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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

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Project - Quarterly Progress Report

Promoter's Name	:	VGN EASTERN PROJECTS PRIVATE LIMITED
Project Name	:	VGN Marble Arch - Phase-II
Project Registration No	:	TN/29/Building/470/2023 dated 27/11/2023
Quarter Ending	:	31th March 2025

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	ATTACHED	ATTACHED
2.	Parking Lots	ATTACHED	ATTACHED
3.	UDS Registered in Sq.m.	ATTACHED	ATTACHED

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	ATTACHED	ATTACHED
2.	Status of common Amenities for each Block/Tower, Item wise	ATTACHED	ATTACHED

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	70%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	450

C. Details of Clearances

1. Completion Certificate No. ----- (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ----- (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) ----- (in PDF Format)

The proposed project VGN Marble Arch - Phase II; Plot No.2 (As per CMDA Subdivision), Tambaram, Chennai 600045 comprised in Old S.No.211 and T.S.No.19/2 (Part), Block No.41, Ward D of Tambaram Village, Tambaram Taluk, within the limit of Tambaram Municipal Corporation.

Carpet Area Statement

Date: 06-02-2024

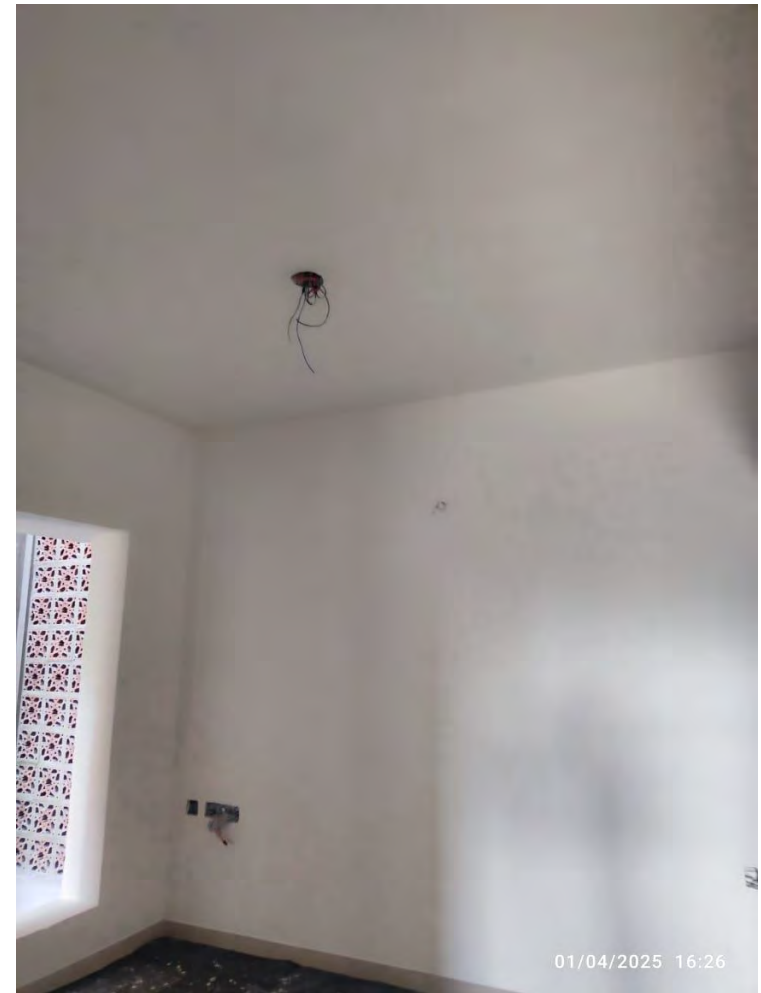
Sl.No.	Block	Floor	Flat No.	Type	RERA Carpet Area (sec 2(k)) (sq.m)	Exclusive Balcony (sq.m)	Exclusive Verandah/Utility/Service/Open Terrace (sq.m)	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS land Area (sq.m)	Car Parking (Nos.)	
											Covered	Open
1	2	1st	B101	2BHK	80.00	5.30	2.70	30.69	118.7	55.41	1	
2	2	1st	B102	2BHK	80.00	5.30	2.63	30.66	118.6	55.36	1	
3	2	1st	B103	3BHK	104.35	4.27	6.11	40.01	154.7	72.24	1	
4	2	1st	B104	3BHK	97.88	4.15	4.36	37.10	143.5	66.99	1	
1	2	2nd	B201	2BHK	80.00	5.30	2.70	30.69	118.7	55.41	1	
2	2	2nd	B202	2BHK	80.00	5.30	2.63	30.66	118.6	55.36	1	
4	2	2nd	B204	3BHK	97.88	4.15	4.36	37.10	143.5	66.99	1	
1	2	3rd	B301	2BHK	80.00	5.30	2.70	30.69	118.7	55.41	1	
2	2	3rd	B302	2BHK	80.00	5.30	2.63	30.66	118.6	55.36	1	

B-BLOCK SOUTH SIDE PRIMER WORK IN PROGRESS.

