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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு तमिलनाडु TAMILNADU

M/S. NA DIVINE HABITAT PRIVATE LIMITED

25 NOV 2025

OCT 2025

ES 694396

I. JACINTHA
Govt. Authorized Stamp Vend
Lic. No. 20540/B4/B7/92
Cell : 9283256363, 9080658607
Chennai.

DECLARATION CUM INDEMNITY

We, M/s.NA DIVINE HABITAT PRIVATE LIMITED, (PAN:AACCN8626Q) (CIN:U45200TN2008PTC067524), a company incorporated under the Indian Companies Act, 1956, and having its registered office at No.87, G.N.Chetty Road, T.Nagar, Chennai, Tamil Nadu - 600 017, represented herein by its Authorised Signatory, **Mr.PRADEEP KUMAR,** (Aadhaar No.7939 2595 9818), son of Mr.J.Purushothaman, aged about 56 years, by virtue of Board Resolution dated 17.04.2026, being the Vendor of the Project "TWIN PARKS - II" and Tamil Nadu Real Estate Regulatory Authority (TNRERA) Application No.TNRERA/PLF/3931/2026, do hereby solemnly affirm and state as follows:

For NA DIVINE HABITAT PVT. LTD.

Authorised Signatory

Deponent

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

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25 NOV 2025

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Chennai.

We, M/s.NA DIVINE HABITAT PRIVATE LIMITED, vendor/promoter of the Proposed layout Project Known as "TWIN PARKS - II", comprised in **Survey No.2/6A2,** at Thiruvambutheri Village in **Patta No.313,** totally measuring and extent of **4890.00 Square Meters (or) 1.21 Acres,** situated at Thiruvambutheri Village, Kundrathur Taluk, Kancheepuram District - owned by M/s.NA DIVINE HABITAT PRIVATE LIMITED, and proposed to be registered with Tamil Nadu Real Estate Regulatory Authority (TNRERA) under the Provisions of the Real Estate (Regulation and Development) Act, 2016.

For NA DIVINE HABITAT PVT. LTD.

Authorised Signatory

Deponent

We, M/s.NA DIVINE HABITAT PRIVATE LIMITED, State that the above said Layout Project comprised in **Survey No.2/6A2,** at Thiruvambutheri Village in **Patta No.313,** totally measuring and extent of **4890.00 Square Meters (or) 1.21 Acres,** situated at Thiruvambutheri Village, Kundrathur Taluk, Kancheepuram District - owned by M/s.NA DIVINE HABITAT PRIVATE LIMITED, and is developed as per the layout plan issued by DTCP vide Layout Approval No.67/2026, Letter ROC No.LFKFYWPM/2026/TCP Dated 13.03.2026, issued by Town and Country Planning Department (Planning Permission) and Panchayat Approval Letter Roc No.2026-2027/05/21 Dated 21.05.2026, issued by Village Panchayat President, Serapanancheri.

We, M/s.NA DIVINE HABITAT PRIVATE LIMITED, hereby Solemnly affirm and undertake that the development work for entire layout area is under process.

As per the Approved Plan the following development works are pending

S.No	List of development works	Details
1	Entrance arch with security Cabin	Ongoing
2	Formation of road	7.2 Mtr, 10 Mtr, 12 Mtr width
3	Strom water drain, Saucer drain/path way	Ongoing
4	Solar LED Street light system	Ongoing

For NA DIVINE HABITAT PVT. LTD.

Authorised Signatory

Deponent

5	CCTV work	Ongoing
6	Landscape/hardscape work	Ongoing
7	Signage board/ Direction board	Ongoing
8	Open gym in OSR area	Ongoing
9	Children's play area	Ongoing
10	Badminton court/ Pickle Ball court	Ongoing
11	Walk way in OSR	Ongoing

2. Road Work for the Layout Road in Survey No.2/6A2.

The above development works are under progress and shall be completed on or before 30.06.2027. Therefore, we request the Authority to register the project as on ongoing project.

We have remitted a Sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** towards Security Deposit.

We hereby undertakes and agrees to indemnify and keep indemnified the authority and representatives and future potential allottees of the project from and against all losses, damages, claims, demands, costs, expenses, actions, proceedings and consequences that may arise due to non fulfilment of the conditions stipulated in aforesaid letter.

For NA DIVINE HABITAT PVT. LTD.

Authorised Signatory

Deponent

VERIFICATION

We, M/s.NA DIVINE HABITAT PRIVATE LIMITED, (PAN:AACCN8626Q) (CIN:U45200TN2008PTC067524), a company incorporated under the Indian Companies Act, 1956, and having its registered office at No.87, G.N.Chetty Road, T.Nagar, Chennai, Tamil Nadu - 600 017, represented herein by its Authorised Signatory, **Mr.PRADEEP KUMAR,** (Aadhaar No.7939 2595 9818), son of Mr.J.Purushothaman, aged about 56 years, by virtue of Board Resolution dated 17.04.2026, do hereby verify that the contents of the above affidavit are true and correct to the best of our knowledge, belief and information.

Verified by me at Chennai on this 08th day of June 2026.

For NA DIVINE HABITAT PVT. LTD.

Authorised Signatory

Signature of the Deponent

For NA DIVINE HABITAT PVT. LTD.

Authorised Signatory

Deponent

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.