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DIGITALLY VERIFIED RECORD

VERNEKAR ASSOCIATES
ARCHITECTURE • ENGINEERING • INTERIORS PVT. LTD.

PROPOSED NCC URBAN SIGNATURE TOWERS AT Survey No's. 552/1A1, 553/2B1A, 553/2B2A, 742/2, 742/1 (Part), 743/3B, 744/1B, 744/1C, 745/1A, 1B, & 745/2B, Nookkampalayam Road, Sholinganallur Village, Sholinganallur Taluk, Chennai.

ABSTRACT OF CARPET AREA STATEMENT

S.No	Towers	Total No. Of Flats	Type	RERA Carpet Area (Sec 2 (K))	Exclusive Balcony	Exclusive / Verandah / Utility / Service / Open Terrace	Proportionate Common Area	Total Area	UDS	CAR PARKING
				SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	NOS
1	A	110	2.5 & 3 BHK	9954.93	553.26	905.28	3645.11	15058.58	4142.57	110
2	B	108	2.5 & 3 BHK	9767.83	553.24	888.92	3564.68	14774.67	4065.36	108
3	C	108	2 BHK	7307.28	381.64	689.92	2900.99	11279.83	3103.86	108
4	D	150	1 BHK (EWS)	5536.00	262.80	487.80	2224.02	8510.62	2341.86	0
5	E	102	2.5 & 3BHK	9214.51	521.50	833.36	3397.11	13966.48	3842.91	102
6	F	110	2 BHK	7038.58	370.48	692.66	2908.67	11010.39	3028.47	110
7	G	82	2 BHK	5233.7	292.39	534.9	2149.20	8210.19	2258.72	82
TOTAL		**770**		**54052.83**	**2935.31**	**5032.84**	**20789.79**	**82810.77**	**22783.74**	**620**

VISITORS PARKING 10% OPEN	62
ADDITIONAL PARKING OPEN	39
ADDITIONAL PARKING COVERED	60
TOTAL CAR PARKINGS PROVIDED	**781**

For NCC Urban Infrastructure Limited

Authorised Signatory

For SERENE ESTATES PRIVATE LIMITED

Authorized Signatory

#8, 1st 'A' Main, Stag Extension, ST Bed, Koramangala IV Block, Bangalore - 560 095. Ph: 080-40609800 Fax: 080-40609810
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LAND EXTENT BASED ON NEW PLAN	
LAND EXTENT:	
EXTENT AS PER DOCUMENT	30755.10 Sq.Mts
EXTENT AS PER PATTA	30770.40 Sq. Mts

LAND EXTENT: SIGNATURE TOWERS OMR SHOLINGANALLUR

DESCRIPTION	LAND EXTENT (SQ.M)	LAND EXTENT (SFT)	CENTS (SFT)
EXTENT AS PER DOCUMENT(WHICHEVER IS LOWER)	**30755.10**	**331047.90**	**760.05**
DEDUCTION:			
GIFT DEED OSR AREA- 1	1914.55	20608.22	47.31
GIFT DEED OSR AREA -2	730.22	7860.09	18.05
LINK ROAD -1 DOC NO 3809 OF 2017	4493.70	48370.19	111.05
LINK ROAD -2 DOC NO 3811 OF 2017	96.82	1042.17	2.39
FUTURE LINK ROAD (TO BE GIFTED)	252.81	2721.25	6.25
TNEB SUB STATION AREA (TO BE GIFTED)	483.06	5199.66	11.94
TOTAL EXTENT OF GIFT DEEDS	**7971.16**	**85801.57**	**196.99**
NET EXTENT OF LAND AFTER DEDUCTION OF GIFT DEEDS, LINK ROADS, FUTURE LINK ROAD & TNEB SUB STATION AREA	**22783.94**	**245246.33**	**563.06**

TOTAL LAND EXTENT AFTER DEDUCTING OSR, LINK ROADS & SUB STATION	**22783.94**	**SQ.M**	
TOTAL LAND EXTENT AFTER DEDUCTING OSR, LINK ROAD	**245246.33**	**SQ.FT**	**563.06**

TOTAL SALEABLE AREA & UDS

DESCRIPTION	SALEABLE AREA SQ.FT	UDS (SQ.FT)	Total No. Of Apartments
TOWER A	162048	44590.58	110
TOWER B	159028	43759.57	108
TOWER C	121416	33409.95	108
TOWER D (EWS)	91608	25207.75	150
TOWER E	150326	41365.03	102
TOWER F	118467	32598.49	110
TOWER G	88356	24312.82	82
TOTAL	**891249**	**245244.20**	**770**
UDS	**27.5168975**		
UDS IN PERCENTAGE (%)	**27.5168975**		

For NCC Urban Infrastructure Limited

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CARPET AREA STATEMENT

TOWER / BLOCK - A

Floor	S.No	Flat No	Type	RERA Carpet Area (Sec 2(K))	Exclusive Balcony	Exclusive Verandah / Utility / Service / Open Terrace	Proportionate Common Area	TOTAL AREA	UDS	CAR PARKING	
				SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	COVERED	OPEN
2ND FLOOR	1	A201	3BHK- TYPE-01	93.52	4.51	8.18	34.22	140.43	38.60	1	
	2	A202	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	3	A203	3BHK-TYPE-01	93.56	4.51	8.18	34.27	140.52	38.60	1	
	4	A204	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	5	A205	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	6	A206	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	7	A207	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
3ND FLOOR	8	A301	3BHK- TYPE-01	93.52	4.51	8.18	34.22	140.43	38.60	1	
	9	A302	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	10	A303	3BHK-TYPE-01	93.56	4.51	8.18	34.27	140.52	38.60	1	
	11	A304	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	12	A305	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	13	A306	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	14	A307	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
4TH FLOOR	15	A401	3BHK- TYPE-01	93.52	4.51	8.18	34.22	140.43	38.60	1	
	16	A402	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	17	A403	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	18	A404	3BHK-TYPE-01	93.56	4.51	8.18	34.27	140.52	38.60	1	
	19	A405	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	20	A406	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	21	A407	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	22	A408	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
5TH FLOOR	23	A501	3BHK- TYPE-01	93.52	4.51	8.18	34.22	140.43	38.60	1	
	24	A502	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	25	A503	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	26	A504	3BHK-TYPE-01	93.56	4.51	8.18	34.27	140.52	38.60	1	
	27	A505	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	28	A506	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	29	A507	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	30	A508	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
6TH FLOOR	31	A601	3BHK- TYPE-01	93.52	4.51	8.18	34.22	140.43	38.60	1	
	32	A602	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	33	A603	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	34	A604	3BHK-TYPE-01	93.56	4.51	8.18	34.27	140.52	38.60	1	
	35	A605	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	36	A606	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	37	A607	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	

