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
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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 TAMILNADU

2025

04 FEB 2026

ET 505919

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

M/s VGN Builders Private Limited
Chennai-600 030

AFFIDAVIT CUM DECLARATION

We, **M/s VGN BUILDERS PRIVATE LIMITED** (Pan No.AADCV1416B), having office at the office at No.333, Poonamallee High Road, Amaindakarai, Chennai-600 030, represented by its Authorised Signatory **Mr.B.R.NANDAKUMAR** (Appointed vide Board Resolution dated 05.08.2025), do hereby solemnly affirm and sincerely state as follows:

1. We state that we are the deponent herein and made an application before TNRERA vide Application No.TNRERA/PLF/1212/2026, submitted on 18.02.2026.
2. We submit that our Layout proposal with respect to the land measuring 13.18 Acres, comprised in Survey Nos.727/2 Part, 744/2A2 Part, 745/2B1 Part, 746/1 Part, 747 Part, 748 Part, 749/1 Part, 750/1 Part, 750/2, 751 Part and 754 Part, situated at Gerugambakkam Village,

NOTARY PUBLIC
K.S. SHANMUGAM
CITY OF CHENNAI
G.O.Ms.No.143/2023
GOVT. OF TAMIL NADU

ATTESTED

For VGN BUILDERS PRIVATE LIMITED

Authorised Signatory

Kundrathur Taluk, Kancheepuram District and coming within the Kundrathur Panchyat Union, Gerugambakkam Village Panchayat has been approved by CMDA vide OL-PPD/LO/0226/2025, dated 22.12.2025 in Planning Permit No.OL-02467 and the same got approved by Local Body Panchayat President, Gerugambakkam Village Panchayat, in ROC No.03/2026, dated 17.02.2026 by adherence to the terms and conditions stipulated in the approval.

3. In compliance with RERA requirements, drone photography of the site was submitted. These images show our layout is surrounded by compound wall. As per the prevailing rule the public roads should not be obstructed or blocked within the layout.

4. We most respectfully submit that the aforementioned compound walls were not constructed by us. These structures were erected by adjoining landowner namely M/s Sun Pharmamedicals Limited, on their respective properties comprised in S.Nos.728, 730 & 744/2B of Gerugambakkam Village to secure their boundaries. Consequently, we possess no legal authority, ownership, or right to demolish or interfere with structures situated on third-party land.

5. We clarify and declare that these compound walls are situated external to our site and belongs to our neighbours, we request that this be noted in our application record

We hereby declare that the above stated facts are true to the best of our knowledge and belief.

ATTESTED

For VGN BUILDERS PRIVATE LIMITED

Authorised Signatory

Solemnly affirmed at Chennai on
this the 10th day of March 2026

DEPONENT

NOTARY PUBLIC
K.S. SHANMUGAM
CITY OF CHENNAI
G.O.Ms.No.143/2023
GOVT. OF TAMIL NADU

10/03/26.

K.S. SHANMUGAM
ADVOCATE & NOTARY PUBLIC
EGMORE COURT
ADVOCATE ASSOCIATION
EGM... CHENNAI-600 008.
Cell: 94413 59235

GPS Map Camera

Chennai, TamilNadu, India

Kolapakkam, Chennai, Tamil Nadu 600074, India

Lat 12.5951015° Long 80.858445°

Monday, 02/03/2026 11:15 AM GMT +05:30

Google


GPS Map Camera
Chennai, TamilNadu, India
Kolapakkam, Chennai, Tamil Nadu 600074, India
Lat 12.5949779° Long 80.856118°
Monday, 02/03/2026 11:16 AM GMT +05:30
Google

GPS Map Camera

Chennai, TamilNadu, India

Kolapakkam, Chennai, Tamil Nadu 600074, India

Lat 12.5952844° Long 80.850266°

Monday, 02/03/2026 11:18 AM GMT +05:30

Google


GPS Map Camera
Chennai, TamilNadu, India
Kolapakkam, Chennai, Tamil Nadu 600074, India
Lat 13.0057910° Long 80.847661°
Monday, 02/03/2026 11:19 AM GMT +05:30
Google

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.