



Your trusted partner for buying, selling, and managing property,  
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai, India

[hello@verified.realestate](mailto:hello@verified.realestate)

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



| GULMOHAR TERRACE,HARRINGTON ROAD     |                             |         |                                             |                                                                                           |                                       |               |          |
|--------------------------------------|-----------------------------|---------|---------------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------|---------------|----------|
| BUILDER: G.K.S. Properties Pvt. Ltd. |                             |         |                                             |                                                                                           |                                       |               |          |
| 16.11.2017                           |                             |         |                                             |                                                                                           |                                       |               |          |
| SITE DETAILS                         |                             |         |                                             |                                                                                           |                                       |               |          |
| 1                                    |                             |         |                                             |                                                                                           |                                       |               |          |
| a                                    | LAND AREA (AS PER SITE)     | 13985.7 |                                             |                                                                                           |                                       |               |          |
| b                                    | BUILDING FOOTPRINT          | 8275.8  | I Block                                     |                                                                                           |                                       |               |          |
| c                                    | OPEN AREA AVAILABLE         | 5709.9  |                                             |                                                                                           |                                       |               |          |
|                                      |                             |         |                                             |                                                                                           |                                       |               |          |
| 2                                    | CAR PARKING                 |         |                                             |                                                                                           |                                       |               |          |
| a                                    | Car                         | 20      |                                             |                                                                                           |                                       |               |          |
| b                                    | Carparking area             | 250     |                                             |                                                                                           |                                       |               |          |
|                                      |                             |         |                                             |                                                                                           |                                       |               |          |
| c                                    | Total No. of Cars           | 20      |                                             |                                                                                           |                                       |               |          |
| d                                    | Total Car park area in sqm  | 250     |                                             |                                                                                           |                                       |               |          |
| e                                    | Total Car Park Area in sqft | 2690    |                                             |                                                                                           |                                       |               |          |
|                                      |                             |         |                                             |                                                                                           |                                       |               |          |
| 3                                    | AREA STATEMENT              |         |                                             |                                                                                           |                                       |               |          |
|                                      | Apartment no.               | Floor   | carpet area<br>without balcony<br>and walls | carpet area<br>including internal<br>walls but<br>excluding balcony<br>and external walls | carpet area with<br>balcony and walls | saleable area | UDS area |
| a                                    | 1A                          | 1       | 1603.8                                      | 1696.1                                                                                    | 1967.9                                | 2351.6        | 1377     |
| b                                    | 1B                          | 1       | 1994.5                                      | 2094.9                                                                                    | 2386.9                                | 2852.4        | 1670     |
| c                                    | 1C                          | 1       | 1984.5                                      | 2089                                                                                      | 2375.7                                | 2838.9        | 1661     |
| d                                    | 2A                          | 2       | 1603.8                                      | 1696.1                                                                                    | 1967.9                                | 2351.6        | 1377     |
| e                                    | 2B                          | 2       | 1994.5                                      | 2094.9                                                                                    | 2386.9                                | 2852.4        | 1670     |
| f                                    | 2C                          | 2       | 1984.5                                      | 2089                                                                                      | 2375.7                                | 2838.9        | 1661     |
| g                                    | 3A                          | 3       | 1603.8                                      | 1696.1                                                                                    | 1967.9                                | 2351.6        | 1377     |
| h                                    | 3B                          | 3       | 1994.5                                      | 2094.9                                                                                    | 2386.9                                | 2852.4        | 1670     |
| i                                    | 3C                          | 3       | 1984.5                                      | 2089                                                                                      | 2375.7                                | 2838.9        | 1661     |



our services doesn't just end there



### **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.



 **empowering your real estate decisions**  
with smart tools



### **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



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

3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai, India

[hello@verified.realestate](mailto:hello@verified.realestate)  
[+91 9996 12 9996](tel:+919996129996)  
[www.verified.realestate](http://www.verified.realestate)