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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DIGITALLY VERIFIED 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.vgnhomes.org

To

22.07.2026

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Sir,

Sub: Reply of your Quries raised on 16.07.2026 - Reg.

Ref: Our TNRERA Application NO. TNRERA/PLF/4767/2026 dt 04.07.2026

***

We, VGN Homes Private Limited represented by its Authorized Signatory of B.Baskaran having office at 333, Poonamallee High Road, Amaindakarai, Chennai – 600 030 declared as follows -

We have applied TNRERA application for the plots of land sub-divided in the existing Project of **"VGN PARADISE PHASE - II"**, for the **Plot Nos. 26, 27, 28, 29, & 30** in 12th Street sub-divided into 26A, 26B & 27A, 27B & 28A, 28B & 29A, 29B & 30A and 30B, the land admeasuring an extent of **539.76 Sq.mtr**, comprised in Old Survey No. 152/4 Part as per TSLR T.S.No.1 Part, Ward C, Block No.7 of Ernavoor Village, Thiruvottiyur Taluk, Chennai District within the limit of Greater Chennai Corpration Zone No. N01, Ward No. N004 and State of Tamil Nadu. We received a query for sold the plot No. 28 and 29 as per our EC statement. The said Plot Nos. 28 and 29 is in our existing another project of VGN PARADISE which also reflected in EC Index coloum. The said Plot Nos. 28 & 29 have different Schedule of Properties while compare to this project of Sub-division. Kindly verify the schedule of properties in our EC statement in respective plots.

We have declared and confirmed that we have not sold any plots of the aforesaid applied application No. TNRERA/PLF/4767/2026 dated 04.07.2026.

Further, We declared that we have clean hand and never violate the rule of TNRERA

Yours faithfully,

For VGN HOMES PRIVATE LIMITED

B. Baskaran

Authorised 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.