

# 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



| CARPET AREA STATEMENT |       |        |         |         |                                     |                          |                                                        |                                  |                   |                      | Date:15/07/2022 |        |    |   |
|-----------------------|-------|--------|---------|---------|-------------------------------------|--------------------------|--------------------------------------------------------|----------------------------------|-------------------|----------------------|-----------------|--------|----|---|
| S.No                  | Block | Floor  | Flat No | Type    | RERA Carpet area (Sec 2 (k)) Sq.Mt. | Exclusive Balcony Sq.Mt. | Exclusive Verandah/Utility/Service/Open Terrace Sq.Mt. | Proportionate Common Area Sq.Mt. | Total Area Sq.Mt. | UDS Land Area Sq.Mt. | Car Paking      |        |    |   |
|                       |       |        |         |         |                                     |                          |                                                        |                                  |                   |                      | Covered         | Open   |    |   |
| 1                     | -     | First  | 1A      | 4.5 BHK | 138.94                              | 9.20                     | 4.51                                                   | 55.46                            | 208.10            | 76.30                | 2               |        |    |   |
| 2                     | -     |        | 1B      | 3.5 BHK | 109.82                              | 3.99                     | 3.99                                                   | 40.32                            | 158.12            | 57.99                | 1               |        |    |   |
| 3                     | -     | Second | 2A      | 4.5 BHK | 134.97                              | 8.92                     | 5.03                                                   | 54.63                            | 203.55            | 74.60                | 2               |        |    |   |
| 4                     | -     |        | 2B      | 3.5 BHK | 106.22                              | 3.99                     | 2.75                                                   | 39.95                            | 152.92            | 56.04                | 1               |        |    |   |
| 5                     | -     | Third  | 3A      | 4.5 BHK | 134.88                              | 8.92                     | 5.03                                                   | 55.28                            | 204.11            | 74.81                | 2               |        |    |   |
| 6                     | -     |        | 3B      | 3.5 BHK | 106.22                              | 3.99                     | 2.75                                                   | 39.95                            | 152.92            | 56.04                | 1               |        |    |   |
| 7                     | -     | Fourth | 4A      | 4.5 BHK | 134.88                              | 8.92                     | 5.03                                                   | 55.28                            | 204.11            | 74.82                | 2               |        |    |   |
| 8                     | -     |        | 4B      | 3.5 BHK | 106.22                              | 3.99                     | 2.75                                                   | 39.95                            | 152.92            | 56.04                | 1               |        |    |   |
| 9                     | -     | Fifth  | 5A      | 3.5 BHK | 127.35                              | 0.00                     | 5.03                                                   | 39.02                            | 171.40            | 62.80                | 1               |        |    |   |
| 10                    | -     |        | 5B      | 3.5 BHK | 110.22                              | 0.00                     | 2.75                                                   | 34.19                            | 147.16            | 53.98                | 1               |        |    |   |
| Visitors Car Parking  |       |        |         |         |                                     |                          |                                                        |                                  |                   |                      |                 |        | 1  |   |
| Total                 |       |        |         |         |                                     |                          |                                                        |                                  |                   |                      | 1755.30         | 643.43 | 14 | 1 |
|                       |       |        |         |         |                                     |                          |                                                        |                                  |                   |                      |                 |        | 15 |   |

For MAANVIS  
*V. Saifwan*  
 PROPRIETOR

PRADEEP KUMAR VARMA  
 ARCHITECT - CA/91/13637  
 CMDA - RA/Gr.I/19/12/410  
 No.1/428, KCG College Road,  
 Karapakkam, Chennai - 600 097.

## 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)