For NCC Urban Infrastructure Limited

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8/7/2025

	38	A608	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
7TH FLOOR	39	A701	3BHK- TYPE-01	93.52	4.51	8.18	34.22	140.43	38.60	1	
	40	A702	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	41	A703	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	42	A704	3BHK-TYPE-01	93.56	4.51	8.18	34.27	140.52	38.60	1	
	43	A705	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	44	A706	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	45	A707	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	46	A708	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
8TH FLOOR	47	A801	3BHK- TYPE-01	93.52	4.51	8.18	34.22	140.43	38.60	1	
	48	A802	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	49	A803	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	50	A804	3BHK-TYPE-01	93.56	4.51	8.18	34.27	140.52	38.60	1	
	51	A805	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	52	A806	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	53	A807	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	54	A808	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
9TH FLOOR	55	A901	3BHK- TYPE-01	93.52	4.51	8.18	34.22	140.43	38.60	1	
	56	A902	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	57	A903	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	58	A904	3BHK-TYPE-01	93.56	4.51	8.18	34.27	140.52	38.60	1	
	59	A905	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	60	A906	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	61	A907	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	62	A908	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
10TH FLOOR	63	A1001	3BHK- TYPE-01	93.52	4.51	8.18	34.22	140.43	38.60	1	
	64	A1002	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	65	A1003	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	66	A1004	3BHK-TYPE-01	93.56	4.51	8.18	34.27	140.52	38.60	1	
	67	A1005	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	68	A1006	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	69	A1007	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	70	A1008	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
11TH FLOOR	71	A1101	3BHK- TYPE-01	93.55	4.51	8.18	34.19	140.43	38.60	1	
	72	A1102	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	73	A1103	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	74	A1104	3BHK-TYPE-01	93.56	4.51	8.18	34.27	140.52	38.60	1	
	75	A1105	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	76	A1106	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	77	A1107	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	78	A1108	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
OR	79	A1201	3BHK- TYPE-01	93.55	4.51	8.18	34.19	140.43	38.60	1	
	80	A1202	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	81	A1203	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	

For SERENE ESTATES PRIVATE LIMITED

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8/7/2025

12TH FLO	82	A1204	3BHK-TYPE-01	93.56	4.51	8.18	34.27	140.52	38.60	1	
	83	A1205	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	84	A1206	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	85	A1207	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	86	A1208	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
13TH FLOOR	87	A1301	3BHK- TYPE-01	93.55	4.51	8.18	34.19	140.43	38.60	1	
	88	A1302	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	89	A1303	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	90	A1304	3BHK-TYPE-01	93.56	4.51	8.18	34.27	140.52	38.60	1	
	91	A1305	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	92	A1306	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	93	A1307	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	94	A1308	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
14TH FLOOR	95	A1401	3BHK- TYPE-03	93.55	7.12	10.7	32.58	143.95	39.55	1	
	96	A1402	3BHK-TYPE-03	93.55	7.12	10.7	32.40	143.77	39.55	1	
	97	A1403	3BHK-TYPE-03	93.55	7.12	10.7	32.40	143.77	39.55	1	
	98	A1404	3BHK-TYPE-03	93.56	7.12	10.7	32.66	144.04	39.55	1	
	99	A1405	2.5BHK-TYPE-04	87.56	7.22	9.89	31.07	135.74	37.35	1	
	100	A1406	2.5BHK-TYPE-04	87.56	7.22	9.89	31.07	135.74	37.35	1	
	101	A1407	2.5BHK-TYPE-04	87.56	7.22	9.89	31.07	135.74	37.35	1	
	102	A1408	2.5BHK-TYPE-04	87.56	7.22	9.89	31.07	135.74	37.35	1	
15TH FLOOR	103	A1501	3BHK- TYPE-01	93.55	4.51	8.18	34.19	140.43	38.60	1	
	104	A1502	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	105	A1503	3BHK-TYPE-01	93.55	4.51	8.18	34.00	140.24	38.60	1	
	106	A1504	3BHK-TYPE-01	93.56	4.51	8.18	34.27	140.52	38.60	1	
	107	A1505	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	108	A1506	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	109	A1507	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
	110	A1508	2.5BHK-TYPE-02	87.56	5.2	7.96	32.39	133.11	36.63	1	
			TOTAL	**9954.93**	**553.26**	**905.28**	**3645.11**	**15058.58**	**4142.57**	**110**	

For NCC Urban Infrastructure Limited

Authorised Signatory

For SERENE ESTATES PRIVATE LIMITED

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VERNEKAR ASSOCIATES (P) LTD.

8/7/2025

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CARPET AREA STATEMENT

TOWER / BLOCK - B

Floor	S.No	Flat No	Type	RERA Carpet Area (Sec 2(K))	Exclusive Balcony	Exclusive Verandah / Utility / Service / Open Terrace	Proportionate Common Area	TOTAL AREA	UDS	CAR PARKING	
				SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQM	COVERED	OPEN
2ND FLOOR	1	B201	3BHK- TYPE-01	93.52	4.6	8.18	34.13	140.43	38.60	1	
	2	B202	3BHK-TYPE-01	93.56	4.6	8.18	33.95	140.29	38.60	1	
	3	B203	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	4	B204	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	5	B205	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	6	B206	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
3ND FLOOR	7	B301	3BHK- TYPE-01	93.52	4.6	8.18	34.13	140.43	38.60	1	
	8	B302	3BHK-TYPE-01	93.56	4.6	8.18	33.95	140.29	38.60	1	
	9	B303	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	10	B304	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	11	B305	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	12	B306	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
4TH FLOOR	13	B401	3BHK- TYPE-01	93.52	4.6	8.18	34.13	140.43	38.60	1	
	14	B402	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	15	B403	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	16	B404	3BHK-TYPE-01	93.56	4.6	8.18	33.95	140.29	38.60	1	
	17	B405	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	18	B406	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	19	B407	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	20	B408	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
5TH FLOOR	21	B501	3BHK- TYPE-01	93.52	4.6	8.18	34.13	140.43	38.60	1	
	22	B502	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	23	B503	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	24	B504	3BHK-TYPE-01	93.56	4.6	8.18	33.95	140.29	38.60	1	
	25	B505	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	26	B506	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	27	B507	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	28	B508	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
6TH FLOOR	29	B601	3BHK- TYPE-01	93.52	4.6	8.18	34.13	140.43	38.60	1	
	30	B602	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	31	B603	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	32	B604	3BHK-TYPE-01	93.56	4.6	8.18	33.95	140.29	38.60	1	
	33	B605	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	34	B606	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	

For NCC Urban Infrastructure Limited

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email: info@vernekar.in www.vernekar.in

