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Official Property Record





To,

M/s. MP DEVELOPERS

Represented by its Managing Partners

Mr. M. Praveen and Mr. Pemmasani Sarath,

Corporate Office:

No.3, Tannery Street, Somasundaram Nagar,
Pallavaram, Chennai – 600 043.

07.06.2024

Sub: No Objection for TNRERA - RERA approval for development and construction of residential flats for sale with UDS to prospective purchasers relating to the for the Project "KUMUDAM ENCLAVE", Plot Nos.1 to 13, and Plot Nos.18 to 30, Patta No.13532 comprised in Survey No.143/1, measuring a total extent of 30336 Square feet situated at Kundrathur – B Village, Kundrathur Taluk, Kancheepuram District.

Ref: Secured Loan Account Number - APR 188

Dear Sir/Madam,

This has Reference to your Request Date 05.06.2024 for issuing NOC for TNRERA - RERA approval for development and construction of residential flats for sale with UDS to prospective purchasers relating to the respective property as mentioned above,

1. That We have no objection for **M/s. MP Developers** to execute and sign any Sale Agreements and Sale Deeds relating to the schedule mentioned properties to the prospective buyers, subject to the following conditions :
 - a) To deposit a sum of **Rs 17,50,000/- (Rupees Seventeen Lakhs and Fifty Thousand Only)** to **M/s BRIOS FINVEST INDIA Ltd** on sale of each Flats.
 - b) Along with NOC issued by us for each sale.



Page 1 of 2



2. We also confirm that the following list of original documents has been deposited with us against the loan amount of Rs 10,00,00,000 (Ten Crores Only) granted to M/s. MP Developers.

Project Name: KUMUDAM ENCLAVE

LIST OF DOCUMENTS

Sl. No	Description	Document Number	Date	Remarks
1	Settlement Deed	17762/2023	09/09/2023	Original
2	General Power Of Attorney	18046/2023	12/09/2023	Original
3	General Power Of Attorney	18048/2023	12/09/2023	Original
4	General Power Of Attorney	18052/2023	12/09/2023	Original
5	General Power Of Attorney	18054/2023	12/09/2023	Original
6	General Power Of Attorney	18055/2023	12/09/2023	Original
7	General Power Of Attorney	18057/2023	12/09/2023	Original
8	General Power Of Attorney	18059/2023	12/09/2023	Original
9	General Power Of Attorney	18061/2023	12/09/2023	Original
10	General Power Of Attorney	18063/2023	12/09/2023	Original
11	General Power Of Attorney	18064/2023	12/09/2023	Original
12	General Power Of Attorney	18066/2023	12/09/2023	Original
13	General Power Of Attorney	18067/2023	12/09/2023	Original
14	General Power Of Attorney	18068/2023	12/09/2023	Original
15	General Power Of Attorney	18069/2023	12/09/2023	Original
16	General Power Of Attorney	18070/2023	12/09/2023	Original
17	General Power Of Attorney	18071/2023	12/09/2023	Original
18	General Power Of Attorney	18072/2023	12/09/2023	Original
19	Full And Final Settlement Receipt – Unregistered	-	12/09/2023	Original
20	Mortgage Deed	5988/2024	12/04/2024	Original
21	Mortgage Deed	6040/2024	12/04/2024	Original

3. We are issuing this NOC without prejudice to our right against the mortgaged property.

For BRIOS FINVEST INDIA LIMITED

Authorized signatory



Page 2 of 2

Our services go beyond



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstateTM

We're honored to be part of your
real estate journey

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