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3/350/2 Mettukuppam,
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Official Property Record



TAMBARAM VILLAGE 1.05 ACRE
OWNERSHIP FLOW CHART

SI No	Approval Survey Number	Patta No / T.S.No.	Owner	S.No	Extent as per Patta / TSLR	Parent Documents					GPA				
						Type of Document &Doc.No	Executed by	Infavour of	S.No	Extent as per Document	Doc No & dated	Executed by	Infavour of	S.No	Extent as per site
1	193/1A & 193/1C	10/5	VGN Homes Pvt Ltd	193/1A & 193/1C	887 SQ.MT	Sale Deed Doc.No. 4590/2020	J.Shanthi	VGN Homes Pvt Ltd	193/1A & 193/1C	887 SQ.MT	- NA-				
2	193/2B2 & 194/2A	10/7	VGN Homes Pvt Ltd	193/2B2 & 194/2A	1691 SQ.MT	1. Exchange Deed Doc.No.2189/2020 2. Sale Deed Doc.No. 1769/2020 3. Sale Deed Doc.No. 1772/2020 4. Sale Deed Doc.No. 1771/2020	1. Lakshmipathy 2. Seethapathy 3. Rajalakshmi 4.K.Rajanbabu, Jayachandran and M.Banumathy through POA V.N.Devadoss	VGN Homes Pvt Ltd	193/2B2 & 194/2A	1691 SQ.MT	- NA-				
3	193/1B & 193/2A	10/8	VGN Projects Estates Private Limited	193/1B & 193/2A	1585 SQ.MT	Sale Deed Doc.No. 9515/2008	Venkateswara Rao	Aztec Properties Private Limited	193/1B & 193/2A	1585 SQ.MT	POA Doc.No. 2252/2023	VGN Projects Estates Private Limited	V.Guruswamy Naidu and co Pvt Ltd	193/1B & 193/2A	1585 SQ.MT
	193/2B1B		VGN Projects Estates Private Limited	193/2B1B		Sale Deed Doc.No. 200/2009	Gajalakshmi, Ramesh , Prabakar and Maheswari	Aztec Properties Private Limited	193/2B1B		POA Doc.No. 2252/2023	VGN Projects Estates Private Limited	V.Guruswamy Naidu and co Pvt Ltd	193/2B1B	
TOTAL										4163	1585				

Note-1 : Serial No. 3 - Original owner is Aztec Properties Private Limited, it was dissolved and assets were amalgamated and merged with M/s. VGN PROPERTIES DEVELOPERS PRIVATE LIMITED, then VGN Properties Developers Private Limited changed its name to M/s. VGN PROJECTS ESTATE PRIVATE LIMITED.

Note - Both VGN Homes Private Limited and V.Guruswamy Naidu & co Private Limited are applied the Certificate.

(VGN Homes Private Limited is in the capacity of OWNER
V.Guruswamy Naidu & Co Pvt Ltd is in the capacity of Power Agent of VGN Properties Developers Private Limited)

Our services go beyond



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your
real estate journey

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