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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Carpet Area Statement for Tower No-10- Ground + 6 Floors with 48 Dwelling Units

Site Address :M/s. Shriprop Structures Private Limited, Tower No-10-Ground + 6 Floors with 48 Dwelling Units, project at S.F.No. 16/4A, 16/4B, 65/4, 65/5A, 65/5B, 76/4, 76/5, 77/1A, 77/1B, 77/2B, 77/2C1A, 77/2C1B, 77/2C1C, 77/2C1D, 77/2C1E, 77/2C1F, 77/2C2, 77/3A 77/3B, 78/1, 78/2, 79/1, 79/2, 80/1, 80/2, 81/1, 81/2, 82, 83,85, 86/1B, 86/1C, 86/2A, 86/2B, 87/1A, 87/1B1, 87/1B2, 87/2A, 87/2B, 87/2C, 88/1, 88/2, 88/3, 89/2, 89/3A, 89/3B, 89/3C, 89/4A, 89/4B, 90, 95/4, Perumattunallur Village, Chengalpattu District.

Sl.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (Sq.m)	(b) Exclusive Balcony (sq.m)	(C) Exclusive Verandah/ Utility/ Service/Open Terrace (Sq.m)	(d) Area of External walls (sq.m)	e = (a+b+c+d) Floor Area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	(g) = (e+f) Gross Area of the apartment (Sq.m)	(h) UDS land Area (Sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
1		Ground	Commercial		-								6	
2		1	2BHK	101	63.05	5.84	-	8.51	77.40	29.71	107.11	50.34		1
3			2BHK	102	62.56	5.66	-	8.03	76.25	30.86	107.11	50.34		1
4			2BHK	103	62.56	5.66	-	7.96	76.18	30.93	107.11	50.34		1
5			2BHK	104	63.05	5.84	-	8.51	77.40	29.71	107.11	50.34	1	
6			2BHK	105	65.44	6.72	-	9.27	81.43	31.53	112.96	53.10		1
7			2BHK	106	62.56	5.66	-	8.17	76.39	30.72	107.11	50.34		1
8			2BHK	107	62.56	5.66	-	8.28	76.50	30.61	107.11	50.34		1
9			2BHK	108	65.52	6.7	-	8.89	81.11	31.85	112.96	53.10	1	
10		2	2BHK	201	63.05	5.84	-	8.51	77.40	29.71	107.11	50.34		1
11			2BHK	202	62.56	5.66	-	8.03	76.25	30.86	107.11	50.34		1
12			2BHK	203	62.56	5.66	-	7.96	76.18	30.93	107.11	50.34		1
13			2BHK	204	63.05	5.84	-	8.51	77.40	29.71	107.11	50.34		1
14			2BHK	205	65.44	6.72	-	9.27	81.43	31.53	112.96	53.10		1
15			2BHK	206	62.56	5.66	-	8.17	76.39	30.72	107.11	50.34		1
16			2BHK	207	62.56	5.66	-	8.28	76.50	30.61	107.11	50.34	1	
17			2BHK	208	65.52	6.7	-	8.89	81.11	31.85	112.96	53.10		1
18			2BHK	301	63.05	5.84	-	8.51	77.40	29.71	107.11	50.34		1

