

RE

REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative 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 16<sup>th</sup> 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**



# 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

