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

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Official Property Record

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T. IVANS

Door Number - 4, 4th avenue, Dhandeeswaram Nagar,
Velachery, Chennai - 600042
Mobile : 94441 31914 Email : vinodivans@gmail.com

Date: 03.10.2024

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai - 600 008.

Dear Sir,

Sub:- Sharing of apartments in the Project "NARAIN PANDAVAAS" at NARAIN PANDAVAAS" situated at Door No.9, plot No.133, 134, 135, 136,137 Rajaji Street, Ramakrishna Nagar, Valasaravakkam, Chennai comprised Old Survey No.116/2, New Survey No.116/672, 116/673, 116/756, 116/757 & 116/758 of Valasaravakkam Village, Within the limits of greater chennai corporation.

1. The UDS Sharing Ratio in the Project shall be 55% Owners' Share and 45% Promotor's Share.

2. The Different UDS Share Percentage of Promoter will be adjusted in Flat No. B-F17.

3.

S. NO	BLOCK NO	FLOOR	FLAT NO	TYPE	UDS LAND AREA (SQM)	UDS LAND AREA (SQM)	OWNED BY
					LAND OWNER	PROMOTOR	
1	BLOCK A	1st Floor	A-F1	3BHK	47.21		LAND OWNER
2			A-F2	3BHK	47.38		LAND OWNER
3		2nd Floor	A-F3	3BHK	47.21		LAND OWNER
4			A-F4	3BHK	47.38		LAND OWNER
5		3rd Floor	A-F5	3BHK	47.21		LAND OWNER
6			A-F6	3BHK	47.38		LAND OWNER
7		4th	A-F7	3BHK	47.21		LAND OWNER

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8		Floor	A-F8	3BHK	47.38		LAND OWNER
9		5th Floor	A-F9	3BHK		47.21	PROMOTOR
10			A-F10	3BHK		47.38	PROMOTOR

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PTO →

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11	BLOC K B	1st Floor	B-F1	3BHK	42.54		LAND OWNER
12			B-F2	3BHK		41.73	PROMOTOR
13			B-F3	3BHK		41.63	PROMOTOR
14			B-F4	3BHK		38.29	PROMOTOR
15		2nd Floor	B-F5	3BHK	42.54		LAND OWNER
16			B-F6	3BHK	41.73		LAND OWNER
17			B-F7	3BHK		41.63	PROMOTOR
18			B-F8	3BHK		38.29	PROMOTOR
19		3rd Floor	B-F9	3BHK	42.54		LAND OWNER
20			B-F10	3BHK	41.73		LAND OWNER
21			B-F11	3BHK		41.63	PROMOTOR
22			B-F12	3BHK		38.29	PROMOTOR
23		4th Floor	B-F13	3BHK	42.54		LAND OWNER
24			B-F14	3BHK	41.73		LAND OWNER
25			B-F15	3BHK		41.63	PROMOTOR
26			B-F16	3BHK		38.29	PROMOTOR
27		5th Floor	B-F17	3BHK	42.54		LAND OWNER & PROMOTOR
28			B-F18	3BHK		41.73	PROMOTOR
29			B-F19	3BHK		41.63	PROMOTOR
30			B-F20	3BHK		38.29	PROMOTOR
TOTAL					**716.25**	**577.65**	
GRAND TOTAL					**1293.90**		
TOTAL SHARE AS PER JDA/GPA					**55.36%**	**44.64%**	

Thanking You,

Yours Faithfully,



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

Verified RealEstate™

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

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