	35	B607	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	36	B608	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
7TH FLOOR	37	B701	3BHK- TYPE-01	93.52	4.6	8.18	34.13	140.43	38.60	1	
	38	B702	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	39	B703	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	40	B704	3BHK-TYPE-01	93.56	4.6	8.18	33.95	140.29	38.60	1	
	41	B705	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	42	B706	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	43	B707	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	44	B708	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
8TH FLOOR	45	B801	3BHK- TYPE-01	93.52	4.6	8.18	34.13	140.43	38.60	1	
	46	B802	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	47	B803	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	48	B804	3BHK-TYPE-01	93.56	4.6	8.18	33.95	140.29	38.60	1	
	49	B805	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	50	B806	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	51	B807	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	52	B808	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
9TH FLOOR	53	B901	3BHK- TYPE-01	93.52	4.6	8.18	34.13	140.43	38.60	1	
	54	B902	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	55	B903	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	56	B904	3BHK-TYPE-01	93.56	4.6	8.18	33.95	140.29	38.60	1	
	57	B905	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	58	B906	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	59	B907	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	60	B908	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
10TH FLOOR	61	B1001	3BHK- TYPE-01	93.52	4.6	8.18	34.13	140.43	38.60	1	
	62	B1002	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	63	B1003	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	64	B1004	3BHK-TYPE-01	93.56	4.6	8.18	33.95	140.29	38.60	1	
	65	B1005	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	66	B1006	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	67	B1007	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	68	B1008	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
11TH FLOOR	69	B1101	3BHK- TYPE-01	93.55	4.6	8.18	34.10	140.43	38.60	1	
	70	B1102	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	71	B1103	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	72	B1104	3BHK-TYPE-01	93.56	4.6	8.18	33.95	140.29	38.60	1	
	73	B1105	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	74	B1106	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	75	B1107	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	76	B1108	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	

For NCC Urban Infrastructure Limited

8/7/2025

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For SERENE ESTATES PRIVATE LIMITED

VERNEKAR ASSOCIATES PVT LTD

ARCHITECTURE • ENGINEERING • INTERIORS

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12TH FLOOR	77	B1201	3BHK- TYPE-01	93.55	4.6	8.18	34.10	140.43	38.60	1	
	78	B1202	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	79	B1203	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	80	B1204	3BHK-TYPE-01	93.56	4.6	8.18	33.95	140.29	38.60	1	
	81	B1205	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	82	B1206	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	83	B1207	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	84	B1208	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
13TH FLOOR	85	B1301	3BHK- TYPE-01	93.55	4.6	8.18	34.10	140.43	38.60	1	
	86	B1302	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	87	B1303	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	88	B1304	3BHK-TYPE-01	93.56	4.6	8.18	33.95	140.29	38.60	1	
	89	B1305	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	90	B1306	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	91	B1307	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	92	B1308	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
14TH FLOOR	93	B1401	3BHK- TYPE-03	93.55	7.12	10.7	32.36	143.73	39.55	1	
	94	B1402	3BHK-TYPE -03	93.55	7.12	10.7	32.36	143.73	39.55	1	
	95	B1403	3BHK-TYPE -03	93.55	7.12	10.7	32.36	143.73	39.55	1	
	96	B1404	3BHK-TYPE-03	93.56	7.12	10.7	32.44	143.82	39.55	1	
	97	B1405	2.5BHK-TYPE 04	87.56	7.22	9.89	31.07	135.74	37.35	1	
	98	B1406	2.5BHK-TYPE 04	87.56	7.22	9.89	31.07	135.74	37.35	1	
	99	B1407	2.5BHK-TYPE 04	87.56	7.22	9.89	31.07	135.74	37.35	1	
	100	B1408	2.5BHK-TYPE 04	87.56	7.22	9.89	31.07	135.74	37.35	1	
15TH FLOOR	101	B1501	3BHK- TYPE-01	93.55	4.6	8.18	34.10	140.43	38.60	1	
	102	B1502	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	103	B1503	3BHK-TYPE -01	93.55	4.6	8.18	33.91	140.24	38.60	1	
	104	B1504	3BHK-TYPE-01	93.56	4.6	8.18	33.95	140.29	38.60	1	
	105	B1505	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	106	B1506	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	107	B1507	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
	108	B1508	2.5BHK-TYPE 02	87.56	5.29	7.96	32.30	133.11	36.63	1	
		TOTAL		9767.83	553.24	888.92	3564.68	14774.67	4065.36	108	

For NCC Urban Infrastructure Limited

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For SERENE ESTATES PRIVATE LIMITED

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VERNEKAR ASSOCIATES (P) LTD.

8/7/2025

VERNEKAR ASSOCIATES PVT. LTD.
ARCHITECTURE • ENGINEERING • INTERIORS
No.8,1st A.Main, Stag Extension 5 T.Beed Koramangala IV Block

VERNEKAR ASSOCIATES
ARCHITECTURE • ENGINEERING • INTERIORS PVT. LTD.

PROPOSED NCC URBAN SIGNATURE TOWERS AT Survey No's. 552/1A1, 553/2B1A, 553/2B2A, 742/2, 742/1 (Part), 743/3B, 744/1B, 744/1C, 745/1A, 1B, & 745/2B, Nookkampalayam Road, Sholinganallur Village, Sholinganallur Taluk, Chennai.

CARPET AREA STATEMENT

TOWER / BLOCK -C

Floor	S.No	Flat No	Type	RERA Carpet Area	Exclusive Balcony	Exclusive Verandah / Utility / Service / Open Terrace	Proportionate Common Area	TOTAL AREA	UDS	CAR PARKING	
				SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	COVERED	OPEN
2ND FLOOR	1	C201	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	2	C202	2BHK-TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	3	C203	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	4	C204	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	5	C205	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	6	C206	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
3ND FLOOR	7	C301	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	8	C302	2BHK-TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	9	C303	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	10	C304	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	11	C305	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	12	C306	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
4TH FLOOR	13	C401	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	14	C402	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	15	C403	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	16	C404	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	17	C405	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	18	C406	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	19	C407	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	20	C408	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
5TH FLOOR	21	C501	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	22	C502	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	23	C503	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	24	C504	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	25	C505	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	26	C506	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	27	C507	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	28	C508	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
LOOR	29	C601	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	30	C602	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	31	C603	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	32	C604	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	

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email: info@vernekar.in www.vernekar.in

6TH F	33	C605	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	34	C606	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	35	C607	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	36	C608	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
7TH FLOOR	37	C701	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	38	C702	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	39	C703	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	40	C704	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	41	C705	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	42	C706	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	43	C707	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	44	C708	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
8TH FLOOR	45	C801	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	46	C802	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	47	C803	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	48	C804	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	49	C805	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	50	C806	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	51	C807	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	52	C808	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
9TH FLOOR	53	C901	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	54	C902	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	55	C903	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	56	C904	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	57	C905	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	58	C906	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	59	C907	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	60	C908	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
10TH FLOOR	61	C1001	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	62	C1002	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	63	C1003	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	64	C1004	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	65	C1005	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	66	C1006	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	67	C1007	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	68	C1008	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
TH FLOOR	69	C1101	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	70	C1102	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	71	C1103	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	72	C1104	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	73	C1105	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	

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VERNEKAR ASSOCIATES PVT. LTD.

