

RE

REGULATORY RECORD

# RERA Document

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## FORM 'A'

[Under Rule 3 (2) of the Tamil Nadu Real Estate (Regulation and Development Rules, 2017)]

APPLICATION FOR REGISTRATION OF PROJECT

To

2783

The Real Estate Regulatory Authority  
3<sup>rd</sup> Floor, East Wing,  
CMDA, Thalamuthu Natarajan Maligai,  
No.1, Gandhi-Irwin Road, Egmore,  
Chennai- 600 008.



Sir,

We hereby apply for the grant of registration of our residential building project named "VGN Expanza" comprised in Plot Nos.194, 195, 196, 197 & 198, Flint Street lying in CMDA Approved Layout – PPD. Lo. No. 62/2017 named VGN Windsor Park - IV, comprised in Survey No. 22/1 Part of Melpakkam Village, Poonamallee Taluk, Thiruvallur District, and State of Tamil Nadu.

|                                  |                                                                                                                                                                                                                                                                                                                              |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Name of the Firm             | <b>VGN Homes Pvt Ltd</b> , (Co land owner cum POA on behalf of Shivani Constructions) Rep. by its Director B.R.Nandakumar                                                                                                                                                                                                    |
| (b) Address                      | No. 333, Poonamallee High Road, Amaindakarai, Chennai – 600 029.                                                                                                                                                                                                                                                             |
| (c) Certificate of Incorporation | <b>Corporate Identity Number:</b><br>U45201TN2004PTC053071 in the Office of the Registrar of Companies, Tamil Nadu. (Photo copy of the same is enclosed herewith)                                                                                                                                                            |
| (d) Mobile Number                | 9840303414                                                                                                                                                                                                                                                                                                                   |
| (e) Telephone Number             | 044 – 43937979                                                                                                                                                                                                                                                                                                               |
| (f) E Mail                       | <a href="mailto:brn@vgngroup.org">brn@vgngroup.org</a>                                                                                                                                                                                                                                                                       |
| (g) Main Objects:                | <b><u>To carry on the business of:</u></b><br><br>(i) Real Estate Development<br><br>(ii) Property Development<br><br>(iii) Builders<br><br>(iv) Development of Land into Housing Plots/Sites/Residential Project<br><br>(v) To carry on any or businesses as the parties hereto other business may decide from time to time |

(h) Name, photograph and address of the Owner & POA:

