Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

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DIGITALLY VERIFIED RECORD

VGN
CREATING ASSETS SINCE 1942

VGN Homes Private Limited
CIN : U45201TN2004PTC053071
333, Poonamallee High Road,
Amaindakarai, Chennai - 600 029. Ph: 044-4393 7979
Email: accounts@vgngroup.org | Website : www.vgn.in

RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/s. VGN HOMES PRIVATE LIMITED HELD ON 16th SEPTEMBER, 2023 AT 11.30 A.M AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT NO.333, POONAMALLEE HIGH ROAD, AMAINDAKARAI, and CHENNAI – 600029.

The Chairman informed the board and RESOLVED that Mr.B.R.NANDAKUMAR, S/o. Late Mr.Booma Rose Naidu, aged about 59 years or Mr. D.S.SEKAR, son of Late Mr.Shanmugam aged about 60 years be appointed, to sign, execute and to jointly or severally sell the Plot bearing numbers 1- 259 as divided or in lots which is comprised in Survey Nos.250/1, 253/1, 253/2, 253/3 [New S.No. 152/4 Part], 250/2 [New S.No. 152/3], 252/1, 252/2 [New S.No. 148/5] totally admeasures an extent of **10.65 Acres**, bearing TSLR Number as T.S.No. 1 Part in Ward No.C, Block No. 7 situated at **Ernavoor Village**, Thiruvottriyur Taluk, Chennai District in the Layout named **"VGN PARADISE"**, approved by "Chennai Metropolitan Development Authority" vide PPD/LO.No.90/2023 and Planning Permit No.15404, dated 31.03.2023, and also approved by The Commissioner, Town Planning Section Works Department, Greater Chennai Corporation vide Planning Permit No.SD/WDCN01/00316/2023, and subsequently approved by "The Assistant Executive Engineer, Greater Chennai Corporation" vide Layout Approved No.LA/WDCN01/00026/2023 on 28.08.2023, which is registered with the Tamil Nadu Real Estate Regulatory Authority, Chennai, on 15.09.2023 under Registration No.TN/29/Layout/3493/2023 from Additional Director, TNRERA, Chennai-8 coming within the Sub-Registration District of Ernavoor, and the Registration District of Chennai North to any prospective purchaser/s and to execute and register the Sale deed, Sale Agreement, Rectification Deed, Ratification Deed, Gift Deed or any other deed/s to sell the aforesaid land and to develop the aforementioned lands on behalf of the Company as Authorised Signatories.

RESOLVED FURTHER THAT either **Mr.D.S.SEKAR** or **Mr.B.R.NANDAKUMAR**, as authorized signatories of the company, are hereby authorized **to sell** the above said property to any Prospective Purchaser/s and to sign, execute and register Sale Deeds, Sale Agreements, Contracts, Mortgage Deed, Gift Deeds, Rectification Deed, Ratification Deed, Cancellation Deeds, Power of Attorney, APF, Indemnity or any other deeds or documents as required for the fulfillment of sale of the aforesaid property and to submit before the concern Registrar office to Register the same.

RESOLVED FURTHER that the Director of the company be and is hereby authorized to provide Certified True Copy of the above Resolution to all government authorities, banks and to such other agencies as may deem necessary.

//CERTIFIED TRUE COPY//
FOR VGN HOMES PRIVATE LIMITED

V.N DEVADOS (DIRECTOR)
DIN: 01137369

VGN HOMES PRIVATE LIMITED
No.333
P.H. Road
Aminjikarai
Chennai
600 029

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.