

# 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: 13.08.2022

| Sl.No. | Block | Floor       | Flat No. | Type  | RERA Carpet Area (sec 2(k)) (sq.m) | Exclusive Balcony (sq.m) | Exclusive Verandah/Utility/Service/Open Terrace (sq.m) | Proportionate Common Area (sq.m) | Total Area (sq.m) | UDS land Area (sq.m) | Car Parking (Nos.) |      |
|--------|-------|-------------|----------|-------|------------------------------------|--------------------------|--------------------------------------------------------|----------------------------------|-------------------|----------------------|--------------------|------|
|        |       |             |          |       |                                    |                          |                                                        |                                  |                   |                      | Covered            | Open |
| 1      |       | First Floor | A1       | 2 BHK | 56.39                              | 3.55                     | 2.44                                                   | 27.17                            | 89.55             | 30.12                | 1                  | -    |
| 2      |       | First Floor | A2       | 2 BHK | 56.39                              | 3.55                     | 2.44                                                   | 27.17                            | 89.55             | 30.12                | 1                  | -    |
| 3      |       | First Floor | A3       | 2 BHK | 56.39                              | 3.55                     | 2.44                                                   | 27.17                            | 89.55             | 30.12                | 1                  | -    |
| 4      |       | First Floor | A4       | 2 BHK | 56.39                              | 3.55                     | 2.44                                                   | 27.17                            | 89.55             | 30.12                | 1                  | -    |
| 5      |       | First Floor | A5       | 2 BHK | 55.27                              | 5.17                     | 1.85                                                   | 26.8                             | 89.09             | 29.97                | 1                  | -    |
| 6      |       | First Floor | A6       | 2 BHK | 55.27                              | 5.18                     | 1.82                                                   | 26.8                             | 89.09             | 29.97                | 1                  | -    |
| 7      |       | First Floor | A7       | 2 BHK | 55.49                              | 5.98                     | 1.77                                                   | 23.16                            | 86.4              | 29.06                | 1                  | -    |
| 8      |       | First Floor | A8       | 2 BHK | 56.56                              | 3.54                     | 2.39                                                   | 26.78                            | 89.27             | 30.03                | 1                  | -    |
| 9      |       | First Floor | A9       | 2 BHK | 56.79                              | 3.54                     | 2.39                                                   | 25.35                            | 88.07             | 29.63                | 1                  | -    |
| 10     |       | First Floor | A10      | 2 BHK | 55.98                              | 3.21                     | 2.39                                                   | 31.14                            | 92.72             | 31.19                | 1                  | -    |
| 11     |       | First Floor | A11      | 2 BHK | 55.21                              | 3.85                     | 1.77                                                   | 26.5                             | 87.33             | 29.38                | 1                  | -    |
| 12     |       | First Floor | A12      | 2 BHK | 56.78                              | 4.53                     | 1.78                                                   | 26.93                            | 90.02             | 30.28                | 1                  | -    |
| 13     |       | First Floor | A13      | 2 BHK | 57.02                              | 2.96                     | 1.92                                                   | 23.49                            | 85.39             | 28.72                | 1                  | -    |
| 14     |       | First Floor | A14      | 2 BHK | 58.93                              | 1.95                     | 1.96                                                   | 23.09                            | 85.93             | 28.92                | 1                  | -    |

M. Athi Bahavathi B.E.

Registered Engineer, Grade-II,

CMDA Reg No. RE/GR-III/19/03/015

GCC Reg No. RE200292019

Plot No. 1451G, Garden Avenue,

Thiruvalluvar Nagar, Mogappair, Chennai - 37.

Mobile : 9840229411, 8838053086.