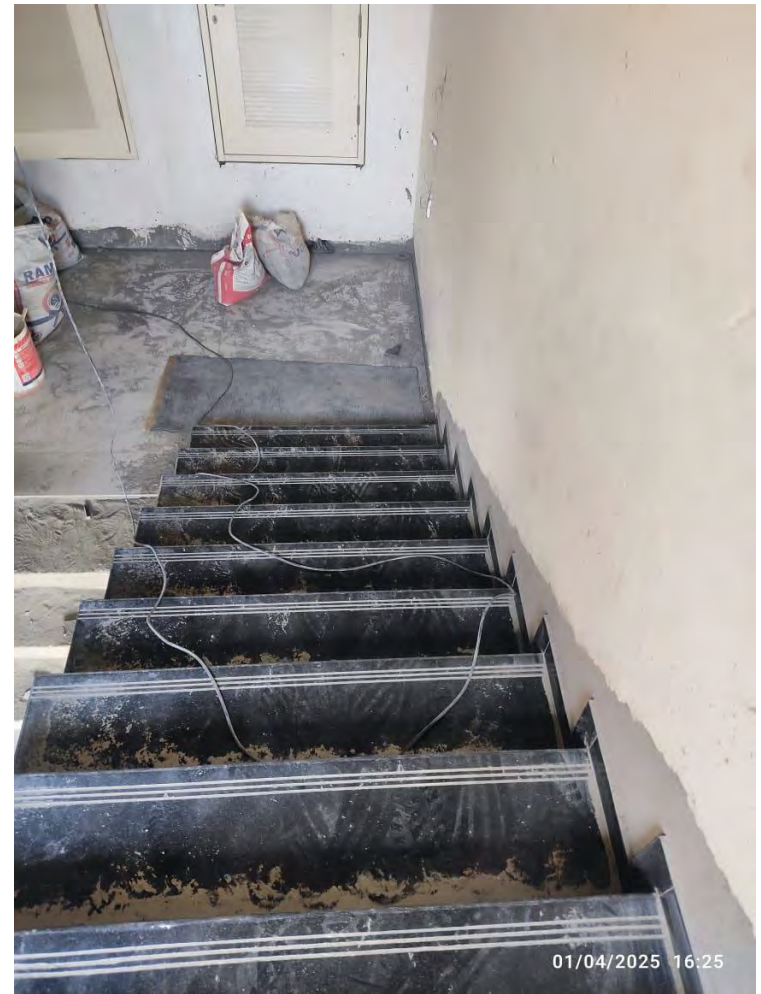


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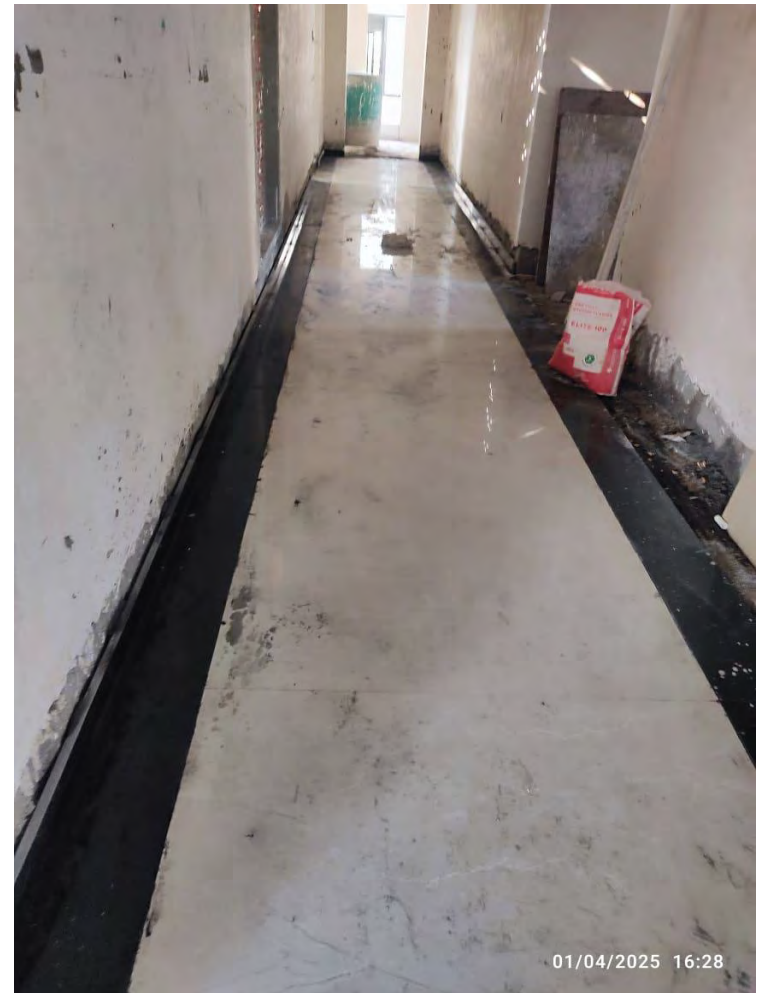
B-BLOCK 2ND FLOOR PRIMER WORK IN PROGRESS.



B-BLOCK STAIRCASE GRANITE WORK IN PROGRESS.



B-BLOCK CORRIDOR FLOOR TILES WORK IN PROGRESS.



B-BLOCK STILT FLOOR GYPSUM WORK IN PROGRESS.

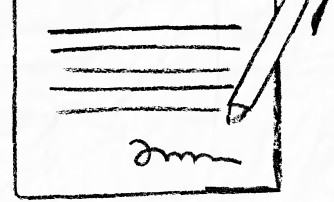


B-BLOCK TERRACE RING LINE WORK & BALL VALVE FIXING COMPLETED.



B-BLOCK TERRACE FLOOR ROCO TILES WORK IN PROGRESS.





our services doesn't just end there



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.



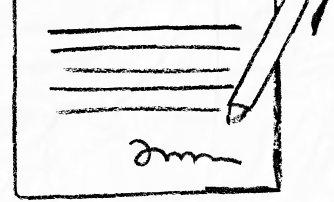
NRI & Investment Services

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



Compliance & Special Services

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



 **empowering your real estate decisions**
with smart tools



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



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

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