection for marketing and Sale of Units:

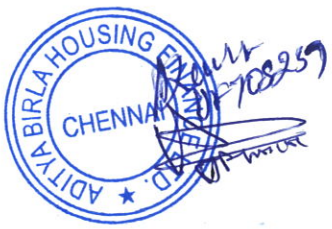
The Bank / NBFC has No objection to the Promoter for advertising, marketing, booking, allocating and entering into Agreements for sale, registering sale deeds, or Lease Deeds with prospective buyers / allottees for the individual unit / apartments / plot / villa of the said project, provided that the 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 the provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and Regulations made thereunder.

For **Aditya Birla Housing Finance Ltd**

Authorized Signatories

1.Hari Vignesh R (Senior Relationship Manager)

2. Rajeev Angamuthu (Senior Business Analyst)



Corporate Office:
Aditya Birla Housing Finance Limited
One World Centre, Tower 1, 9th Floor, Jupiter Mill Compound,
841, Senapati Bapat Marg, Elphinstone Road, Mumbai - 400 013
Toll-free number: 1800-270-7000
care.housingfinance@adityabirlacapital.com | https://homefinance.adityabirlacapital.com
CIN: U65922GJ2009PLC083779

ADITYA BIRLA CAPITAL
HOME LOANS

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.