ARCHITECTURE • ENGINEERING •
No.8,1st A Main, Stage Extension, Sheshadripuram, 3rd Block

11	74	C1106	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	75	C1107	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	76	C1108	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
12TH FLOOR	77	C1201	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	78	C1202	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	79	C1203	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	80	C1204	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	81	C1205	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	82	C1206	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	83	C1207	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	84	C1208	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
13TH FLOOR	85	C1301	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	86	C1302	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	87	C1303	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	88	C1304	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	89	C1305	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	90	C1306	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	91	C1307	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	92	C1308	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
14TH FLOOR	93	C1401	2BHK- TYPE-03	64	5.42	8.55	24.90	102.87	28.31	1	
	94	C1402	2BHK- TYPE-03	64.02	5.42	8.55	24.88	102.87	28.31	1	
	95	C1403	2BHK- TYPE-03	64.02	5.42	8.55	24.88	102.87	28.31	1	
	96	C1404	2BHK- TYPE-03	64	5.42	8.55	24.90	102.87	28.31	1	
	97	C1405	2BHK-TYPE 04	71.05	6.25	8.84	25.96	112.10	30.85	1	
	98	C1406	2BHK-TYPE 04	71.05	6.25	8.84	25.96	112.10	30.85	1	
	99	C1407	2BHK-TYPE 04	71.05	6.25	8.84	25.96	112.10	30.85	1	
	100	C1408	2BHK-TYPE 04	71.05	6.25	8.84	25.96	112.10	30.85	1	
15TH FLOOR	101	C1501	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	102	C1502	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	103	C1503	2BHK- TYPE-01	64.02	3.36	6.5	26.06	99.94	27.50	1	
	104	C1504	2BHK- TYPE-01	64	3.36	6.5	26.08	99.94	27.50	1	
	105	C1505	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	106	C1506	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	107	C1507	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
	108	C1508	2BHK-TYPE 02	71.05	3.34	5.93	27.81	108.13	29.75	1	
		TOTAL		7307.28	381.64	689.92	2900.99	11279.83	3103.86	108	

For NCC Urban Infrastructure Limited

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For SERENE ESTATES PRIVATE LIMITED

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VERNEKAR ASSOCIATES PVT. LTD.

ARCHITECTURE • ENGINEERING • INTERIORS

No.8, 1st A Main, Stage Extension, S.T.Bed, Koramangala IV Block

8/7/2025

VERNEKAR ASSOCIATES
ARCHITECTURE • ENGINEERING • INTERIORS PVT. LTD.

PROPOSED NCC URBAN SIGNATURE TOWERS AT Survey No's. 552/1A1, 553/2B1A, 553/2B2A, 742/2, 742/1 (Part), 743/3B, 744/1B, 744/1C, 745/1A, 1B, & 745/2B, Nookkampalayam Road, Sholinganallur Village, Sholinganallur Taluk, Chennai.

CARPET AREA STATEMENT

TOWER / BLOCK - D

Floor	S.No	Flat No	Type	RERA Carpet Area (Sec 2(K))	Exclusive Balcony	Exclusive Verandah / Utility / Service / Open Terrace	Proportionate Common Area	TOTAL AREA	UDS	CAR PARKING
				SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	TWO WHEELER PARKING
2ND FLOOR	1	D201	1BHK- TYPE-01	36.88	1.48	2.98	14.96	56.30	15.49	1
	2	D202	1BHK-TYPE -01	37	1.48	2.98	14.84	56.30	15.49	1
	3	D203	1BHK-TYPE -01	36.74	1.48	2.98	15.10	56.30	15.49	1
	4	D204	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	5	D205	1BHK-TYPE 02	37.08	4.2	5.7	12.91	59.89	16.48	1
	6	D206	1BHK-TYPE 02	36.68	4.2	5.7	13.31	59.89	16.48	1
	7	D207	1BHK-TYPE 03	37.08	4.2	5.7	13.90	60.88	16.75	1
	8	D208	1BHK-TYPE 02	37.08	4.2	5.7	12.91	59.89	16.48	1
	9	D209	1BHK-TYPE 02	36.7	4.2	5.7	13.29	59.89	16.48	1
3ND FLOOR	10	D301	1BHK- TYPE-01	36.88	1.48	2.98	14.96	56.30	15.49	1
	11	D302	1BHK-TYPE -01	37	1.48	2.98	14.84	56.30	15.49	1
	12	D303	1BHK-TYPE -01	36.74	1.48	2.98	15.10	56.30	15.49	1
	13	D304	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	14	D305	1BHK-TYPE 01	37.08	1.48	2.98	14.76	56.30	15.49	1
	15	D306	1BHK-TYPE 01	36.68	1.48	2.98	15.16	56.30	15.49	1
	16	D307	1BHK-TYPE 04	37.08	1.48	2.98	15.62	57.16	15.73	1
	17	D308	1BHK-TYPE 01	37.08	1.48	2.98	14.76	56.30	15.49	1
	18	D309	1BHK-TYPE 01	36.7	1.48	2.98	15.14	56.30	15.49	1
4TH FLOOR	19	D401	1BHK- TYPE-01	36.88	1.48	2.98	14.96	56.30	15.49	1
	20	D402	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	21	D403	1BHK-TYPE-01	36.74	1.48	2.98	15.10	56.30	15.49	1
	22	D404	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	23	D405	1BHK-TYPE-01	36.72	1.48	2.98	15.12	56.30	15.49	1
	24	D406	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	25	D407	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	26	D408	1BHK-TYPE-01	36.68	1.48	2.98	15.16	56.30	15.49	1
	27	D409	1BHK-TYPE-04	37.08	1.48	2.98	15.62	57.16	15.73	1
	28	D410	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	29	D411	1BHK-TYPE-01	36.7	1.48	2.98	15.14	56.30	15.49	1
OOR	30	D501	1BHK- TYPE-01	36.88	1.48	2.98	14.96	56.30	15.49	1
	31	D502	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	32	D503	1BHK-TYPE-01	36.74	1.48	2.98	15.10	56.30	15.49	1
	33	D504	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	34	D505	1BHK-TYPE-01	36.72	1.48	2.98	15.12	56.30	15.49	1