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

Sl.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (Sq.m)	(b) Exclusive Balcony (sq.m)	(C) Exclusive Verandah/ Utility/ Service/Open Terrace (Sq.m)	(d) Area of External walls (sq.m)	e = (a+b+c+d) Floor Area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	(g) = (e+f) Gross Area of the apartment (Sq.m)	(h) UDS land Area (Sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
19	10	3	2BHK	302	62.56	5.66	-	8.03	76.25	30.86	107.11	50.34		1
20			2BHK	303	62.56	5.66	-	7.96	76.18	30.93	107.11	50.34		1
21			2BHK	304	63.05	5.84	-	8.51	77.40	29.71	107.11	50.34		1
22			2BHK	305	65.44	6.72	-	9.27	81.43	31.53	112.96	53.10		1
23			2BHK	306	62.56	5.66	-	8.17	76.39	30.72	107.11	50.34		1
24			2BHK	307	62.56	5.66	-	8.28	76.50	30.61	107.11	50.34		1
25			2BHK	308	65.52	6.7	-	8.89	81.11	31.85	112.96	53.10	1	
26		4	2BHK	401	63.05	5.84	-	8.51	77.40	29.71	107.11	50.34	1	
27			2BHK	402	62.56	5.66	-	8.03	76.25	30.86	107.11	50.34		1
28			2BHK	403	62.56	5.66	-	7.96	76.18	30.93	107.11	50.34		1
29			2BHK	404	63.05	5.84	-	8.51	77.40	29.71	107.11	50.34		1
30			2BHK	405	65.44	6.72	-	9.27	81.43	31.53	112.96	53.10		1
31			2BHK	406	62.56	5.66	-	8.17	76.39	30.72	107.11	50.34		1
32			2BHK	407	62.56	5.66	-	8.28	76.50	30.61	107.11	50.34		1
33			2BHK	408	65.52	6.7	-	8.89	81.11	31.85	112.96	53.10		1
34		5	2BHK	501	63.05	5.84	-	8.51	77.40	29.71	107.11	50.34		1
35			2BHK	502	62.56	5.66	-	8.03	76.25	30.86	107.11	50.34		1
36			2BHK	503	62.56	5.66	-	7.96	76.18	30.93	107.11	50.34		1
37			2BHK	504	63.05	5.84	-	8.51	77.40	29.71	107.11	50.34		1
38			2BHK	505	65.44	6.72	-	9.27	81.43	31.53	112.96	53.10	1	
39			2BHK	506	62.56	5.66	-	8.17	76.39	30.72	107.11	50.34		1
40			2BHK	507	62.56	5.66	-	8.28	76.50	30.61	107.11	50.34		1
41			2BHK	508	65.52	6.7	-	8.89	81.11	31.85	112.96	53.10		1
42			2BHK	601	63.05	5.84	-	8.51	77.40	29.71	107.11	50.34		1
43			2BHK	602	62.56	5.66	-	8.03	76.25	30.86	107.11	50.34		1

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

Sl.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (Sq.m)	(b) Exclusive Balcony (sq.m)	(C) Exclusive Verandah/ Utility/ Service/Open Terrace (Sq.m)	(d) Area of External walls (sq.m)	e = (a+b+c+d) Floor Area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	(g) = (e+f) Gross Area of the apartment (Sq.m)	(h) UDS land Area (Sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
44			2BHK	603	62.56	5.66	-	7.96	76.18	30.93	107.11	50.34		1
45		6	2BHK	604	63.05	5.84	-	8.51	77.40	29.71	107.11	50.34		1
46			2BHK	605	65.44	6.72	-	9.27	81.43	31.53	112.96	53.10		1
47			2BHK	606	62.56	5.66	-	8.17	76.39	30.72	107.11	50.34	1	
48			2BHK	607	62.56	5.66	-	8.28	76.50	30.61	107.11	50.34		1
49			2BHK	608	65.52	6.7	-	8.89	81.11	31.85	112.96	53.10		1
Total Area					3043.80	286.44		67.62	3735.96	1475.52	5211.48	2449.55	13	41

Note 1 as defined by Shriram Properties Ltd.: The allocation and change in type of parking will be done in first come first service basis. The above allocation is done for reference only.

Note 2 as defined by TNRERA as a standard procudure:

* Carpet Area statement with total UDS for the least extent
* If any land reserved for future development, an abstract to be shown in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development.
* Car parking to be allotted/provided as per Tamil Nadu Combined Development and Building Rules (TNCDBR) 2019
* If one car parking is required for two apartments, promoter to clearly mention in the carpet area statement as to how car parking will be allotted
* Promoter to clearly mention cover, open and Visitor carparking
* Car parking allotted to individual apartment to be showin in carpet area statement

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

SANKAR & ASSOCIATES COIMBATORE

Carpet Area Statement for Tower No-14-Ground + 6Floors with 72 Dwelling Units

Site Address :M/s. Shriprop Structures Private Limited, Tower No-14-Ground + 6Floors with 72 Dwelling Units, project at S.F.No. 16/4A, 16/4B, 65/4, 65/5A, 65/5B, 76/4, 76/5, 77/1A, 77/1B, 77/2B, 77/2C1A, 77/2C1B, 77/2C1C, 77/2C1D, 77/2C1E, 77/2C1F, 77/2C2, 77/3A 77/3B, 78/1, 78/2, 79/1, 79/2, 80/1, 80/2, 81/1, 81/2, 82, 83,85, 86/1B, 86/1C, 86/2A, 86/2B, 87/1A, 87/1B1, 87/1B2, 87/2A, 87/2B, 87/2C, 88/1, 88/2, 88/3, 89/2, 89/3A, 89/3B, 89/3C, 89/4A, 89/4B, 90, 95/4, Perumattunallur Village, Chengalpattu District.

