Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

M/s.VIJAY RAJA HOMES PRIVATE LIMITED

Promoter Details

Name		Father's Name	
Pan No		Aadhaar No	
Mobile No		Telphone No	
Fax No		E Mail	
Occupation		Address	
State			
Pin code		District	

If it is a firm

Name of the Firm /Company	M/s Vijay Raja Homes Pvt Ltd	Copy of Registration Certificate	Enclosed
Address	Vijay Raja's Apex, Plot No: 22, 2nd Street, Kamaraj Nagar, Chemmancharry, Chennai-600119.	Name and Photograph and address of Chairman or the Governing body / Partner / Director etc.,	Enclosed
Mobile No	(+91) - 9941102728	Main Objects	Developers and Promoters of Property /flats, villas residential and commercial development.
Telephone No	(044) - 6605 6605		
Fax No			
Email	1.murali.a@vijayrajagroup.com 2.cmd@vijayrajagroup.com		
State	Tamil Nadu		
Pin code	600119		

Project Details			
Project Name	**VR Spruce**	Project Description	Completed 30 individual Villas in the year 2015.
Current Status	Completed	State	Tamil Nadu
Category of Building	Individual Villa/Ordinary Building	District	Kancheepuram
Is there any case Pending	No	Pin code	603110
Address	Sy.No: 417, 414/1A, 413/1,Thaiyur village, Thiruporur Taluk		

Project Name	**VR Century Court**	Project Description	Completed S+4 floors of 100 units in the year 2016
Current Status	Completed	State	Tamil Nadu
Category of Building	Special Building / Group Housing	District	Tiruvallur District
Is there any case Pending	No	Pin code	602103
Address	Village No:9, Sy.no: 51/2P, 52/2P, 53A/3, 78/2B2 Padur Village, Poonamallee Taluk		

Project Name	**VR Navarathna**	Project Description	Completed 09 individual Villas in the year 2017.
Current Status	Completed	State	Tamil Nadu
Category of Building	Individual Villa/Ordinary Building	District	
Is there any case Pending	No	Pin code	600119
Address	Sy.No:34/12B, 34/12A1, 34/12A2, Neelangarai Village, Sholinganallur Taluk		

Project Name	**VR August**	Project Description	
Current Status	Completed	State	Tamil Nadu
Category of Building	Special Buildings	District	Kancheepuram
Is there any case Pending	No	Pin code	600045

Address	Sy.no:3,4, Ganesh Nagar, Tambaram village, Tambaram Taluk		

On going Projects

Project Name	**VR Classic**	Project Description	Completing 29 individual Villas.
Current Status	Final completion in progress	State	Tamil Nadu
Category of Building	Individual Villa/Ordinary Building	District	Kancheepuram
Is there any case Pending	No	Pin code	603001
Address	Sy.No: 43/4P, 43/1B, 43/1A, 43/1B, 43/4, 42/4F, 42/4G, 35/2,35/1D, 35/1C Unamancherry Village, Chengalpattu Taluk		

Project Name	**VR Classic Plus**	Project Description	Construction Completing 21 individual Villas in the year 2015.
Current Status	Structure , Block work and Plastering in progress	State	Tamil Nadu
Category of Building	Individual Villa/Ordinary Building	District	Kancheepuram
Is there any case Pending	No	Pin code	603001
Address	Sy.No: 35/1A, 35/1B, 35/3A3 Unamancherry village, Chengalpattu Taluk		

Project Name	**VR Ideal Homes**	Project Description	
Current Status	Structure and Block work in Progress	State	Tamil Nadu
Category of Building	Group Housing	District	Tiruvallur
Is there any case Pending	No	Pin code	600056
Address	Old Sy.No: 277/1C, 277/2A, Gudappakkam Villge, Poonamallee Taluk		

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.