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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

HINDUJA LEYLAND FINANCE

NO OBJECTION CERTIFICATE

(For RERA Approval and Authority to Sell – Mortgaged Property)

DATE:29.05.2026

To,

The Chairman

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

Chennai, Tamil Nadu

Subject: No Objection Certificate for RERA Approval and Authority to Sell – Mortgaged Property

We, M/s Hinduja Leyland Finance Ltd, having our registered office at Corporate Office at, No.27A, Developed Industrial Estate, Guindy, Chennai - 600 032, acting through its branch office at 8th floor, Khivraj Complex II, No. 480, Anna Salai, Nandanam, Chennai – 600 035 , hereby state and confirm that we have no objection to M/s Vigneshwara Homes Pvt Ltd obtaining RERA approval / registration in respect of the below-mentioned mortgaged property.

Property Details

- Owner / Developer: M/s Vigneshwara Homes Pvt Ltd
- Village: Karanai Village
- Taluk: Vandalur Taluk
- District: Chengalpattu district
- Survey Numbers: Survey No's.30/2A,B,C,D & 30/3A,B,C,D & 111/5
- Plot Numbers: Plot Nos. 1 to 11 and 34 to 47

The above-mentioned property is presently mortgaged in favour of M/s Hinduja Leyland Finance Ltd . However, we hereby convey our full consent and no objection for:

1. Submission and processing of application before TNRERA for project registration / approval.
2. Grant of RERA approval / registration in respect of the above property.
3. Development, promotion, and marketing activities related to the said property, subject to applicable laws and regulations.

HINDUJA LEYLAND FINANCE LTD.

HINDUJA LEYLAND FINANCE LIMITED

Corporate Office: No 27A, Developed Industrial Estate, Guindy, Chennai-600 032.Tel: (044)22427525, 22427555
Registered Office: Plot No. C-21, Tower C (1-3 floors), G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400051.
Website: www.hindujaleylandfinance.com
CIN: U65993MH2008PLC384221 * Email: compliance@hindujaleylandfinance.com

HINDUJA LEYLAND FINANCE

4. **Sale, transfer, booking, registration, and execution of sale deeds in respect of Plot Nos. 1 to 11 and 34 to 47 by M/s Vigneshwara Homes Pvt Ltd or its authorized representatives.**
5. **We hereby authorize and permit M/s Vigneshwara Homes Pvt Ltd to sell the above-mentioned plots notwithstanding the existing mortgage, subject to settlement of agreed terms between the parties.**

This No Objection Certificate is issued at the request of M/s Vigneshwara Homes Pvt Ltd for the purpose of obtaining necessary approvals from TNRERA and for facilitating sale and registration of the property, and shall remain valid unless revoked in writing.

We further confirm that this NOC is issued voluntarily and without any coercion.

For M/s Hinduja Leyland Finance Ltd

Authorized Signatory

(Signature & Seal)

Name: S. UMA SHANHAR

Designation: REGIONAL BUSINESS HEAD

Date: 29.05.2026

Place: CHENNAI

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.