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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

VGN
CREATING ASSETS SINCE 1942

VGN Homes Private Limited
CIN : U45201TN2004PTC053071
333, Poonamallee High Road,
Amaindakarai, Chennai - 600 030. Ph: 044-4393 7979
Email: accounts@vgngroup.org | Website : www.vgnhomes.org

RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/s VGN HOMES PRIVATE LIMITED HELD AT 11.30 A.M ON 12th MAY 2025 AT THE REGISTERED OFFICE OF THE COMPANY AT NO.333, PONNAMALLEE HIGH ROAD, AMAINDAKARAI, CHENNAI – 600 030.

The Chairman informed the Board of Directors and RESOLVED THAT **Mr.B.R.NANDAKUMAR**, Son of Late Booma Rose Naidu, Hinde aged about 60 years, be and is hereby authorized to do all acts and deeds in the capacity of Director with respect to sell, Develop as whole or Part of, to obtain approvals from statutory authorities and to execute registered Sale Agreement, Sale Deed, Receipts, Power of Attorney and to do all acts, deeds and other things on behalf of the Company with intends to sell and to develop the said property for the above mentioned purpose of the land comprised in following Survey nos. mentioned below:

OTTIYAMBAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT		
SI.NO	**SURVEY NO**	**EXTENT IN ACRE**
1.	46/7A	0.14
2.	46/8	0.28
3.	46/9A	0.20
4.	46/10B	0.18
5.	46/12B	0.06
6.	46/9C	0.065
7.	63/1	0.99
8.	64/2	0.62
9.	65	1.19
10.	79/2	0.58

Totally measuring 4.305 Acres.

IT IS RESOLVED that, **Mr.B.R.NANDAKUMAR**, Son of Late Booma Rose Naidu, is hereby appointed as Authorised Signatory to sell, Develop the above said land, as whole or Part/s, to any Prospective Purchaser/s and for the said purpose he is authorized to obtain any Approvals such as Planning Permission, Sub Division of the Lands, Building Permission from concern statutory authorities and to execute Sale Deeds, Agreements, Contracts, Gift deed, Mortgage Deed, Rectification Deed, Ratification Deed, Cancellation Deeds, Power of Attorney and to execute any such

VGN HOMES PRIVATE LIMITED
No. 333,
P. H. Road,
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acts, deeds or Documents with respect to Sell, Development the above said Property on behalf of the company 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,
Amaindakarai,
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.