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

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FH 179646

VGK PROPERTY DEVELOPERS PVT. LTD.

D.PRAISON JOSE (SV)
6, R.V Nagar, Karanaipuduchery,
Guduvanchery - 603202
L.No 1347/B2/2021, Dt : 26.2.2021
Ph : 27461001

17.04.2026

From

M/s. VGK PROPERTY DEVELOPERS PRIVATE LIMITED
rep by its authorized Signatory Mrs. Merlin Glara
No. 25, 2nd Floor, B.R. Complex, Duraisamy Reddy
Street, West Tambaram, Chennai-600 045.

To

The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
Rera Tower, No. 133, 1st Avenue, G Block,
Anna Nagar East, Chennai – 600 102.

Sub: List of Pending Works in proposed project Residential Layout project to be set up at Comprised in S.No. 308/7B1, 309/8B, 309/9C, 309/10, 309/11, 309/12A2, 309/12B2, 309/12C, 309/13A, 309/13B, 310/4C, 310/4D, 310/5B, 310/7B, 310/8, 310/9A, 310/14A, 310/14B, 311/6A, 311/6B, 311/7A3, 311/13E, 311/14A2B, 311/14A2A2, 311/15A1 and 311/15B of Sathankuppam Village (Hamlet of Pudupakkam), Vandalur Taluk, Chengalpattu District "**Project Name: VGK ASHBOURNE PARK"**– Reg.

For VGK PROPERTY DEVELOPERS PVT. LTD.

P.Merlin

Authorized Signatory

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We, have planned to develop proposed project Residential Layout project to be set up at Comprised in S.No. 308/7B1, 309/8B, 309/9C, 309/10, 309/11, 309/12A2, 309/12B2, 309/12C, 309/13A, 309/13B, 310/4C, 310/4D, 310/5B, 310/7B, 310/8, 310/9A, 310/14A, 310/14B, 311/6A, 311/6B, 311/7A3, 311/13E, 311/14A2B, 311/14A2A2, 311/15A1 and 311/15B of Sathankuppam Village (Hamlet of Pudupakkam), Vandalur Taluk, Chengalpattu District with total extend of 9483.00 Sq.m.

We, **M/s. VGK PROPERTY DEVELOPERS PRIVATE LIMITED,** hereby solemnly affirm and undertake that the development work for entire layout area is under process.

As per the approve plan the following development works are pending:

S.No	List of the Development Works	Details
1	Formation of Road	7.2 m and 10 m Work ongoing
2	Storm Water Drain	Ongoing
3	Street Light	Ongoing

The above mentioned development works are under progress and shall be completed on or before 30.06.2027. Therefore, we request the Authority to register the project as ongoing project.

For VGK PROPERTY DEVELOPERS PVT. LTD.

P.Merlin

Authorized Signatory

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.