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

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Official Property Record

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*Project Detail*

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|                           |                        |                                       |                                                   |
|---------------------------|------------------------|---------------------------------------|---------------------------------------------------|
| Project Name              | Avantika               | Project Description                   | Residential Apartment complex..stilt + 4, 16 Apts |
| Category of the Building  | Residential Apts       | Project Status                        | completed                                         |
| Project Commencement Date | October .2015          | Project End Date                      | Already completed                                 |
| Plot Extent               | 25 cents 1012.08 sq.Mt |                                       |                                                   |
| Total Open area (Sq Mt)   | 546.94                 | Total Covered area (Sq Mt)            | 465.14                                            |
| Project address Line 1    | 41-A, Besant Road,     | Project address Line 2                | Chokkikulam, Madurai -2                           |
| District                  | Madurai                | Tehsil/Sub District                   | Madurai                                           |
| No of Open Parking        | 0                      | Total area of open Parking (Sq Mt)    | 0                                                 |
| No of Covered Parking     | 16                     | Total area of Covered Parking (Sq Mt) | In the Stilt Floor                                |

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*Development Details*

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|                                               |                                              |                                            |                           |
|-----------------------------------------------|----------------------------------------------|--------------------------------------------|---------------------------|
| Type of Dwelling Unit                         | <b>2BHK &amp; 3BHK Residential Apartment</b> | Total No. of Dwelling Unit                 | <b>16</b>                 |
| Carpet rea (SqMt)                             |                                              | No of Dwelling Unit Available for Sale     | 10, 6 for the land owners |
| Area of exclusive Open terrace if any (Sq Mt) | Nil                                          | Area of exclusive balcony/verandah (Sq Mt) | enclosed                  |

If it is other than Residential

|                                               |           |                                            |           |
|-----------------------------------------------|-----------|--------------------------------------------|-----------|
| Office / Shops / Departmental Stores etc.,    | <b>NA</b> | Total Floor Area                           | <b>NA</b> |
| Carpet area (Sq Mt)                           | <b>NA</b> | Available for Sale                         | <b>NA</b> |
| Area of exclusive Open terrace if any (Sq Mt) | <b>NA</b> | Area of exclusive balcony/verandah (Sq Mt) | <b>NA</b> |

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### Project Architects

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|                        |                |
|------------------------|----------------|
| Architect Name         | Inhouse - Self |
| MCA No.                |                |
| Mobile No.             |                |
| Address Line 1         |                |
| State                  |                |
| Pin Code               |                |
| Key Projects Completed |                |

|                       |  |
|-----------------------|--|
| E Mail ID             |  |
| Address Line 2        |  |
| District              |  |
| Year of Establishment |  |
| District              |  |
|                       |  |

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### Structural Engineers

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|                                                  |                           |
|--------------------------------------------------|---------------------------|
| Engineer Name                                    | S.P.S. INBARAJAN          |
| If Registered in any Corporation / L License No. | 1794/2016-17              |
| Mobile No.                                       | +91 9940650031            |
| Address Line 1                                   | Door No.03, Flat No. G-2, |
| State                                            | Tamilnadu                 |
| Pin Code                                         | 600033                    |
| Key Projects Completed                           |                           |

|                       |                                                    |
|-----------------------|----------------------------------------------------|
| E Mail ID             | ournace@gmail.com                                  |
| Address Line 2        | Ramakrishna Puram 3 <sup>rd</sup> Street, Mambalam |
| District              | Chennai                                            |
| Year of Establishment | 1992                                               |
| District              | Chennai                                            |
|                       |                                                    |

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### Project Contractors

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|                             |                      |
|-----------------------------|----------------------|
| Contractor Name             | Construction By Self |
| Registered in any Govt Dept | —                    |
| Address Line 1              | —                    |
| State                       | —                    |
| Pin Code                    | —                    |
| Key Projects Completed      | —                    |

|                       |   |
|-----------------------|---|
| E Mail ID             | — |
|                       | — |
| Address Line 2        | — |
| District              | — |
| Year of Establishment | — |



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.



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### **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



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

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