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

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	VGK PROPERTY DEVELOPERS PVT LTD
Project Name	:	VGK SAI HARDIK
Project Registration No.	:	TN/35/Building/0325/2024
Project Registration Date	:	03.04.2024
Project Completion Date	:	21.04.2025
Quarter Ending	:	JUNE 2025

RERA Separate Bank A/c Details

Bank Name	:	STATE BANK OF INDIA
Bank Branch	:	WEST TAMBARAM
Bank A/c No.	:	42281078553

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	2,46,55,298/-
Amount withdrawn from the RERA A/c from the date of opening	:	2,46,55,298/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

For VGK PROPERTY DEVELOPERS PVT. LTD.

Managing Director

A. Sales

Sl. No.	Description	Cumulative Nos. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	2 Nos.	267.95
	b) UDS Registered	2 Nos.	90.26

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	101	No	No
2	102	No	No
3	103	No	No
4	104	No	No
5	201	No	No
6	202	Yes	Yes
7	203	No	No
8	204	No	No
9	301	No	No
10	302	No	No
11	303	No	No
12	304	No	No
13	401	No	No
14	402	No	No
15	403	No	No
16	404	No	No
17	501	Yes	Yes

For VGK PROPERTY DEVELOPERS PVT. LTD.

Managing Director

18	502	No	No
19	503	No	No

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single Block	100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	NA
3.	Status of other Common Amenities as indicated in the Construction Agreement	Not Applicable	Not Applicable

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.800 Lakhs
2.	Percentage of completion of Common Amenities i) Physical	NA
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

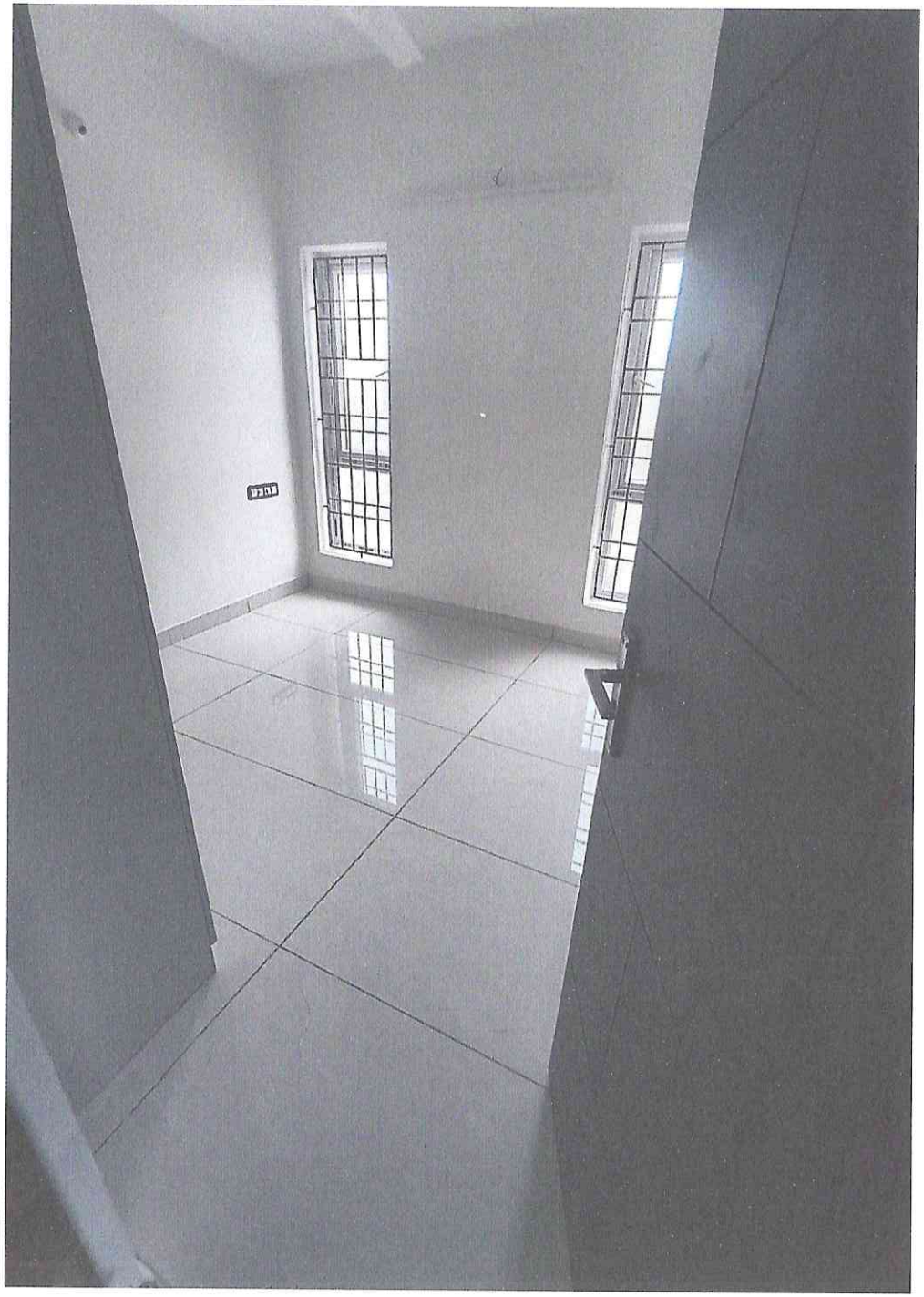
For VGK PROPERTY DEVELOPERS PVT. LTD.

