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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

SARANGA INVESTMENTS AND CONSULTANCY PRIVATE LIMITED

7, CRESCENT AVENUE, KESAVAPERUMALPURAM, CHENNAI 600028
CONTACT: +91 44 24933032, +91 44 24935936 EMAIL: natarajan1947@yahoo.com
CIN: U65993TN1986PTC013711

09.06.2026

To
The Chairman
Tamil Nadu Real Estate Regulatory Authority,
TNRERA Building, No.133, G-Block,
1st Avenue, Anna Nagar (East),
Chennai – 600102.

Respected Sir

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

Project Name : **TWIN PARKS – II**

Vendor Name : **M/s.NA DIVINE HABITAT PRIVATE LIMITED**

Sir/Madam,

We have received a request regarding NOC for Tamil Nadu Real Estate Regulatory Authorityfor the lands situated atThiruvambutheri Village, Kundrathur Taluk, Kancheepuram District - owned by M/s.NA DIVINE HABITAT PRIVATE LIMITED, which is under mortgage with us towards security for the loan obtained.

This is to confirm that **SARANGA INVESTMENTS & CONSULTANCY PRIVATE LIMITED**(hereinafter referred to as "the Bank") has sanctioned and extended credit facilities to the extent of **Rs.25,00,00,000/- (Rupees Twenty Five Crores Only)** and as may be enhanced from time to time at the discretion of the Bank ("Facility") vide Sanction Letter dated 07.05.2025, to **M/s.NA DIVINE HABITAT PRIVATE LIMITED** (the Vendor), and to secure the said Facility the Bank as created mortgage vide the Mortgage Deed Document No.11801 of 2025, dated 05.11.2025 in the SRO Padappai, and Document No.8727 of 2025, dated 05.11.2025 in the SRO Tambaram Joint I, over the real estate project named "**TWIN PARKS – II**" vacant land measuring **4.685Acres** and **comprised Survey Nos.15/2, 16/2B, 16/3, 16/4, 16/5, 16/8, 16/9, 17/1, 17/2A, 17/3A, 17/3B, Patta Nos. 2996, 2997, 2998,**situated at **No.187 Serappanancherry Village,Kundrathur Taluk, Kancheepuram District**and vacant land measuring **5.51Acres** and **comprised Survey Nos.1/3, 1/5, 1/6, 1/7, 3/1A, 3/4C1A2, 5/1E, 5/3A1B, 5/4, 6/1A1, 6/2A, 2/6A2, Patta Nos.313, 314, 315 & 317**situated at **No.186 (Old No. 218) Thiruvambutheri Village,Kundrathur Taluk, Kancheepuram District.**

For SARANGA INVESTMENTS & CONSULTANCY P. LTD.

Authorised Signatory

SARANGA INVESTMENTS AND CONSULTANCY PRIVATE LIMITED

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In this regard, we have No Objection in M/s.NA DIVINE HABITAT PRIVATE LIMITED, availing approvals from RERA and **Sale of Plots** to sign & execute necessary documents, declaration etc...

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

Yours Truly

For SARANGA INVESTMENTS & CONSULTANCY PRIVATE LIMITED

SARANGA INVESTMENTS & CONSULTANCY P. LTD. CHENNAI 600 028

Authorized Signatory
Name : Prasanna.N
Designation : Director
E-Mail ID : natarajan.prasanna@gmail.com
Phone No. : 9940433633

Copy to : M/s.NA DIVINE HABITAT PRIVATE LIMITED,
87, G.N.Chetty Road, T.Nagar,Chennai-600 017.

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.