For NCC Urban Infrastructure Limited

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5TH FL	35	D506	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	36	D507	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	37	D508	1BHK-TYPE-01	36.68	1.48	2.98	15.16	56.30	15.49	1
	38	D509	1BHK-TYPE-04	37.08	1.48	2.98	15.62	57.16	15.73	1
	39	D510	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	40	D511	1BHK-TYPE-01	36.7	1.48	2.98	15.14	56.30	15.49	1
6TH FLOOR	41	D601	1BHK- TYPE-01	36.88	1.48	2.98	14.96	56.30	15.49	1
	42	D602	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	43	D603	1BHK-TYPE-01	36.74	1.48	2.98	15.10	56.30	15.49	1
	44	D604	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	45	D605	1BHK-TYPE-01	36.72	1.48	2.98	15.12	56.30	15.49	1
	46	D606	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	47	D607	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	48	D608	1BHK-TYPE-01	36.68	1.48	2.98	15.16	56.30	15.49	1
	49	D609	1BHK-TYPE-04	37.08	1.48	2.98	15.62	57.16	15.73	1
	50	D610	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	51	D611	1BHK-TYPE-01	36.7	1.48	2.98	15.14	56.30	15.49	1
7TH FLOOR	52	D701	1BHK- TYPE-01	36.88	1.48	2.98	14.96	56.30	15.49	1
	53	D702	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	54	D703	1BHK-TYPE-01	36.74	1.48	2.98	15.10	56.30	15.49	1
	55	D704	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	56	D705	1BHK-TYPE-01	36.72	1.48	2.98	15.12	56.30	15.49	1
	57	D706	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	58	D707	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	59	D708	1BHK-TYPE-01	36.68	1.48	2.98	15.16	56.30	15.49	1
	60	D709	1BHK-TYPE-04	37.08	1.48	2.98	15.62	57.16	15.73	1
	61	D710	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	62	D711	1BHK-TYPE-01	36.7	1.48	2.98	15.14	56.30	15.49	1
8TH FLOOR	63	D801	1BHK- TYPE-01	36.88	1.48	2.98	14.96	56.30	15.49	1
	64	D802	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	65	D803	1BHK-TYPE-01	36.74	1.48	2.98	15.10	56.30	15.49	1
	66	D804	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	67	D805	1BHK-TYPE-01	36.72	1.48	2.98	15.12	56.30	15.49	1
	68	D806	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	69	D807	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	70	D808	1BHK-TYPE-01	36.68	1.48	2.98	15.16	56.30	15.49	1
	71	D809	1BHK-TYPE-04	37.08	1.48	2.98	15.62	57.16	15.73	1
	72	D810	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	73	D811	1BHK-TYPE-01	36.7	1.48	2.98	15.14	56.30	15.49	1
	74	D901	1BHK- TYPE-01	36.88	1.48	2.98	14.96	56.30	15.49	1
	75	D902	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	76	D903	1BHK-TYPE-01	36.74	1.48	2.98	15.10	56.30	15.49	1
	77	D904	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1

For NCC Urban Infrastructure Limited

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NEERNEKAR ASSOCIATES PVT. LTD.

NEERNEKAR ASSOCIATES

ARCHITECTURE • ENGINEERING • INTERIOR

No.8,1st A Main, Stag Extension, S.T.Bed, Koramangala IV Block

9TH FLOOR	78	D905	1BHK-TYPE-01	36.72	1.48	2.98	15.12	56.30	15.49	1
	79	D906	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	80	D907	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	81	D908	1BHK-TYPE-01	36.68	1.48	2.98	15.16	56.30	15.49	1
	82	D909	1BHK-TYPE-04	37.08	1.48	2.98	15.62	57.16	15.73	1
	83	D910	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	84	D911	1BHK-TYPE-01	36.7	1.48	2.98	15.14	56.30	15.49	1
10TH FLOOR	85	D1001	1BHK- TYPE-01	36.88	1.48	2.98	14.96	56.30	15.49	1
	86	D1002	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	87	D1003	1BHK-TYPE-01	36.74	1.48	2.98	15.10	56.30	15.49	1
	88	D1004	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	89	D1005	1BHK-TYPE-01	36.72	1.48	2.98	15.12	56.30	15.49	1
	90	D1006	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	91	D1007	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	92	D1008	1BHK-TYPE-01	36.68	1.48	2.98	15.16	56.30	15.49	1
	93	D1009	1BHK-TYPE-04	37.08	1.48	2.98	15.62	57.16	15.73	1
	94	D1010	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	95	D1011	1BHK-TYPE-01	36.7	1.48	2.98	15.14	56.30	15.49	1
11TH FLOOR	96	D1101	1BHK- TYPE-01	36.88	1.48	2.98	14.96	56.30	15.49	1
	97	D1102	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	98	D1103	1BHK-TYPE-01	36.74	1.48	2.98	15.10	56.30	15.49	1
	99	D1104	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	100	D1105	1BHK-TYPE-01	36.72	1.48	2.98	15.12	56.30	15.49	1
	101	D1106	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	102	D1107	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	103	D1108	1BHK-TYPE-01	36.68	1.48	2.98	15.16	56.30	15.49	1
	104	D1109	1BHK-TYPE-04	37.08	1.48	2.98	15.62	57.16	15.73	1
	105	D1110	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	106	D1111	1BHK-TYPE-01	36.7	1.48	2.98	15.14	56.30	15.49	1
12TH FLOOR	107	D1201	1BHK- TYPE-01	36.88	1.48	2.98	14.96	56.30	15.49	1
	108	D1202	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	109	D1203	1BHK-TYPE-01	36.74	1.48	2.98	15.10	56.30	15.49	1
	110	D1204	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	111	D1205	1BHK-TYPE-01	36.72	1.48	2.98	15.12	56.30	15.49	1
	112	D1206	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	113	D1207	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	114	D1208	1BHK-TYPE-01	36.68	1.48	2.98	15.16	56.30	15.49	1
	115	D1209	1BHK-TYPE-04	37.08	1.48	2.98	15.62	57.16	15.73	1
	116	D1210	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	117	D1211	1BHK-TYPE-01	36.7	1.48	2.98	15.14	56.30	15.49	1
	118	D1301	1BHK- TYPE-01	36.88	1.48	2.98	14.96	56.30	15.49	1
	119	D1302	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	120	D1303	1BHK-TYPE-01	36.74	1.48	2.98	15.10	56.30	15.49	1

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ARCHITECTURE • ENGINEERING • INTERIORS

No.8, 1st A Main, Stage Extension, S.T.Bed, Koramangala IV Block

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13TH FLOOR	121	D1304	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	122	D1305	1BHK-TYPE-01	36.72	1.48	2.98	15.12	56.30	15.49	1
	123	D1306	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	124	D1307	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	125	D1308	1BHK-TYPE-01	36.68	1.48	2.98	15.16	56.30	15.49	1
	126	D1309	1BHK-TYPE-04	37.08	1.48	2.98	15.62	57.16	15.73	1
	127	D1310	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	128	D1311	1BHK-TYPE-01	36.7	1.48	2.98	15.14	56.30	15.49	1
14TH FLOOR	129	D1401	1BHK- TYPE-02	36.88	4.2	5.7	13.11	59.89	16.48	1
	130	D1402	1BHK-TYPE-02	37	4.2	5.7	12.99	59.89	16.48	1
	131	D1403	1BHK- TYPE-02	36.74	4.2	5.7	13.25	59.89	16.48	1
	132	D1404	1BHK-TYPE-02	37	4.2	5.7	12.99	59.89	16.48	1
	133	D1405	1BHK- TYPE-02	36.72	4.2	5.7	13.27	59.89	16.48	1
	134	D1406	1BHK-TYPE-02	37	4.2	5.7	12.99	59.89	16.48	1
	135	D1407	1BHK- TYPE-02	37.08	4.2	5.7	12.91	59.89	16.48	1
	136	D1408	1BHK-TYPE-02	36.68	4.2	5.7	13.31	59.89	16.48	1
	137	D1409	1BHK-TYPE-04	37.08	1.48	2.98	15.62	57.16	15.73	1
	138	D1410	1BHK-TYPE-02	37.08	4.2	5.7	12.91	59.89	16.48	1
	139	D1411	1BHK-TYPE-02	36.7	4.2	5.7	13.29	59.89	16.48	1
15TH FLOOR	140	D1501	1BHK- TYPE-01	36.88	1.48	2.98	14.96	56.30	15.49	1
	141	D1502	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	142	D1503	1BHK-TYPE-01	36.74	1.48	2.98	15.10	56.30	15.49	1
	143	D1504	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	144	D1505	1BHK-TYPE-01	36.72	1.48	2.98	15.12	56.30	15.49	1
	145	D1506	1BHK-TYPE-01	37	1.48	2.98	14.84	56.30	15.49	1
	146	D1507	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	147	D1508	1BHK-TYPE-01	36.68	1.48	2.98	15.16	56.30	15.49	1
	148	D1509	1BHK-TYPE-04	37.08	1.48	2.98	15.62	57.16	15.73	1
	149	D1510	1BHK-TYPE-01	37.08	1.48	2.98	14.76	56.30	15.49	1
	150	D1511	1BHK-TYPE-01	36.7	1.48	2.98	15.14	56.30	15.49	1
		TOTAL		5536.00	262.80	487.80	2224.02	8510.62	2341.86	150