Email : athisundara@gmail.com

For NAHAR FOUNDATION'S PRIVATE LIMITED

B. Totachand Nahay

Managing Director / Director



**NAHAR**  
FOUNDATION'S PVT. LTD.  
homing in on the best

CIN: U45201 TN 2003 PTC050497

|    |              |     |       |       |      |      |       |       |       |   |   |
|----|--------------|-----|-------|-------|------|------|-------|-------|-------|---|---|
| 15 | Second Floor | B15 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | 1 | - |
| 16 | Second Floor | B16 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | 1 | - |
| 17 | Second Floor | B17 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | 1 | - |
| 18 | Second Floor | B18 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | 1 | - |
| 19 | Second Floor | B19 | 2 BHK | 55.27 | 5.17 | 1.85 | 26.8  | 89.09 | 29.97 | 1 | - |
| 20 | Second Floor | B20 | 2 BHK | 55.27 | 5.18 | 1.82 | 26.8  | 89.09 | 29.97 | 1 | - |
| 21 | Second Floor | B21 | 2 BHK | 55.49 | 5.98 | 1.77 | 23.16 | 86.4  | 29.06 | 1 | - |
| 22 | Second Floor | B22 | 2 BHK | 56.56 | 3.54 | 2.39 | 26.78 | 89.27 | 30.03 | 1 | - |
| 23 | Second Floor | B23 | 2 BHK | 56.79 | 3.54 | 2.39 | 25.35 | 88.07 | 29.63 | 1 | - |
| 24 | Second Floor | B24 | 2 BHK | 55.98 | 3.21 | 2.39 | 31.14 | 92.72 | 31.19 | 1 | - |
| 25 | Second Floor | B25 | 2 BHK | 55.21 | 3.85 | 1.77 | 26.5  | 87.33 | 29.38 | 1 | - |
| 26 | Second Floor | B26 | 2 BHK | 56.78 | 4.53 | 1.78 | 26.93 | 90.02 | 30.28 | 1 | - |
| 27 | Second Floor | B27 | 2 BHK | 57.02 | 2.96 | 1.92 | 23.49 | 85.39 | 28.72 | 1 | - |
| 28 | Second Floor | B28 | 2 BHK | 58.93 | 1.95 | 1.96 | 23.09 | 85.93 | 28.92 | 1 | - |

**M. ATHI BAHAVATHI B.E.,**

Registered Engineer, Grade-II,

CMDA Reg No. RE/GR-II/19/03/015

GCC Reg No. RE200292019

Plot No. 1451G, Garden Avenue,

Thiruvalluvar Nagar, Mogappair, Chennai - 37.

Mobile : 9840229411, 8838053086.

Email : athisundara@gmail.com

For NAHAR FOUNDATION'S PRIVATE LIMITED

**B. Toladchand Nohar**

Managing Director / Director



267  
**NAHAR**  
FOUNDATION'S PVT. LTD.  
homing in on the best

CIN: U45201 TN 2003 PTC050497

|    |             |     |       |       |      |      |       |       |       |   |   |
|----|-------------|-----|-------|-------|------|------|-------|-------|-------|---|---|
| 29 | Third Floor | C29 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | 1 | - |
| 30 | Third Floor | C30 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | 1 | - |
| 31 | Third Floor | C31 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | 1 | - |
| 32 | Third Floor | C32 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | 1 | - |
| 33 | Third Floor | C33 | 2 BHK | 55.27 | 5.17 | 1.85 | 26.8  | 89.09 | 29.97 | 1 | - |
| 34 | Third Floor | C34 | 2 BHK | 55.27 | 5.18 | 1.82 | 26.8  | 89.09 | 29.97 | 1 | - |
| 35 | Third Floor | C35 | 2 BHK | 55.49 | 5.98 | 1.77 | 23.16 | 86.4  | 29.06 | 1 | - |
| 36 | Third Floor | C36 | 2 BHK | 56.56 | 3.54 | 2.39 | 26.78 | 89.27 | 30.03 | 1 | - |
| 37 | Third Floor | C37 | 2 BHK | 56.79 | 3.54 | 2.39 | 25.35 | 88.07 | 29.65 | 1 | - |
| 38 | Third Floor | C38 | 2 BHK | 55.98 | 3.21 | 2.39 | 31.14 | 92.72 | 31.19 | 1 | - |
| 39 | Third Floor | C39 | 2 BHK | 55.21 | 3.85 | 1.77 | 26.5  | 87.33 | 29.38 | 1 | - |
| 40 | Third Floor | C40 | 2 BHK | 56.78 | 4.53 | 1.78 | 26.93 | 90.02 | 30.28 | - | 1 |
| 41 | Third Floor | C41 | 2 BHK | 57.02 | 2.96 | 1.92 | 23.49 | 85.39 | 28.72 | - | 1 |
| 42 | Third Floor | C42 | 2 BHK | 58.93 | 1.95 | 1.96 | 23.09 | 85.93 | 28.92 | - | 1 |

  
**M. ATHI BAHAVATHI B.E.,**  
Registered Engineer - Grade-II,  
CMDA Reg No. RE/GR-II/14/03/015  
GCC Reg No. RE200292019  
Plot No. 1451G, Garden Avenue,  
Thiruvalluvar Nagar, Mogappair, Chennai - 37.  
Mobile : 9840229411, 8838053086.  
Email : athisundara@gmail.com