Sl.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (Sq.m)	(b) Exclusive Balcony (sq.m)	(C) Exclusive Verandah/ Utility/ Service/Open Terrace (Sq.m)	(d) Area of External walls (sq.m)	e = (a+b+c+d) Floor Area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	(g)= (e+f) Gross Area of the apartment (Sq.m)	(h) UDS land Area (Sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
1		Ground	Commercial						-				8	
2		1	2BHK	101	63.25	5.65	-	8.58	77.48	28.14	105.62	49.60	1	
3			2BHK	102	62.56	5.65	-	7.89	76.10	29.52	105.62	49.60	1	
4			2BHK	103	62.72	5.65	-	7.85	76.22	29.4	105.62	49.60	1	
5			2BHK	104	62.60	5.65	-	7.93	76.18	29.44	105.62	49.60		1
6			2BHK	105	62.72	5.65	-	7.85	76.22	29.40	105.62	49.60		1
7			2BHK	106	63.09	5.65	-	8.59	77.33	28.29	105.62	49.60		1
8			2BHK	107	63.25	5.65	-	8.43	77.33	28.29	105.62	49.60		1
9			2BHK	108	64.17	5.65	-	8.42	78.24	29.80	108.04	50.81		1
10			2BHK	109	62.68	5.65	-	8.05	76.38	29.24	105.62	49.60	1	
11			2BHK	110	62.72	5.65	-	8.03	76.40	29.22	105.62	49.60		1
12			2BHK	111	64.38	5.65	-	8.06	78.09	29.95	108.04	50.81		1
13			2BHK	112	63.25	5.65	-	8.43	77.33	28.29	105.62	49.60		1
14		2	2BHK	101	63.25	5.65	-	8.58	77.48	28.14	105.62	49.60		1
15			2BHK	102	62.56	5.65	-	7.89	76.10	29.52	105.62	49.60		1
16			2BHK	103	62.72	5.65	-	7.85	76.22	29.4	105.62	49.60	1	
17			2BHK	104	62.60	5.65	-	7.93	76.18	29.44	105.62	49.60		1
18			2BHK	105	62.72	5.65	-	7.85	76.22	29.40	105.62	49.60		1
19			2BHK	106	63.09	5.65	-	8.59	77.33	28.29	105.62	49.60		1
20			2BHK	107	63.25	5.65	-	8.43	77.33	28.29	105.62	49.60		1
21			2BHK	108	64.17	5.65	-	8.42	78.24	29.80	108.04	50.81		1
22			2BHK	109	62.68	5.65	-	8.05	76.38	29.24	105.62	49.60		1
23			2BHK	110	62.72	5.65	-	8.03	76.40	29.22	105.62	49.60	1	
24			2BHK	111	64.38	5.65	-	8.06	78.09	29.95	108.04	50.81	1	