For NCC Urban Infrastructure Limited

Authorised Signatory

For SERENE ESTATES PRIVATE LIMITED

Authorized Signatory

VERNEKAR ASSOCIATES (I) PVT. LTD.

8/7/2025

VERNEKAR ASSOCIATES PVT. LTD.
ARCHITECTURE • ENGINEERING • INTERIORS
No.B, 1st A Main, Stage Extension, I.T.Bed, Koramangala IV Block

VERNEKAR ASSOCIATES
ARCHITECTURE • ENGINEERING • INTERIORS PVT. LTD.

PROPOSED NCC URBAN SIGNATURE TOWERS AT Survey No's. 552/1A1, 553/2B1A, 553/2B2A, 742/2, 742/1 (Part), 743/3B, 744/1B, 744/1C, 745/1A, 1B, & 745/2B, Nookkampalayam Road, Sholinganallur Village, Sholinganallur Taluk, Chennai.

CARPET AREA STATEMENT

TOWER / BLOCK - E

Floor	S.No	Flat No	Type	Rera Carpet Area (Sec 2(K))	Exclusive Balcony	Exclusive Verandah / Utility / Service / Open Terrace	Proportionate Common Area	TOTAL AREA	UDS	CAR PARKING	
				SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQM	COVERED	OPEN
2ND FLOOR	1	E201	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	2	E202	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	3	E203	3BHK- TYPE-01	93.13	4.6	8.03	34.41	140.17	38.57	1	
	4	E204	3BHK- TYPE-01	93.08	4.6	8.03	34.55	140.26	38.58	1	
	5	E205	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
	6	E206	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	7	E207	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
3ND FLOOR	8	E301	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	9	E302	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	10	E303	3BHK- TYPE-01	93.13	4.6	8.03	34.41	140.17	38.57	1	
	11	E304	3BHK- TYPE-01	93.08	4.6	8.03	34.55	140.26	38.58	1	
	12	E305	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
	13	E306	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	14	E307	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
4TH FLOOR	15	E401	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	16	E402	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	17	E403	3BHK- TYPE-01	93.13	4.6	8.03	34.41	140.17	38.57	1	
	18	E404	3BHK- TYPE-01	93.08	4.6	8.03	34.55	140.26	38.58	1	
	19	E405	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
	20	E406	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	21	E407	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	22	E408	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
5TH FLOOR	23	E501	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	24	E502	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	25	E503	3BHK- TYPE-01	93.13	4.6	8.03	34.41	140.17	38.57	1	
	26	E504	3BHK- TYPE-01	93.08	4.6	8.03	34.55	140.26	38.58	1	
	27	E505	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
	28	E506	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	29	E507	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	30	E508	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
6TH FLOOR	31	E601	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	32	E602	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	33	E603	3BHK- TYPE-01	93.13	4.6	8.03	34.41	140.17	38.57	1	
	34	E604	3BHK- TYPE-01	93.08	4.6	8.03	34.55	140.26	38.58	1	
	35	E605	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
	36	E606	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	37	E607	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	38	E608	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	

For NCC Urban Infrastructure Limited

Authorised Signatory

For SERENE ESTATES PRIVATE LIMITED

Authorized Signatory

#8, 1st 'A' Main, Stag Extension, ST Bed, Koramangala IV Block, Bangalore - 560 095. Ph: 080-40609800 Fax: 080-40609810
email: info@vernekar.in www.vernekar.in

8/7/2025

7TH FLOOR	39	E701	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	40	E702	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	41	E703	3BHK- TYPE-01	93.13	4.6	8.03	34.41	140.17	38.57	1	
	42	E704	3BHK- TYPE-01	93.08	4.6	8.03	34.55	140.26	38.58	1	
	43	E705	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
	44	E706	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	45	E707	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	46	E708	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
8TH FLOOR	47	E801	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	48	E802	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	49	E803	3BHK- TYPE-01	93.13	4.6	8.03	34.41	140.17	38.57	1	
	50	E804	3BHK- TYPE-01	93.08	4.6	8.03	34.55	140.26	38.58	1	
	51	E805	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
	52	E806	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	53	E807	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	54	E808	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
9TH FLOOR	55	E901	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	56	E902	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	57	E903	3BHK- TYPE-01	93.13	4.6	8.03	34.41	140.17	38.57	1	
	58	E904	3BHK- TYPE-01	93.08	4.6	8.03	34.55	140.26	38.58	1	
	59	E905	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
	60	E906	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	61	E907	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	62	E908	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
10TH FLOOR	63	E1001	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	64	E1002	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	65	E1003	3BHK- TYPE-01	93.13	4.6	8.03	34.41	140.17	38.57	1	
	66	E1004	3BHK- TYPE-01	93.08	4.6	8.03	34.55	140.26	38.58	1	
	67	E1005	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
	68	E1006	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	69	E1007	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	70	E1008	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
11TH FLOOR	71	E1101	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	72	E1102	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	73	E1103	3BHK- TYPE-01	93.13	4.6	8.03	34.41	140.17	38.57	1	
	74	E1104	3BHK- TYPE-01	93.08	4.6	8.03	34.55	140.26	38.58	1	
	75	E1105	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
	76	E1106	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	77	E1107	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	78	E1108	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
12TH FLOOR	79	E1201	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	80	E1202	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	81	E1203	3BHK- TYPE-01	93.13	4.6	8.03	34.41	140.17	38.57	1	
	82	E1204	3BHK- TYPE-01	93.08	4.6	8.03	34.55	140.26	38.58	1	
	83	E1205	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
	84	E1206	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	

For NCC Urban Infrastructure Limited

8/7/2025

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For SERENE ESTATES PRIVATE LIMITED

VERNEKAR ASSOCIATES ARCHITECTURE • ENGINEERING PVT. LTD.

