



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

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Project Detail

Project Name	BONAVENTURA	Project Description	
Category of the Building	Residential	Project Status	Under Construction
Project Commencement Date	31 st March 2017	Project End Date	30 th June 2018
Plot Extent	1692.40 Sq.mt		
Total Open area (Sq Mt)	1255.37 Sq.mt	Total Covered area (Sq Mt)	437.03 Sq.mt
Project address Line 1	Door No. 39, South Canal Road	Project address Line 2	Raja Annamalaipuram, Mylapore
District	Chennai – 600 028	Tehsil/Sub District	
No of Open Parking	28 No.	Total area of open Parking (Sq Mt)	350 Sq.mt
No of Covered Parking	Covered Car Park – 11 No. Semi Covered Car Park – 9 No.	Total area of Covered Parking (Sq Mt)	Covered + Semi Covered car park space – 356.29 Sq.mt

Development Details

Type of Dwelling Unit	3BHK & 3.5BHK	Total No. of Dwelling Unit	22
Carpet area (Sq Mt)	4080.15 Sq.mt	No of Dwelling Unit Available for Sale	5 No.
Area of exclusive Open terrace if any (Sq Mt)	----	Area of exclusive balcony/verandah (Sq Mt)	159.14 Sq.mt



External Development Work

Road System	Internal Pathways
Sewage and Drainage System	To connect existing CMWSSB Sewer Main in Road
Solid Waste Management and Disposal	----

Water Supply	Water Supply to be provided by CMWSSB
Electricity Supply Transformers and Sub Station	Electricity to be supplied by TNEB

Project Architects

Architect Name	M/s. ESKAY DESIGN Mr. K. SHIVASHANKAR
MCA No.	CA.NO./89/12213
Mobile No.	044 24357906 / 044 24362396 / 044 24362397
Address Line 1	6/25, Cenatoph Road, 1 st Street
State	Tamil Nadu
Pin Code	600 018
Key Projects Completed	1. Pinnacle-Crest at Shollinganallur

E Mail ID	eskay@eskaydesign.net
Address Line 2	Teynampet
District	Chennai
Year of Establishment	1988
District	Chennai



2. Happy Windows at Kattupakkam

3. 57 Poes at Poes Garden

Structural Engineers

Engineer Name	Somadev Nagesh, Consulting Engineer & Regd. Valuer
If Registered in any Corporation / LB , License No.	
Mobile No.	044 24463166; 044 43504060; 044 24464410
Address Line 1	CG-1, Vinoth Viruksha, No. 106
State	Tamil Nadu
Pin Code	600 107
Key Projects Completed	1. Pinnacle Crest at Shollinganallur 2. Orchid Springs at Korattur 3. Cerus 4. Mandrain 5. Shine

E Mail ID	nagesh@somadevnagesh.i n
Address Line 2	Thai Moogambigai Dental College Road, Nerkundram
District	Chennai
Year of Establishment	1995
District	Chennai

Project Contractors – Civil Contractor

Contractor Name	SELF DEVELOPMENT
Registered In any Govt Dept	
Address Line 1	
State	
Pin Code	

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.



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
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate