



बैंक ऑफ बड़ौदा Bank of Baroda

Reference no.: BOB:MIDBEN:ADV:2026-27/ 85



Date: 12th June, 2026

To,

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chinthamani Complex, 1st Avenue,
G Block, Anna nagar East,
Chennai, Tamil Nadu 600102

Subject: No Objection Certificate (NOC) for Project Registration and Sale of Units

Project Name: Shriram Swargam- Phase 2

Developer/Promoter Name: Shriram Properties Limited

Dear Sir,

We have received the request mail dated 12-06-2026 of the Company for issuing the no objection for the specific purpose of Tamil Nadu Real Estate Regulatory Authority (TNRERA) registration and compliance.

This is to confirm that **Bank of Baroda** (hereinafter referred to as "the Bank") has sanctioned and extended credit facilities to the extent of Rs 100.00/- (Rupees Hundred Crores only) and as may be enhanced from time to time at the discretion of the Bank ("Facility") vide Sanction Letter bearing ref. No. BOB/MIDBEN/2/2023-24/245 dated 02.03.2024 to **M/s. Shriram Properties Limited**, (the "Promoter") and to secure the said Facility the Bank has created mortgage vide the **Mortgage Deed, Document No. 6284/2024**, dated 3rd May 2024 over the real estate project Named "**Shriram Swargam**" constructed on the land admeasuring 8 Acres 90 Cents and situated at Survey Nos.399/1A, 399/1B, 399/1C, 399/1D, 399/1E, 399/1F & 399/3B AND 418/1A, 418/1B, 418/1C & 418/1D2 OF KUTHAMBAKKAM VILLAGE, THIRUALLUR DISTRICT, WITHIN THE LIMITS OF POONAMALLE PANCHAYAT UNION and more particularly described in the said Mortgage Deed. Thus, the Bank has no objection and confirms the following:

1. **Consent for Registration:** The Bank has **No Objection** to the registration of the aforementioned project with the Tamil Nadu Real Estate Regulatory Authority (TNRERA)
2. **Consent for Sale/Lease:** With the prior written permission of the Bank, the Promoter can enter into Agreements for Sale, Sale Deeds, Allotment Letters, or Lease Deeds with prospective allottees for the units/plots in the said project, as per the terms of the loan/mortgage agreement, provided that the Promoter shall ensure that all the receivable from sale of such units/plots are deposited in escrow account opened with Bank as per the rules and regulation of TNRERA

The Promoter/Company shall solely be liable and responsible for the complying with all the rules and regulation pertaining to the TNRERA.

Thanking you,

For **Bank of Baroda**.

Authorised Signatory

Name : Gopika M
Designation : Chief Manager
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