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
+91 9996 12 9996
www.verified.realestate

Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™

Project name "CASAGRAND WESLEY" Situated at T.S.No – 23, Panchali Amman kovil street, Ward – 1 of Aminijikarai Taluk, Arumbakkam village Chennai - 600106

TNRERA AREA STATEMENT — **Dated: 06-02-2025**

S.NO	BLOCK	FLOOR	FLAT NO	TYPE	RERA CARPET AREA (sec 2(k)) (Sq.m)	EXCLUSIVE BALCONY (Sq.m)	EXCLUSIVE / VERANDAH / UTLITY / SERVICE / OPEN TERRACE	PROPORTIONATE COMMON AREA (Sq.m)	TOTAL AREA (Sq.m)	UDS LAND AREA AS PER DOCUMENT (Sq.m)	CAR PARKING	
											COVERED	OPEN
1	1	FIRST FLOOR	101	3BHK+3T	120.66	4.65	0.00	39.29	164.60	74.13	1	0
2	1	FIRST FLOOR	102	3BHK+3T	130.47	4.65	0.00	37.32	172.44	77.65	1	0
3	1	FIRST FLOOR	103	3BHK+3T	120.67	4.65	0.00	35.08	160.40	72.25	1	0
4	1	FIRST FLOOR	104	3BHK+3T	123.47	4.65	0.00	35.94	164.06	73.88	1	0
5	1	SECOND FLOOR	201	3BHK+3T	120.66	4.65	0.00	39.29	164.60	74.13	1	0
6	1	SECOND FLOOR	202	3BHK+3T	130.47	4.65	0.00	37.32	172.44	77.65	1	0
7	1	SECOND FLOOR	203	3BHK+3T	120.67	4.65	0.00	35.08	160.40	72.25	1	0
8	1	SECOND FLOOR	204	3BHK+3T	123.47	4.65	0.00	35.94	164.06	73.88	1	0
9	1	THIRD FLOOR	301	3BHK+3T	120.66	4.65	0.00	39.29	164.60	74.13	1	0
10	1	THIRD FLOOR	302	3BHK+3T	130.47	4.65	0.00	37.32	172.44	77.65	1	0
11	1	THIRD FLOOR	303	3BHK+3T	120.67	4.65	0.00	35.08	160.40	72.25	1	0
12	1	THIRD FLOOR	304	3BHK+3T	123.47	4.65	0.00	35.94	164.06	73.88	1	0
			Total		1485.81	55.80	0.00	442.86	1984.47	893.72	12	0

Note: Car Parks mentioned in this statement will be allotted to customers as Covered/Open slots on first come first serve basis. Additional car parks provided in the CMDA approval drawings will also be allotted to customers on priority basis.

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No: RA/Gr.I/19/03/072/18-03-2019
12A, Roomscape "The Village"
Pillaiyar Koil Street, Thalambur,
Chennai - 600 130.
Ph: 75500 55541
Email: architectlenin@yahoo.com

For CASAGRAND ASTUTE PVT. LTD.

Authorised Signatory.

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

Verified RealEstate™

Verified RealEstate™

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
www.verified.realestate