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

Sl.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (Sq.m)	(b) Exclusive Balcony (sq.m)	(C) Exclusive Verandah/ Utility/ Service/Open Terrace (Sq.m)	(d) Area of External walls (sq.m)	e = (a+b+c+d) Floor Area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	(g)= (e+f) Gross Area of the apartment (Sq.m)	(h) UDS land Area (Sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
25	14		2BHK	112	63.25	5.65	-	8.43	77.33	28.29	105.62	49.60		1
26		3	2BHK	101	63.25	5.65	-	8.58	77.48	28.14	105.62	49.60		1
27			2BHK	102	62.56	5.65	-	7.89	76.10	29.52	105.62	49.60		1
28			2BHK	103	62.72	5.65	-	7.85	76.22	29.4	105.62	49.60		1
29			2BHK	104	62.60	5.65	-	7.93	76.18	29.44	105.62	49.60		1
30			2BHK	105	62.72	5.65	-	7.85	76.22	29.40	105.62	49.60		1
31			2BHK	106	63.09	5.65	-	8.59	77.33	28.29	105.62	49.60		1
32			2BHK	107	63.25	5.65	-	8.43	77.33	28.29	105.62	49.60		1
33			2BHK	108	64.17	5.65	-	8.42	78.24	29.80	108.04	50.81		1
34			2BHK	109	62.68	5.65	-	8.05	76.38	29.24	105.62	49.60		1
35			2BHK	110	62.72	5.65	-	8.03	76.40	29.22	105.62	49.60		1
36			2BHK	111	64.38	5.65	-	8.06	78.09	29.95	108.04	50.81		1
37			2BHK	112	63.25	5.65	-	8.43	77.33	28.29	105.62	49.60		1
38		4	2BHK	101	63.25	5.65	-	8.58	77.48	28.14	105.62	49.60		1
39			2BHK	102	62.56	5.65	-	7.89	76.10	29.52	105.62	49.60		1
40			2BHK	103	62.72	5.65	-	7.85	76.22	29.4	105.62	49.60		1
41			2BHK	104	62.60	5.65	-	7.93	76.18	29.44	105.62	49.60		1
42			2BHK	105	62.72	5.65	-	7.85	76.22	29.40	105.62	49.60		1
43			2BHK	106	63.09	5.65	-	8.59	77.33	28.29	105.62	49.60	1	
44			2BHK	107	63.25	5.65	-	8.43	77.33	28.29	105.62	49.60		1
45			2BHK	108	64.17	5.65	-	8.42	78.24	29.80	108.04	50.81		1
46			2BHK	109	62.68	5.65	-	8.05	76.38	29.24	105.62	49.60		1
47			2BHK	110	62.72	5.65	-	8.03	76.40	29.22	105.62	49.60		1
48			2BHK	111	64.38	5.65	-	8.06	78.09	29.95	108.04	50.81		1
49			2BHK	112	63.25	5.65	-	8.43	77.33	28.29	105.62	49.60		1
50		5	2BHK	101	63.25	5.65	-	8.58	77.48	28.14	105.62	49.60		1
51			2BHK	102	62.56	5.65	-	7.89	76.10	29.52	105.62	49.60		1
52			2BHK	103	62.72	5.65	-	7.85	76.22	29.4	105.62	49.60		1
53			2BHK	104	62.60	5.65	-	7.93	76.18	29.44	105.62	49.60		1
54			2BHK	105	62.72	5.65	-	7.85	76.22	29.40	105.62	49.60	1	
55			2BHK	106	63.09	5.65	-	8.59	77.33	28.29	105.62	49.60		1
56			2BHK	107	63.25	5.65	-	8.43	77.33	28.29	105.62	49.60		1

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

Sl.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (Sq.m)	(b) Exclusive Balcony (sq.m)	(C) Exclusive Verandah/ Utility/ Service/Open Terrace (Sq.m)	(d) Area of External walls (sq.m)	e = (a+b+c+d) Floor Area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	(g)= (e+f) Gross Area of the apartment (Sq.m)	(h) UDS land Area (Sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
57			2BHK	108	64.17	5.65	-	8.42	78.24	29.80	108.04	50.81		1
58			2BHK	109	62.68	5.65	-	8.05	76.38	29.24	105.62	49.60		1
59			2BHK	110	62.72	5.65	-	8.03	76.40	29.22	105.62	49.60		1
60			2BHK	111	64.38	5.65	-	8.06	78.09	29.95	108.04	50.81		1
61			2BHK	112	63.25	5.65	-	8.43	77.33	28.29	105.62	49.60		1
62			2BHK	101	63.25	5.65	-	8.58	77.48	28.14	105.62	49.60	1	
63			2BHK	102	62.56	5.65	-	7.89	76.10	29.52	105.62	49.60		1
64			2BHK	103	62.72	5.65	-	7.85	76.22	29.4	105.62	49.60		1
65			2BHK	104	62.60	5.65	-	7.93	76.18	29.44	105.62	49.60		1
66			2BHK	105	62.72	5.65	-	7.85	76.22	29.40	105.62	49.60		1
67		6	2BHK	106	63.09	5.65	-	8.59	77.33	28.29	105.62	49.60		1
68			2BHK	107	63.25	5.65	-	8.43	77.33	28.29	105.62	49.60		1
69			2BHK	108	64.17	5.65	-	8.42	78.24	29.80	108.04	50.81		1
70			2BHK	109	62.68	5.65	-	8.05	76.38	29.24	105.62	49.60		1
71			2BHK	110	62.72	5.65	-	8.03	76.40	29.22	105.62	49.60		1
72			2BHK	111	64.38	5.65	-	8.06	78.09	29.95	108.04	50.81		1
73			2BHK	112	63.25	5.65	-	8.43	77.33	28.29	105.62	49.60		1
Total					**4544.34**	**406.8**	**-**	**588.66**	**5539.8**	**2093.88**	**7633.68**	**3585.72**	**18**	**62**

