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

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



A.R.Foundations Private Limited
GSTIN : 33AAFCA1661B1ZD

"Acropolis", Ground Floor
No.148, Dr. Radhakrishnan Road
Mylapore, Chennai - 600 004. India
Phone : +91-44-3500 2424 - 27

AMARA AANYA– SPECIFICATIONS

STRUCTURE

RCC framed structure

Designed - Seismic Resistant structure - Zone III

Conformed - IS code 456 Specification

WALLS

AAC Block work

Internal & External - Plastered wall

FLOORING

Imported marble in Bedrooms, living & dining & Kitchen.

Vitrified tiles in balconies & utilities

DADOING

Full height designer tiles in toilet wall & Flooring

1200mm tiling in utility with Granite Counter and sink

DOORS

Entrance door: **8'** Height, Hardwood frame and shutter with Veneer panelling on both sides with Yale or equivalent digital smart lock

Bedroom Door: 8' Height , Hardwood frame and shutter with Veneer panelling on both sides, with Yale or equivalent lock.

Toilet & Other Doors : 8' Hardwood frame and shutter with Laminate finish

Yale or equivalent fixtures

For A.R.FOUNDATIONS PVT.LTD.

D. Vidya Sagar Reddy

Authorised Signatory

A.R.Foundations Private Limited
GSTIN : 33AAFCA1661B1ZD

"Acropolis", Ground Floor
No.148, Dr. Radhakrishnan Road
Mylapore, Chennai - 600 004. India
Phone : +91-44-3500 2424 - 27

WINDOWS & VENTILATORS

Fenesta / Saint Gobain UPVC windows in wood finish or Aluminium windows.

C.P FITTING & SANITARY WARE

Grohe / Handsgrohe & Duravit/equivalent

WC -Wall mounted with concealed cistern and health faucet

ELECTRICAL

Three Phase supply

100% Generator Back-up

Legrand / Schneider equivalent - Switches & Sockets with Modular plates, MCB & ELCB

TV, Telephone & Data provision

AIR-CONDITIONING

Mitsubishi/Daiken VRV Air conditioning or equivalent

PAINTING & FINISHES

Internal wall -2 coat putty with water based Premium Emulsion.

External wall - Water proof Texture with AsianUltima Apex/equivalent

Ceiling - 2 coat putty with water based Premium Emulsion.

RECREATIONAL FACILITIES

Fully equipped Gymnasium

Furnished Lobby entrance

Swimming pool in Terrace, Spa Room

Landscape Terrace with Barbeque pit and Party deck.

False ceiling & Light fittings

Saint Gobain / Equivalent Gypsum False ceiling with Architectural light fixtures in all areas

For A.R.FOUNDATIONS PVT.LTD.

D. Vidya Sagar Reddy

Authorised Signatory

A.R.Foundations Private Limited
GSTIN : 33AAFCA1661B1ZD

"Acropolis", Ground Floor
No.148, Dr. Radhakrishnan Road
Mylapore, Chennai - 600 004. India
Phone : +91-44-3500 2424 - 27

COMMON AREAS

Gas Bank

Mitsubishi/equivalent- Passenger lifts

Imported Marble in all floor Lobby area & Lift wall cladding

Granite finish staircases

24 /7 CCTV Surveillance

Motorized gates

SS handrails on staircase

False ceiling with COD lights in all lobby area

Rainwater Harvesting

Metro water connection & Ground water line

Common areas powered by Solar

100% Generator Back-up

For A.R.FOUNDATIONS PVT.LTD.
D. VidyaSagar Reddy
Authorised Signatory



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

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

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