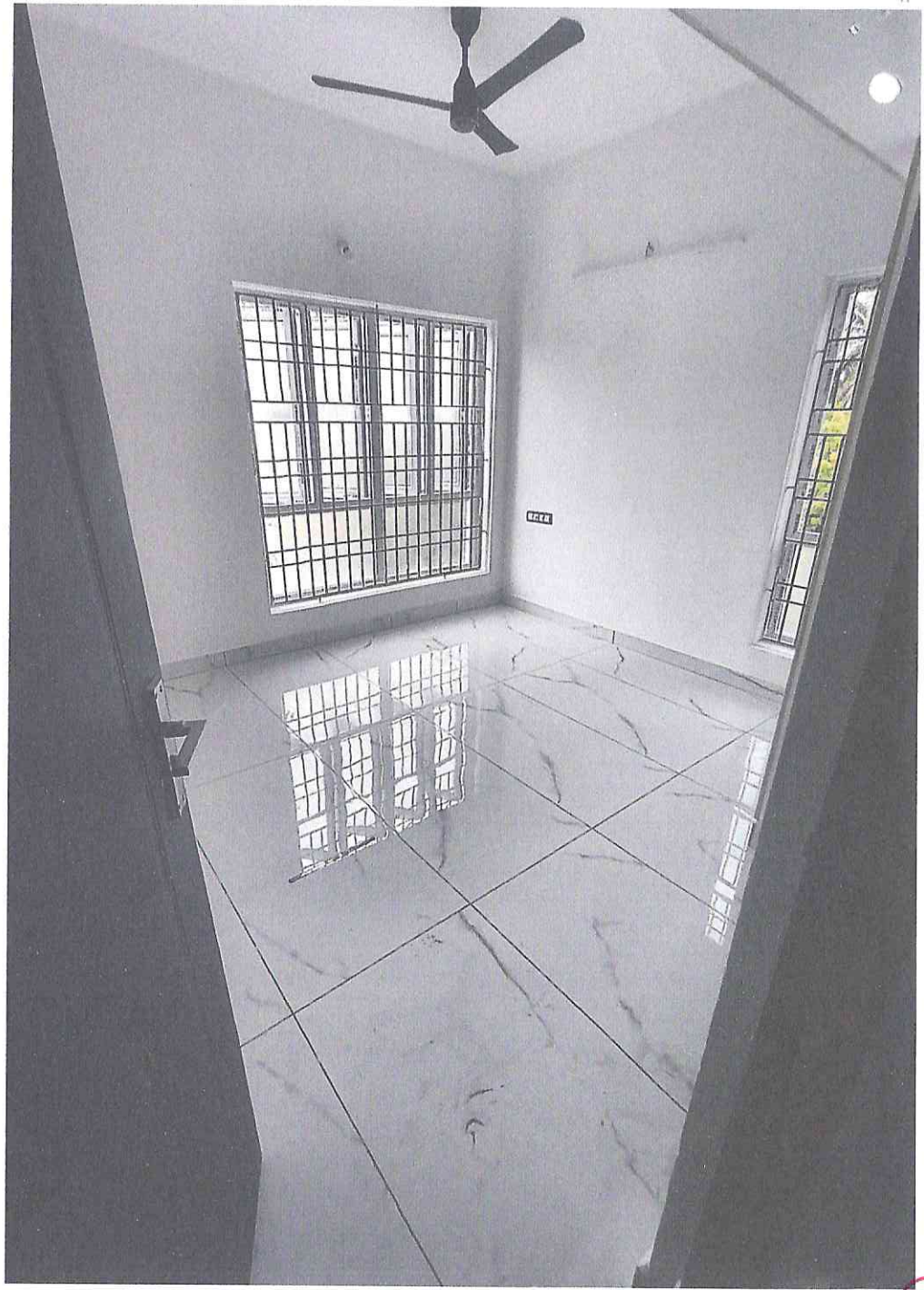
Managing Director

(31)


VGK
SAI HARDIK
1800 800 4444
READY TO OCCUPY
EVERYTHING YOU NEED IS RIGHT NEXT DOOR
EAST TAMBARAM
VGK BUILDERS
LUXURIOUS
2 & 3 BHK APTS
VGK
SAI HARDIK







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008.	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.1, Pumping Station Road Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/022/2025 **Dated: 21.04.2025**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 4 Floor + 5 Floor (Part) Residential Building with 19 Dwelling units availing Premium FSI (Affordable Housing) at Old Door No.19, New Door No.36/48, Ganapathi Colony, East Tambaram, Chennai – 600 059 Comprised in Old S.NO.91/3, New T.S.No.41, Block No.20, Ward-G of Selaiyur Village within the limits of Tambaram City Municipal Corporation – Completion Certificate Issued – Reg.

Ref:
1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
2. CMDA Planning Permission vide PP No.OL-PP/NHRB/0488/2023 in Planning Permit No.OL-00650 in letter No.CMDA/PP/NHRB/S/0664/2023 dated 12.12.2023.
3. Completion Certificate Application received from M/s.VGK Property Developers Private Limited Represented by its Director Thiru.M.Madhanghi dated 21.01.2025.
4. This office D.C.Letter even No. dated 27.03.2025.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No. B0026691 dated 03.04.2025 with enclosures.

*****

This is to certify that M/s.VGK Property Developers Private Limited Represented by its Director Thiru.M.Madhanghi has completed the Construction of Stilt Floor + 4 Floor + 5 Floor (Part) Residential Building with 19 Dwelling units availing Premium FSI (Affordable Housing) at Old Door No.19, New Door No.36/48, Ganapathi Colony, East Tambaram, Chennai – 600 059 Comprised in Old S.NO.91/3, New T.S.No.41, Block No.20, Ward-G