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	85	E1207	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	86	E1208	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
13TH FLOOR	87	E1301	3BHK- TYPE-03	93.25	7.12	10.55	32.77	143.69	39.54	1	
	88	E1302	3BHK- TYPE-03	93.25	7.12	10.55	32.77	143.69	39.54	1	
	89	E1303	3BHK- TYPE-03	93.13	7.12	10.55	32.89	143.69	39.54	1	
	90	E1304	3BHK- TYPE-03	93.08	7.12	10.55	33.03	143.78	39.55	1	
	91	E1305	2.5BHK-TYPE-04	87.28	7.22	9.89	31.27	135.66	37.33	1	
	92	E1306	2.5BHK-TYPE-04	87.5	7.22	9.89	31.05	135.66	37.33	1	
	93	E1307	2.5BHK-TYPE-04	87.5	7.22	9.89	31.05	135.66	37.33	1	
	94	E1308	2.5BHK-TYPE-04	87.28	7.22	9.89	31.27	135.66	37.33	1	
14TH FLOOR	95	E1401	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	96	E1402	3BHK- TYPE-01	93.25	4.6	8.03	34.29	140.17	38.57	1	
	97	E1403	3BHK- TYPE-01	93.13	4.6	8.03	34.41	140.17	38.57	1	
	98	E1404	3BHK- TYPE-01	93.08	4.6	8.03	34.55	140.26	38.58	1	
	99	E1405	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
	100	E1406	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	101	E1407	2.5BHK-TYPE-02	87.5	5.29	7.96	32.29	133.04	36.61	1	
	102	E1408	2.5BHK-TYPE-02	87.28	5.29	7.96	32.51	133.04	36.61	1	
			TOTAL	9214.51	521.50	833.36	3397.11	13966.48	3842.91	102	

For NCC Urban Infrastructure Limited

Authorised Signatory

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Authorized Signatory

VERNEKAR ASSOCIATES PVT. LTD.

8/7/2025

PROPOSED NCC URBAN SIGNATURE TOWERS AT Survey No's. 552/1A1, 553/2B1A, 553/2B2A, 742/2, 742/1 (Part), 743/3B, 744/1B, 744/1C, 745/1A, 1B, & 745/2B, Nookkampalayam Road, Sholinganallur Village, Sholinganallur Taluk, Chennai.

CARPET AREA STATEMENT

TOWER / BLOCK - F

Floor	S.No	Flat No	Type	Rera Carpet Area (Sec 2 (K))	Exclusive Balcony	Exclusive / Verandah / Utility / Service / Open Terrace	Proportionate Common Area	Total Area	UDS	CAR PARKING	
				SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	Covered	Open
2ND FLOOR	1	F201	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	2	F202	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	3	F203	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	4	F204	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	5	F205	2BHK- TYPE-02	63.78	3.12	5.83	26.99	99.72	27.44	1	
	6	F206	2BHK- TYPE-02	63.8	3.12	5.83	27.05	99.80	27.44	1	
	7	F207	2BHK- TYPE-02	63.61	3.12	5.83	27.24	99.80	27.44	1	
3ND FLOOR	8	F301	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	9	F302	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	10	F303	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	11	F304	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	12	F305	2BHK- TYPE-02	63.78	3.12	5.83	26.99	99.72	27.44	1	
	13	F306	2BHK- TYPE-02	63.8	3.12	5.83	27.05	99.80	27.44	1	
	14	F307	2BHK- TYPE-02	63.61	3.12	5.83	27.24	99.80	27.44	1	
4TH FLOOR	15	F401	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	16	F402	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	17	F403	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	18	F404	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	19	F405	2BHK- TYPE-02	63.78	3.12	5.83	26.99	99.72	27.44	1	
	20	F406	2BHK- TYPE-02	63.8	3.12	5.83	27.07	99.82	27.43	1	
	21	F407	2BHK- TYPE-02	63.8	3.12	5.83	27.05	99.80	27.43	1	
	22	F408	2BHK- TYPE-02	63.61	3.12	5.83	27.24	99.80	27.43	1	
5TH FLOOR	23	F501	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	24	F502	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	25	F503	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	26	F504	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	27	F505	2BHK- TYPE-02	63.78	3.12	5.83	26.99	99.72	27.44	1	
	28	F506	2BHK- TYPE-02	63.8	3.12	5.83	27.07	99.82	27.43	1	
	29	F507	2BHK- TYPE-02	63.8	3.12	5.83	27.05	99.80	27.43	1	
	30	F508	2BHK- TYPE-02	63.61	3.12	5.83	27.24	99.80	27.43	1	
	31	F601	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	32	F602	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	

For NCC Urban Infrastructure Limited

Authorised Signatory

For SERENE ESTATES PRIVATE LIMITED

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VERNEKAR ASSOCIATES PVT. LTD.

#8, 1st 'A' Main, Stag Extension, ST Bed, Koramangala IV Block, Bangalore - 560 095. Ph: 080-40609800 Fax: 080-40609810
email: info@vernekar.in www.vernekar.in

VERNEKAR ASSOCIATES PVT. LTD.

6TH FLOOR	33	F603	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	34	F604	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	35	F605	2BHK- TYPE-02	63.78	3.12	5.83	26.99	99.72	27.44	1	
	36	F606	2BHK- TYPE-02	63.8	3.12	5.83	27.07	99.82	27.43	1	
	37	F607	2BHK- TYPE-02	63.8	3.12	5.83	27.05	99.80	27.43	1	
	38	F608	2BHK- TYPE-02	63.61	3.12	5.83	27.24	99.80	27.43	1	
7TH FLOOR	39	F701	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	40	F702	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	41	F703	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	42	F704	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	43	F705	2BHK- TYPE-02	63.78	3.12	5.83	26.99	99.72	27.44	1	
	44	F706	2BHK- TYPE-02	63.8	3.12	5.83	27.07	99.82	27.43	1	
	45	F707	2BHK- TYPE-02	63.8	3.12	5.83	27.05	99.80	27.43	1	
	46	F708	2BHK- TYPE-02	63.61	3.12	5.83	27.24	99.80	27.43	1	
8TH FLOOR	47	F801	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	48	F802	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	49	F803	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	50	F804	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	51	F805	2BHK- TYPE-02	63.78	3.12	5.83	26.99	99.72	27.44	1	
	52	F806	2BHK- TYPE-02	63.8	3.12	5.83	27.07	99.82	27.43	1	
	53	F807	2BHK- TYPE-02	63.8	3.12	5.83	27.05	99.80	27.43	1	
	54	F808	2BHK- TYPE-02	63.61	3.12	5.83	27.24	99.80	27.43	1	
9TH FLOOR	55	F901	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	56	F902	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	57	F903	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	58	F904	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	59	F905	2BHK- TYPE-02	63.78	3.12	5.83	26.99	99.72	27.44	1	
	60	F906	2BHK- TYPE-02	63.8	3.12	5.83	27.07	99.82	27.43	1	
	61	F907	2BHK- TYPE-02	63.8	3.12	5.83	27.05	99.80	27.43	1	
	62	F908	2BHK- TYPE-02	63.61	3.12	5.83	27.24	99.80	27.43	1	
	63	F1001	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	64	F1002	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	65	F1003	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	66	F1004	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	