Note 1 as defined by Shriram Properties Ltd.: The allocation and change in type of parking will be done in first come first service basis. The above allocation is done for reference only.

Note 2 as defined by TNRERA as a standard procudure:

* Carpet Area statement with total UDS for the least extent
* If any land reserved for future development, an abstract to be shown in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development.
* Car parking to be allotted/provided as per Tamil Nadu Combined Development and Building Rules (TNCDBR) 2019
* If one car parking is required for two apartments, promoter to clearly mention in the carpet area statement as to how car parking will be allotted
* Promoter to clearly mention cover, open and Visitor carparking
* Car parking allotted to individual apartment to be showin in carpet area statement

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

sankar & associates
architecture . engineering . interior design

Head Office
27, Sengupta Street, Ramnagar, Coimbatore – 641 009 India.
Phone: +91 422 223 0690 | 223 0790 | 223 0890
E-mail: admin@sankarassociates.in | website: www.sankarassociates.in

UDS ABSTRACT

Site Address :M/s. Shriprop Structures Private Limited, (Tower No-10-Ground + 6Floors with 48 Dwelling Units & Tower No-14-Ground + 6Floors with 72 Dwelling Units), project at S.F.No. 16/4A, 16/4B, 65/4, 65/5A, 65/5B, 76/4, 76/5, 77/1A, 77/1B, 77/2B, 77/2C1A, 77/2C1B, 77/2C1C, 77/2C1D, 77/2C1E, 77/2C1F, 77/2C2, 77/3A 77/3B, 78/1, 78/2, 79/1, 79/2, 80/1, 80/2, 81/1, 81/2, 82, 83,85, 86/1B, 86/1C, 86/2A, 86/2B, 87/1A, 87/1B1, 87/1B2, 87/2A, 87/2B, 87/2C, 88/1, 88/2, 88/3, 89/2, 89/3A, 89/3B, 89/3C, 89/4A, 89/4B, 90, 95/4, Perumattunallur Village, Chengalpattu District.

Decription	UDS area in sqft	UDS area in sqm	Car Parking nos.		
			Covered	Open	Total
Tower 10	26367.00	2449.55	13	41	54
Tower 14	38596.69	3585.72	18	62	80
Total UDS of tower 10 & 14	**64963.69**	**6035.27**			
Land Extent	1572298.20	146160.07			
Deduct 10% OSR Gifted to local body	-157326.624	-14616			
Deduct road Gifted to local body	-900	-83.61			
Deduct Substation land Gifted to TANGEDCO	-17139	-1592.25			
(A) Total Net UDS area	**1397901.37**	**129868.21**			
Deducting Previous completed Blocks (1,2,3,4,5,6,7,12,16,17,18,19,11,13,15,21& 22)	-1036027.15	-96249.27	1434		
Deducting Form C Towers - 23,24,25,26,27&08	-283985.11	-26382.86	462		
Deducting shop	-4553.17	-423.00			
Deducting Tower 9 - cancelled for TNEB	-8372.24	-777.80			
Deducting Proposed Towers 10 & 14	-64963.69	-6035.27	134		
Balance	**0.0**	**0.00**	**2030**		

For SHRIPROP STRUCTURES PVT. LTD.

Authorised Signatory

SANKAR & ASSOCIATES COIMBATORE

Branches : 8, 34th Street, Near Pudhoor School, Ashok Nagar, Chennai - 600 083
2nd Floor, 178, 5th Main, 1st Stage, Indira Nagar, Bengaluru - 560 038

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.