|                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                  |           |                     |             |                                 |             |             |           |             |          |         |       |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------|-------------|---------------------------------|-------------|-------------|-----------|-------------|----------|---------|-------|-----------|
| <p>VGN Homes Pvt Ltd, represented by its Director Mr.B.R.Nandakumar (Co land owner cum POA on behalf of M/s. Shivani Constructions)<br/>Email : <a href="mailto:brn@vgngroup.org">brn@vgngroup.org</a><br/>Mob: 9840303414</p> <p><b>Registered Office:</b><br/>No. 333, Poonamallee High Road, Amaidakara, Chennai – 600 029.</p> | <p>Photo:</p> <p>8875</p>                                                                                                                                                                                                                                                                                      |           |                     |             |                                 |             |             |           |             |          |         |       |           |
| <p>(i) PAN of "VGN Homes Pvt Ltd"</p>                                                                                                                                                                                                                                                                                              | <p>"AACCV0154H". Photo copy the same is enclosed herewith.</p>                                                                                                                                                                                                                                                                                                                                   |           |                     |             |                                 |             |             |           |             |          |         |       |           |
| <p>(j) Name and address of the bank or banker with which account in terms of Section 4 (2)(I)(D) of the (RERA) Act will be maintained</p>                                                                                                                                                                                          | <p>Andhra Bank, Kanniamman Koil Street, Amaidakara, Shenoy Nagar, Chennai-600 030.</p>                                                                                                                                                                                                                                                                                                           |           |                     |             |                                 |             |             |           |             |          |         |       |           |
| <p>(k) Project Bank details</p>                                                                                                                                                                                                                                                                                                    | <table border="1"> <tr> <td>Bank Name</td> <td>State Bank of India</td> </tr> <tr> <td>Branch Name</td> <td>SME Siruthozhil Branch, Chetpet</td> </tr> <tr> <td>Account No.</td> <td>39501964774</td> </tr> <tr> <td>IFSC Code</td> <td>SBIN0006616</td> </tr> <tr> <td>District</td> <td>Chennai</td> </tr> <tr> <td>State</td> <td>Tamilnadu</td> </tr> </table>                               | Bank Name | State Bank of India | Branch Name | SME Siruthozhil Branch, Chetpet | Account No. | 39501964774 | IFSC Code | SBIN0006616 | District | Chennai | State | Tamilnadu |
| Bank Name                                                                                                                                                                                                                                                                                                                          | State Bank of India                                                                                                                                                                                                                                                                                                                                                                              |           |                     |             |                                 |             |             |           |             |          |         |       |           |
| Branch Name                                                                                                                                                                                                                                                                                                                        | SME Siruthozhil Branch, Chetpet                                                                                                                                                                                                                                                                                                                                                                  |           |                     |             |                                 |             |             |           |             |          |         |       |           |
| Account No.                                                                                                                                                                                                                                                                                                                        | 39501964774                                                                                                                                                                                                                                                                                                                                                                                      |           |                     |             |                                 |             |             |           |             |          |         |       |           |
| IFSC Code                                                                                                                                                                                                                                                                                                                          | SBIN0006616                                                                                                                                                                                                                                                                                                                                                                                      |           |                     |             |                                 |             |             |           |             |          |         |       |           |
| District                                                                                                                                                                                                                                                                                                                           | Chennai                                                                                                                                                                                                                                                                                                                                                                                          |           |                     |             |                                 |             |             |           |             |          |         |       |           |
| State                                                                                                                                                                                                                                                                                                                              | Tamilnadu                                                                                                                                                                                                                                                                                                                                                                                        |           |                     |             |                                 |             |             |           |             |          |         |       |           |
| <p>(l) Details of Project Land held by the Applicant:</p>                                                                                                                                                                                                                                                                          | <p>Construction of S+5 Floors residential building project having 15 dwelling units at Plot Nos. 194,195,196,197 &amp; 198 in CMDA Approved layout PPD. Lo. No. 62/2017 named as "VGN Windsor Park Ph – IV, Flint Street comprised in Survey No. 22/1 Part of Melpakkam Village, Poonamallee Taluk, Thiruvallur district.</p>                                                                    |           |                     |             |                                 |             |             |           |             |          |         |       |           |
| <p>(m) Details of Approval obtained from various Competent Authorities for commencing the Project by name</p>                                                                                                                                                                                                                      | <p><b>Project Name : VGN EXPANZA</b></p> <p>The residential building project has approved by CMDA vide No. B/NHRB/53/2020 dated 05.02.2020 and Letter Na.Ka. No. 0287/2020/A3 dated 27.02.2020 which was issued "The Commissioner, Poonamallee Panchayat Union". Later "The President, Kannapalayam Panchayat" has approved the said project vide Letter Na.Ka.No. 33/2020 dated 18.06.2020.</p> |           |                     |             |                                 |             |             |           |             |          |         |       |           |
| <p>(n) Current Status of the Project</p>                                                                                                                                                                                                                                                                                           | <p>Under development and under Registration with RERA.</p>                                                                                                                                                                                                                                                                                                                                       |           |                     |             |                                 |             |             |           |             |          |         |       |           |
| <p>(o) Is there any case pending</p>                                                                                                                                                                                                                                                                                               | <p>No</p>                                                                                                                                                                                                                                                                                                                                                                                        |           |                     |             |                                 |             |             |           |             |          |         |       |           |
| <p>(p) Brief details of the projects launched by the Owner in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments</p>                            | <p>VGN Homes Pvt Ltd has promoted the projects (Layouts) viz.</p> <ol style="list-style-type: none"> <li>1.VGN Orville - Kolapakkam village,</li> <li>2.VGN Monte Carlo – Nalambur Village</li> <li>3.VGN Spring Field - Viliinjambakkam Village etc.,</li> </ol>                                                                                                                                |           |                     |             |                                 |             |             |           |             |          |         |       |           |

|                                                                                                                                           |                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| pending etc                                                                                                                               |                                                          |
| (q) Agency to take up external development works, Local Authority (exact Authority or any agreement to the Authority) / Self Development: | <b>Chennai Metropolitan Development Authority (CMDA)</b> |

(r) Registration fee by way of a NEFT/RTGS dated 15.07.2020 on IOB Bank, Aminjikarai Branch, UTR No. 019715393647 for an amount of Rs. 26,000/- calculated as per sub-rule (3) of Rule 3

(s) Any other information the applicant may like to furnish.

Nil

2. We enclose the following documents, namely:-

(i) Authenticated copy of the PAN card of the Owner

(ii) Audited balance sheet of the Owner for the preceding financial year

(iii) Copy of the legal title deed reflecting the title of the Owner to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person

(iv) Details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details

(v) Where the POA is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of Power of Attorney Agreement, as the case may be, entered into between the POA and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed

(vi) Authenticated copy of the planning permit and sanctioned plan from the competent authority in accordance with the laws applicable for the layout project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission

(vi) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority

(vii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy

(viii) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project

(ix) Performa of the allotment letter, Agreement for Sale, and the Conveyance Deed proposed to be signed with the purchasers.

(xiv) A declaration in FORM 'B'.

We "VGN Homes Pvt Ltd" (Co Land owner cum POA on behalf of Shivani Constructions) Rep. by its Director B.R.Nandakumar, do hereby solemnly affirm and declare that the particulars given herein above are true and correct to our knowledge and belief and nothing material has been by us there from.

Dated: 17.07.2020  
Place: Chennai

Yours faithfully,  
for VGN Homes Pvt Ltd,  
(Co Land owner cum POA  
On behalf of Shivani Constructions)

  
Director

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