of Selaiyur Village within the limits of Tambaram City Municipal Corporation for which Planning Permission was accorded in the reference 2nd cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for the issue of a Completion Certificate prescribed in Annexure XXIII of TNCDBR, 2019.

2. Accordingly, Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/ 135 /2025, dated 21.04.2025.**

Contd.,

Scanned with OKEN Scanner

3. In accordance with the provisions of the Town & Country Planning Act, 1971 and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under rule 20 (6) Annexure XXIII of TNCDBR, 2019 does not cover the Structural Stability aspect. It is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/ Licensed Surveyor/Architects, who have signed in the Plan to ensure the safety after construction and also for the continued Structural Stability of the buildings.

4. Further, the Completion Certificate is issued subject to outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. M/s.VGK Property Developers Private Limited
   Represented by its Director Thiru.M.Madhanghi,
   Door No.25, 2nd Floor, B.R.Complex,
   Durai Swami Reddy Street,
   West Tambaram, Chennai – 600 045.
2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008. (TNRERA/PBF/0080/2024 dated 03.04.2024 and its Registration No.TN/35/Building/0325/2024 dated 03.04.2024 and its Project Name "VGK SAI HARDIK" valid upto 11.12.2031 for the site under reference).
3. The Financial Advisor
   Finance Division, CMDA. (For Refund of Security Deposit for Building, Septic Tank and Display Board).
4. The System Analyst, Computer Cell, CMDA. (For Web-hosting)

Note:

(i) The original copy of CMDA's Cash Receipt No. CMDA/PP/Ch/12567/2023 dated 02.12.2023 for the payment of the Security Deposit has been submitted by the applicants.

