Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Nirman Finance and Investment Co
39, Thambu Swamy Road, Kilpauk, Chennai-10

NFIC
Together, We Grow

NO OBJECTION CERTIFICATE

Date: 15.10.2026

To

1. The Real Estate Regulatory Authority (RERA),
   RERA Tower, No 133 G-Block, 1st Avenue
   Anna Nagar East
   Chennai - 600102

2. The Sub Registrar
   Sub Registrar Office
   Bagalur, Kirshnagiri District

Subject: No Objection Certificate (NOC) for Development, RERA Registration and Sale of Plots on Mortgaged Land at Eachangur Vilage, Hosur Taluk, Krishnagiri District

Respected Sir / Madam,

This is to certify that 1. **M/s. Nirman Finance & Investment Co**, having its registered office at 39 Thambu Swamy Road, Kilpauk, Chennai – 600010, 2. **M/s. Mohindra Finvest Pvt Ltd** having its registered office at 45 Halls Road, Kilpauk, Chennai – 600010, 3. **M/s.Varalakshmi Automobiles Pvt Ltd** having its registered office at 5/344/5 NSR Complex, Stonehousepet, Nellore – 524002, Andhra Pradesh (hereinafter referred to as "the Lenders"), has sanctioned and extended credit / loan facilities to the extent of Rs.15,00,00,000/- (Rupees Fifteen Crores Only) vide Mortgage Document No. 8040/2025 dated 19.11.2025 to M/S Avigna Irra Private Limited (hereinafter referred to as "the Promoter"), Avigna Ananda – Phase II.

For NIRMAN FINANCE & INVESTMENT CO
Proprietor

For MOHINDRA FINVEST PVT. LTD.
Director

For VARALAKSHMI AUTOMOBILES (P) LTD.
Director

Reach us at: 39, Thambu Swamy Road, Kilpauk, Chennai-10. **(O)**: 26426881/882. **Email**: nfic.chn@gmail.com

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 Lender over the immovable property described below (hereinafter referred to as "the Project Land"):

AVIGNA ANANDA – PHASE II

* Survey No. / Plot No. : 58/2A1, 58/2A2, 58/2B, 58/2C, 59/1A, 56/2, 56/5, 56/1
* Village / Taluk / District : Eachangur Vilage / Hosur Taluk / Krishnagiri District
* Total Land Extent / Area : 4 Acres 13.5 Cents

* Boundaries:
North : NH 648 (Bagalur to Sarjapura Road)
South : Survey No. 56/1
East : Survey No. 59/1B
West : Survey No. 58/4

2. No Objection for RERA Registration:

The **Lenders** have 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:

3. No Objection for Marketing and Sale of Plots :

The **Lender** have 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 plots of the said project with the prior written permission of the **Lenders** as per the provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and Regulations made thereunder.

Note : The above said project is a completed project

For NIRMAN FINANCE & INVESTMENT CO
Proprietor

For MOHINDRA FINVEST PVT. LTD.
Director

For VARALAKSHMI AUTOMOBILES (P) LTD.
Director.

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.