Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

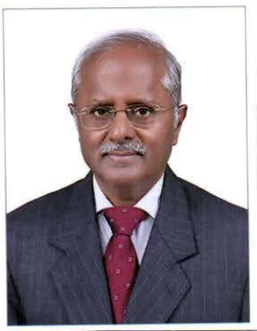
Published for reference. The authority's own register is the operative record.

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

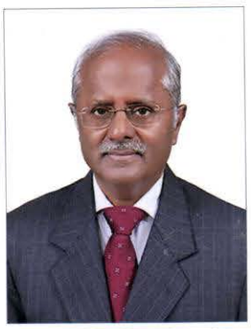
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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

PROJECT APPLICATION FORM

Name of the Firm	**VGN Homes Pvt Ltd** ((Co – land owner cum POA) on behalf of M/s. Shivani Constructions, a Partnership firm rep. by its Managing Partner Mr. V.N. Devadoss)
Registered Address Of the Firm	No. 333, Poonamallee High Road, Amaindakarai, Chennai – 600 029
Copy of the Certificate of Incorporation	**Certificate of Incorporation dated 26-04-2004 issued by Registrar of Companies, Tamil Nadu is enclosed herewith**
Name, Photograph and Address of the Owners	(i).**Shivani Constructions,** represented by its Managing Partner Mr. V.N. Devadoss, Registered Office: No.333, Poonamallee High Road, Amaindakarai, Chennai-600 029. **Photo:**  (ii).**VGN Enterprises Private Limited,** represented by its Authorised Signnatory Mr.B.R.Nandakumar, Registered Office: No.333, Poonamallee High Road, Amaindakarai, Chennai-600 029. **Photo:**  (iil).**VGN Well Built Properties Private Limited** represented by its Director Mr.V.N. Devadoss,

Mobile Number	9840303414
Telephone Number	044 - 43937979

Name, Photograph and Address of the Co Landowner cum POA	<u>Registered Office:</u> No.333, Poonamallee High Road, Amaindakarai, Chennai-600 029.  (iv). **Mr.V.N. Devadoss,** <u>Having his Office at:</u> No.333, Poonamallee High Road, Amaindakarai, Chennai-600 029  (ii).**VGN Homes Private Limited** represented by its Director Mr.B.R. Nandakumar, <u>Registered Office:</u> No.333, Poonamallee High Road, Amaindakarai, Chennai-600 029. 
Main objects*	**<u>To carry on the business of :</u>** **(i) Real Estate Development** **(ii) Property Development**

FAX Number	
E Mail	brn@vgngroup.org
State	Tamilnadu
Pin code	600029

iii)Builders
(iv) Development of Land intoHousing Plots/Sites/ Residential Projects
v)To carry on any other businesses as the parties hereto may decide from time to time

Previous Project Details (Last 5 Years only)

Project Name*	**VGN Homes Pvt Ltd has promoted the projects viz. VGN Monte Carlo,**
Current Status	**Ongoing**
Category of Building	**Residential Layout Projects**
Is there any Case Pending	**No**
Address	

Project Description (Max 500 Characters)	**Residential Layout Projects**
State	**Tamil Nadu**
District*	**Thiruvallur**
Pincode	**-**

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.