For NAHAR FOUNDATION'S PRIVATE LIMITED  
**B. Totachandrasekhar**  
Managing Director / Director

|    |              |     |       |       |      |      |       |       |       |   |   |
|----|--------------|-----|-------|-------|------|------|-------|-------|-------|---|---|
| 43 | Fourth Floor | D43 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | - | - |
| 44 | Fourth Floor | D44 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | - | - |
| 45 | Fourth Floor | D45 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | - | - |
| 46 | Fourth Floor | D46 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | - | - |
| 47 | Fourth Floor | D47 | 2 BHK | 55.27 | 5.17 | 1.85 | 26.8  | 89.09 | 29.97 | - | - |
| 48 | Fourth Floor | D48 | 2 BHK | 55.27 | 5.18 | 1.82 | 26.8  | 89.09 | 29.97 | - | - |
| 49 | Fourth Floor | D49 | 2 BHK | 55.49 | 5.98 | 1.77 | 23.16 | 86.4  | 29.06 | - | - |
| 50 | Fourth Floor | D50 | 2 BHK | 56.56 | 3.54 | 2.39 | 26.78 | 89.27 | 30.03 | - | - |
| 51 | Fourth Floor | D51 | 2 BHK | 56.79 | 3.54 | 2.39 | 25.35 | 88.07 | 29.63 | - | - |
| 52 | Fourth Floor | D52 | 2 BHK | 55.98 | 3.21 | 2.39 | 31.14 | 92.72 | 31.19 | - | - |
| 53 | Fourth Floor | D53 | 2 BHK | 55.21 | 3.85 | 1.77 | 26.5  | 87.33 | 29.38 | - | - |
| 54 | Fourth Floor | D54 | 2 BHK | 56.78 | 4.53 | 1.78 | 26.93 | 90.02 | 30.28 | - | - |
| 55 | Fourth Floor | D55 | 2 BHK | 57.02 | 2.96 | 1.92 | 23.49 | 85.39 | 28.72 | - | - |
| 56 | Fourth Floor | D56 | 2 BHK | 58.93 | 1.95 | 1.96 | 23.09 | 85.95 | 28.92 | - | - |

*M. Athi Bahavathi*  
**M. ATHI BAHAVATHI P.E.**  
Registered Engineer, Grade-II,  
CMDA Reg No. RE/GR-II/11/03 015  
GCC Reg No. RE200292019  
Plot No. 1451G, Garden Avenue,  
Thiruvalluvar Nagar, Mogappair, Chennai - 37.  
Mobile : 9840229411, 8838053086.  
Email : athisundara@gmail.com

For NAHAR FOUNDATION'S PRIVATE LIMITED

*B. Tolachandrasekhar*  
**B. Tolachandrasekhar**

Managing Director / Director

|                      |             |     |       |       |      |      |       |       |       |    |   |
|----------------------|-------------|-----|-------|-------|------|------|-------|-------|-------|----|---|
| 57                   | Fifth Floor | E57 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | -  | - |
| 58                   | Fifth Floor | E58 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | -  | - |
| 59                   | Fifth Floor | E59 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | -  | - |
| 60                   | Fifth Floor | E60 | 2 BHK | 56.39 | 3.55 | 2.44 | 27.17 | 89.55 | 30.12 | -  | - |
| 61                   | Fifth Floor | E61 | 2 BHK | 55.27 | 5.17 | 1.85 | 26.8  | 89.09 | 29.97 | -  | - |
| 62                   | Fifth Floor | E62 | 2 BHK | 55.27 | 5.18 | 1.82 | 26.8  | 89.09 | 29.97 | -  | - |
| 63                   | Fifth Floor | E63 | 2 BHK | 55.49 | 5.98 | 1.77 | 23.16 | 86.4  | 29.06 | -  | - |
| Visitors Car Parking |             |     |       |       |      |      |       |       |       |    | - |
| <b>TOTAL</b>         |             |     |       |       |      |      |       |       | 1880  | 39 | 3 |

*M. Athi*  
**M. ATHI BAHAVATHI B.E.,**

Registered Engineer, Grade-II,

CMDA Reg No. RE/GR-II/19/03/015

GCC Reg No. RE200292019

Plot No. 1451G, Garden Avenue,

Thiruvalluvar Nagar, Mogappair, Chennai - 37.

Mobile : 9840229411, 8838053086

Email : athisundara@gmail.com

For NAHAR FOUNDATION'S PRIVATE LIMITED

*B. Tolachandrasekhar*

Managing Director / Director

## 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)