

RE

REGULATORY RECORD

RERA Document

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

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



தமிழ்நாடு தமில்நாடு TAMILNADU

13 AUG 2025

VGN Homes Pvt Ltd
Chennai-30

FORM 'B'

[See rule 3(4)]

ER 212286

R. LAKSHMANAN
STAMP VENDOR
L.C.No: 6/772/B3/96
No: 261, E.V.R. ROAD
AMINJIKARAI, CHENNAI-29

AFFIDAVIT -CUM-DECLARATION

Affidavit cum Declaration of M/s. VGN HOMES PVT LTD promoter of the proposed Project in the name of "VGN HERITAGE SPRINGZ PHASE - II", for laying out of house sites for the land measuring an extent of 4.305 Acres, comprised in 46/7A, 46/8, 46/9A, 46/9C, 46/10B, 46/12B, 63/1, 64/2, 65 and 79/2, situate at Ottiyambakkam Village, Tambaram Taluk, Chengalpattu District within the St. Thomas Mount Panchayat Union Limit and state of Tamil Nadu,

We, "M/s. VGN HOMES PVT LTD", represented by its Director Mr.B.R.Nandakumar, the Promoter of the proposed project in the name of "VGN HERITAGE SPRINGZ PHASE - II" do hereby Solemnly declare, undertake and state as under:

1. That we have legal title to the land on which the development of the Project is proposed in the name of "VGN HERITAGE SPRINGZ PHASE - II" and a legally valid authentication of tile of such land is enclosed herewith.

For VGN HOMES PRIVATE LIMITED


Director

2. That the said land is free from all encumbrances
3. The **project is completed by us.**
4. That Seventy percent (70%) of the amounts realized by us for the real estate project by name "**VGN HERITAGE SPRINGZ PHASE - II**" from the purchaser, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate bank account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project as far as building is concerned. For Layout projects, the withdrawal can be done after obtaining a certificate from the Architect/Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That we shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice and shall produce a statement of accounts duly certified and signed by such Chartered Accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That we promoter shall take all the pending approvals on time, from the competent authorities.
8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For VGN HOMES PRIVATE LIMITED

  Director
DEPONENT

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Chennai on this the 1st day of November, 2025.

For VGN HOMES PRIVATE LIMITED

  Director
DEPONENT

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](#)



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

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

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

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



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.

