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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

08 JUN 2026

FD 020727

NA DIVINE HABITAT PRIVATE LIMITED

M. SELVAKUMAR
STAMP VENDOR
LIC No.: 4255/C/1/95
Cell: 9940061173
T. Nagar, Chennai-600 017

மாவட்டக் குடிமைப் பொருள் நவ 20-2025 சென்னை-600035

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **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 - I", comprised in Survey Nos.15/2, 16/2B, 16/3, 16/4, 16/5, 16/8, 16/9, 17/1, 17/2A, 17/3A, 17/3B, **Serappanancherry Village,** and Survey Nos.1/3, 1/5, 1/6, 1/7, 3/1A, 3/4C1A2, 5/1E, 5/3A1B, 5/4, 6/1A1, 6/2A, **Thiruvambutheri Village, Kundrathur Taluk, Kancheepuram** District.

For NA DIVINE HABITAT PVT. LTD.

Authorised Signatory

Deponent

भारतीय गैर न्यायिक

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भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

FD 843390

M.S. CHANDRAMOULI
STAMP VENDOR
LIC No. 9034/86/B1
New No. 133/3, T.H. Road
Triplicane, Chennai-600 005.
Phone : 044-48592446

08 JUN 2026

M/s. NA DIVINE HABITAT PRIVATE LIMITED

I, **M/s.NA DIVINE HABITAT PRIVATE LIMITED** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed.

2. That the said land is free from all encumbrances.

3. The project is completed / will be completed by 30.06.2027.

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

For NA DIVINE HABITAT PVT. LTD.

Authorised Signatory

Deponent

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For NA DIVINE HABITAT PVT. LTD.

Deponent Authorised Signatory

Authorized Signatory of

M/s.NA DIVINE HABITAT PRIVATE LIMITED

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

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

For NA DIVINE HABITAT PVT. LTD.

Authorised Signatory

Deponent

Authorized Signatory of

M/s.NA DIVINE HABITAT PRIVATE LIMITED

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

M/S. NA DIVINE HABITAT PRIVATE LIMITED

25 NOV 2025

ES 694394

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

DEC 2025

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 - I" and Tamil Nadu Real Estate Regulatory Authority (TNRERA) Application No.TNRERA/PLF/3903/2026, do hereby solemnly affirm and state as follows:

For NA DIVINE HABITAT PVT. LTD.

Authorised Signatory

Deponent



தமிழ்நாடு TAMILNADU M/S. NA DIVINE HABITAT PRIVATE LIMITED ES 694395

25 NOV 2025

I. JACINTHA
Govt. Authorized Stamp Vendor
Lic. No. 20540/B4/B7/92
Cell : 9080658607

05 DEC 2025

We, M/s.NA DIVINE HABITAT PRIVATE LIMITED, vendor/promoter of the Proposed layout Project Known as "TWIN PARKS - I", comprised in **Survey Nos.15/2, 16/2B, 16/3, 16/4, 16/5, 16/8, 16/9, 17/1, 17/2A, 17/3A, 17/3B,** at Serappanancherry Village, in **Patta Nos. 2996, 2997, 2998,** and comprised in **Survey Nos.1/3, 1/5, 1/6, 1/7, 3/1A, 3/4C1A2, 5/1E, 5/3A1B, 5/4, 6/1A1, 6/2A,** at Thiruvambutheri Village in **Patta Nos.314, 315 & 317,** totally measuring and extent of **36173.00 Square Meters (or) 8.94 Acres,** situated at Serappanancherry Village & 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 Survey Nos.15/2, 16/2B, 16/3, 16/4, 16/5, 16/8, 16/9, 17/1, 17/2A, 17/3A, 17/3B, 1/3, 1/5, 1/6, 1/7, 3/1A, 3/4C1A2, 5/1E, 5/3A1B, 5/4, 6/1A1, 6/2A, Patta Nos. 2996, 2997, 2998, 314, 315 & 317, measuring an extent of 36173.00 Square Meters (or) 8.94 Acres,** situated at Serappanancherry Village & 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.62/2026, Letter ROC No.XBFJSPBH/2026/TCP Dated 10.03.2026, issued by Town and Country Planning Department (Planning Permission) and Panchayat Approval Letter Roc No.2026-2027/05/20 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

For NA DIVINE HABITAT PVT. LTD.

Authorised Signatory

Deponent

3	Strom water drain, Saucer drain/path way	Ongoing
4	Solar LED Street light system	Ongoing
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 Nos. 1/3, 1/5, 1/6, 1/7, 5/3A1B, 5/4, 6/1A1, 6/2A, 5/1E, 5/4, 6/1A1, 15/2, 16/2B, 16/3, 16/4, 16/5, 16/9, 17/1, 17/2A, 17/3A, 17/3B, 3/1A.

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.20,00,000/- (Rupees Twenty Lakhs Only)** towards Security Deposit.

For NA DIVINE HABITAT PVT. LTD.

Authorised Signatory

Deponent

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.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.