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

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Date: 27.04.2026
Place: Chennai

To
The Chair Person
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No. 135, G-Block, 1st Avenue
Anna Nagar (East)
Chennai – 600102.

Sir,

Subject: Issuance of No Objection Certificate (NOC) for sale of plots from KG Fields of Fortune (KG-FOF) Project situated at Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District.

This is to state that M/s. KG Foundations (P) Ltd, having its Registered Office at Ground Floor, Marble Arch, No. 5, Bishop Wallers Avenue East, Mylapore, Chennai - 600004,are the Power Agent (with sale power) of Land of an extent of 20.18 Acres, comprised in 380/2, 382/1A, 803/1D, 803/1E, 803/1F, 803/1G, 803/1H, 803/1I, 803/1J, 803/1K, 803/1L, 803/1M and 803/1N, in Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, having obtained Sale and Approval Power from the Land Owners, vide Power of Attorney dated 09.02.2026, bearing Document No. 2215/2026, registered at S.R.O., Avadi.

This is to certify that M/s. KG Foundations (P) Ltd. (CIN. U70101TN2005PTC056047 & PAN: AACCK8075A) have availed a Project loan of Rs. 55,00,00,000/- (Rupees Fifty Five Crores Only) from us by creating simple mortgage without possession of the above said property under Mortgage Deed dated 09.02.2026, registered as Document No. 2260/2026, on the file of the Sub Registrar Office, Avadi, within the Registration District of Thiruvallur.

The said M/s. KG Foundations (P) Ltd., will be provided with NOC to register the Plots in favour of the intending Purchasers as and when the said plots are ready for registration subject to the terms and conditions of the loan agreement executed by M/s. KG Foundations (P) Ltd. in our favour.

Based on their request and upon due consideration, we hereby state that we will consider their NOC request as mentioned above and issue NOCs accordingly.

Thanking you,

Yours faithfully,

For TATA Capital Housing Finance Limited,

(Authorized 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.