(ii) If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.

Scanned with OKEN Scanner

FORM – 4A

ARCHITECT'S CERTIFICATE

(To be furnished on completion of Building)

Date: 12/09/2025

To

M/s. VGK Property Developers Private Limited
Rep by its Managing Director Mr.H.Manoj Krishnan
No. 25, 2nd Floor, B.R.Complex, Durai Swami Reddy Street,
West Tambaram, Chennai – 600 045.

TAMILNADU REAL ESTATE REGULATORY AUTHORITY 3632 29 SEP 2025 TNRERA CHENNAI

Subject: Certificate of Completion of Construction work of Residential building TNRERA Registration No. TN/35/Building/0325/2024 dated on 03.04.2024 situated on the Stilt Floor + 4 Floors + 5 Floor Part Residential Building with 19 Dwelling Units availing Premium FSI (Affordable Housing) at Door No. 19, New Door No. 36/48, Ganapathi Colony, East Tambaram, Chennai – 600 059, Comprised in old S.No. 91/3, New T.S.No. 41, Block No. 20, Ward – G of Selaiyur Village within the limits of Tambaram City Municipal Corporation, demarcated by its boundaries Latitude – 12°55'43.8"N Longitude – 80°08'03.8" E of Division Vengaivasal Village, St. Thomas Mount Panchayat Union, measuring 775.00 Sq.m in land area being developed by M/s. VGK Property Developers Private Limited.,

Sir,

I, Mr. S Prakash have undertaken assignment as Registered Engineer of certifying completion of construction work of Residential building TNRERA Registration No. TN/35/Building/0325/2024 dated on 03.04.2024 situated on the Stilt Floor + 4 Floors + 5 Floor Part Residential Building with 19 Dwelling Units availing Premium FSI (Affordable Housing) at Door No. 19, New Door No. 36/48, Ganapathi Colony, East Tambaram, Chennai – 600 059, Comprised in old S.No. 91/3, New T.S.No. 41, Block No. 20, Ward – G of Selaiyur Village within the limits of Tambaram City Municipal Corporation, demarcated by its boundaries Latitude – 12°55'43.8"N Longitude – 80°08'03.8" E of Division Vengaivasal Village, St. Thomas Mount Panchayat Union, measuring 775.00 Sq.m in land area being developed by M/s. VGK Property Developers Private Limited.,

2. Following technical professionals are appointed by the Promoter:

(i) Mr. S Prakash as Architect
(ii) Mr. J Suresh as Structural Consultant
(iii) Mr. R Dinesh as Site Supervisor

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my knowledge, I hereby certify that residential building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The **"VGK SAI HARDIK"** building is granted completion certificated bearing number: EC/South – I/135/2024 dated 21.04.2025 by CMDA.

Yours Faithfully,

Er. PRAKASH SRINIVASAN
Registered Engineer Grade - II
CMDA Reg. No: RE/GR-II/2023/03/194
No. 6/36 B, Budhar Street,
East Tambaram, Chennai - 600059.
Contact: 90430 49950
Email ID: prakashsrini1995@gmail.com

Signature & Name (IN BLOCK LETTERS) of E.S/Architect with seal

UNIVERSAL CONSULTANTS

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)

Date: 27-09-2025

I Mr. J. Suresh have undertaken assignment as Structural Engineer for the detailed design and construction of the Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building (Height-18.30m) with 19 Dwelling units (Affordable Housing) at Old Door No.19, New Door No.36/48, Valmiki Street, Ganapathi Colony , East Tamabaram, Chennai -600059 Comprised in Old S.No. 91/3, New S.Nos 41, Block No. 20, Ward No. G of Selaiyur Village With in the limits of Tambaram Municipal Corporation.

It is certified that the building has been designed as a RCC structure to with stand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the Constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

Signature, Name and Seal
of the Registered Structural Engineer

DR. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/I/2024/2/0014
Reg. No. RSE100382019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

044 - 2445 5666
+91 893939 7479
+91 893939 7579
www.universalconsultants.net
suresh@universalconsultants.net
New. No. 2/4, First Cross Street,
Indira Nagar, Adyar, Chennai - 600 020.

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.