

# Verified RealEstate™

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

[www.verified.realestate](http://www.verified.realestate)

Official Property Record



**RERA AREA STATEMENT FOR THE RESIDENTIAL BUILDING AT PLOT NO.PPIII , PPIV , SATHYAMOORTHY CO-  
OPERATIVE BUILDING SOCIETY NAGAR, CHENNAI - 600083, COMPRISED IN S.NO55/2A2 & 55/2A3, KADIRVEDU  
VILLAGE , GRATER CHENNAI CORPORATION**

| sl.no             | Floor  | Flatno. | Type | Carpet Area [Sq.m] | Exculsive Balony [Sq.m] | Exculsive Verandah/ utility/ service [Sq.m] | Proporinate common Area[Sq.m] | Total Area [Sq.m] | UDS AREA [Sq.m] | Parking  |          |
|-------------------|--------|---------|------|--------------------|-------------------------|---------------------------------------------|-------------------------------|-------------------|-----------------|----------|----------|
|                   |        |         |      |                    |                         |                                             |                               |                   |                 | COVERED  | OPEN     |
| 1                 | First  | A       | 2BHK | 49.16              | 3.42                    | 2.40                                        | 16.48                         | 71.46             | 36.47           | 1        |          |
| 2                 | First  | B       | 2BHK | 47.67              | 3.53                    | 2.78                                        | 15.04                         | 69.02             | 35.23           |          |          |
| 3                 | First  | C       | 1BHK | 33.38              | 3.47                    | 3.12                                        | 12.07                         | 52.04             | 26.56           |          |          |
| 4                 | First  | D       | 2BHK | 54.84              | 3.19                    | 3.00                                        | 16.46                         | 77.49             | 39.54           | 1        |          |
| 5                 | First  | E       | 2BHK | 55.33              | 3.19                    | 3.19                                        | 17.34                         | 79.05             | 40.34           | 1        |          |
| 6                 | Second | A       | 2BHK | 49.16              | 3.42                    | 2.40                                        | 16.48                         | 71.46             | 36.47           | 1        |          |
| 7                 | Second | B       | 2BHK | 47.67              | 3.53                    | 2.78                                        | 15.04                         | 69.02             | 35.23           |          |          |
| 8                 | Second | C       | 1BHK | 33.38              | 3.47                    | 3.12                                        | 12.07                         | 52.04             | 26.56           |          |          |
| 9                 | Second | D       | 2BHK | 54.84              | 3.19                    | 3.00                                        | 16.46                         | 77.49             | 39.54           | 1        |          |
| 10                | Second | E       | 2BHK | 55.33              | 3.19                    | 3.19                                        | 17.34                         | 79.05             | 40.34           | 1        |          |
| 11                | Third  | B       | 2BHK | 47.67              | 3.53                    | 2.78                                        | 15.43                         | 69.41             | 35.23           |          | 1        |
| 12                | Third  | C       | 1BHK | 33.38              | 3.47                    | 3.12                                        | 12.07                         | 52.04             | 26.56           |          |          |
| 13                | Third  | D       | 2BHK | 54.84              | 3.19                    | 3.00                                        | 16.46                         | 77.49             | 39.54           | 1        |          |
| 14                | Third  | E       | 2BHK | 55.33              | 3.19                    | 3.19                                        | 17.39                         | 79.10             | 40.34           | 1        |          |
| <b>Total Area</b> |        |         |      | <b>671.98</b>      | <b>46.98</b>            | <b>41.07</b>                                | <b>216.13</b>                 | <b>976.16</b>     | <b>497.95</b>   | <b>8</b> | <b>1</b> |

For Obel Developers Pvt Ltd

**S.CHANDRASEKAR & Tech.,**  
Registered Engineer - RE/GR-II/19/04/057  
Licensed Surveyor, Regd No. RE200472019  
CMDA & Greater Chennai Corporation  
No.4/1239, Mogappair West, Chennai - 600 037.  
Call : 97899 13145 / 94448 04206

## 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



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**  
[www.verified.realestate](http://www.verified.realestate)