For NCC Urban Infrastructure Limited

Authorised Signatory

For SERENE ESTATES PRIVATE LIMITED

Authorized Signatory

VERNEKAR ASSOCIATES

8/7/2025

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10TH FLOOR	67	F1005	2BHK- TYPE-02	63.78	3.12	5.83	26.99	99.72	27.44	1	
	68	F1006	2BHK- TYPE-02	63.8	3.12	5.83	27.07	99.82	27.43	1	
	69	F1007	2BHK- TYPE-02	63.8	3.12	5.83	27.05	99.80	27.43	1	
	70	F1008	2BHK- TYPE-02	63.61	3.12	5.83	27.24	99.80	27.43	1	
11TH FLOOR	71	F1101	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	72	F1102	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	73	F1103	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	74	F1104	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	75	F1105	2BHK- TYPE-02	63.78	3.12	5.83	26.99	99.72	27.44	1	
	76	F1106	2BHK- TYPE-02	63.8	3.12	5.83	27.07	99.82	27.43	1	
	77	F1107	2BHK- TYPE-02	63.8	3.12	5.83	27.05	99.80	27.43	1	
	78	F1108	2BHK- TYPE-02	63.61	3.12	5.83	27.24	99.80	27.43	1	
12TH FLOOR	79	F1201	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	80	F1202	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	81	F1203	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	82	F1204	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	83	F1205	2BHK- TYPE-02	63.78	3.12	5.83	26.99	99.72	27.44	1	
	84	F1206	2BHK- TYPE-02	63.8	3.12	5.83	27.07	99.82	27.43	1	
	85	F1207	2BHK- TYPE-02	63.8	3.12	5.83	27.05	99.80	27.43	1	
	86	F1208	2BHK- TYPE-02	63.61	3.12	5.83	27.24	99.80	27.43	1	
13TH FLOOR	87	F1301	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	88	F1302	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	89	F1303	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	90	F1304	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	91	F1305	2BHK- TYPE-02	63.78	3.12	5.83	26.99	99.72	27.44	1	
	92	F1306	2BHK- TYPE-02	63.8	3.12	5.83	27.07	99.82	27.43	1	
	93	F1307	2BHK- TYPE-02	63.8	3.12	5.83	27.05	99.80	27.43	1	
	94	F1308	2BHK- TYPE-02	63.61	3.12	5.83	27.24	99.80	27.43	1	
14TH FLOOR	95	F1401	2BHK- TYPE-03	64.22	5.41	8.55	24.79	102.97	28.33	1	
	96	F1402	2BHK- TYPE-03	64.22	5.41	8.55	24.79	102.97	28.33	1	
	97	F1403	2BHK- TYPE-03	64.22	5.41	8.55	24.79	102.97	28.33	1	
	98	F1404	2BHK- TYPE-03	64.22	5.41	8.55	24.79	102.97	28.33	1	
	99	F1405	2BHK- TYPE-04	63.78	4.53	7.24	26.18	101.73	27.99	1	
	100	F1406	2BHK- TYPE-04	63.8	4.53	7.24	26.27	101.84	27.99	1	
	101	F1407	2BHK- TYPE-04	63.8	4.53	7.24	26.25	101.82	27.99	1	
	102	F1408	2BHK- TYPE-04	63.61	4.53	7.24	26.44	101.82	27.99	1	
15TH FLOOR	103	F1501	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	104	F1502	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	105	F1503	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	106	F1504	2BHK- TYPE-01	64.22	3.36	6.5	25.96	100.04	27.53	1	
	107	F1505	2BHK- TYPE-02	63.78	3.12	5.83	26.99	99.72	27.44	1	
	108	F1506	2BHK- TYPE-02	63.8	3.12	5.83	27.07	99.82	27.43	1	
	109	F1507	2BHK- TYPE-02	63.8	3.12	5.83	27.05	99.80	27.43	1	
	110	F1508	2BHK- TYPE-02	63.61	3.12	5.83	27.24	99.80	27.43	1	

For NCC Urban Infrastructure Limited

8/7/2025

Authorised Signatory

VERNEKAR ASSOCIATES PVT. LTD.

For SERENE ESTATES PRIVATE LIMITED

VERNEKAR ASSOCIATES

ARCHITECTURE • ENGINEERING •

Authorized Signatory

		TOTAL	7038.58	370.48	692.66	2908.67	11010.39	3028.47	110.00	

For NCC Urban Infrastructure Limited

Authorised Signatory

For SERENE ESTATES PRIVATE LIMITED

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VERNEKAR ASSOCIATES PVT. LTD.

VERNEKAR ASSOCIATES
ARCHITECTURE • ENGINEERING • INTERIORS PVT. LTD.

PROPOSED NCC URBAN SIGNATURE TOWERS AT Survey No's. 552/1A1, 553/2B1A, 553/2B2A, 742/2, 742/1 (Part), 743/3B, 744/1B, 744/1C, 745/1A, 1B, & 745/2B, Nookkampalayam Road, Sholinganallur Village, Sholinganallur Taluk, Chennai.

CARPET AREA STATEMENT **DATE:**

TOWER / BLOCK - G

Floor	S.No	Flat No	Type	RERA CARPET AREA (Sec 2(K))	Exclusive Balcony	Exclusive Verandah / Utility / Service / Open Terrace	Proportionate Common Area	Total Area	UDS	CAR PARKING	
				SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQM	COVERED	OPEN
2ND FLOOR	1	G201	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	2	G202	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	3	G203	2BHK-TYPE -01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	4	G204	2BHK-TYPE-02	63.54	3.31	6.1	26.77	99.72	27.44	1	
	5	G205	2BHK-TYPE-02	63.67	3.31	6.03	26.77	99.78	27.43	1	
3ND FLOOR	6	G301	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	7	G302	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	8	G303	2BHK-TYPE -01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	9	G304	2BHK-TYPE-02	63.54	3.31	6.1	26.77	99.72	27.44	1	
	10	G305	2BHK-TYPE-02	63.67	3.31	6.03	26.77	99.78	27.43	1	
4TH FLOOR	11	G401	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	12	G402	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	13	G403	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	14	G404	2BHK-TYPE-02	63.52	3.31	6.1	26.79	99.72	27.44	1	
	15	G405	2BHK-TYPE-02	63.54	3.31	6.1	26.77	99.72	27.43	1	
	16	G406	2BHK-TYPE-02	63.67	3.31	6.03	26.77	99.78	27.43	1	
5TH FLOOR	17	G501	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	18	G502	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	19	G503	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	20	G504	2BHK-TYPE-02	63.52	3.31	6.1	26.79	99.72	27.44	1	
	21	G505	2BHK-TYPE-02	63.54	3.31	6.1	26.77	99.72	27.43	1	
	22	G506	2BHK-TYPE-02	63.67	3.31	6.03	26.77	99.78	27.43	1	
6TH FLOOR	23	G601	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	24	G602	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	25	G603	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	26	G604	2BHK-TYPE-02	63.52	3.31	6.1	26.79	99.72	27.44	1	
	27	G605	2BHK-TYPE-02	63.54	3.31	6.1	26.77	99.72	27.43	1	
	28	G606	2BHK-TYPE-02	63.67	3.31	6.03	26.77	99.78	27.43	1	
7TH FLOOR	29	G701	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	30	G702	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	31	G703	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	32	G704	2BHK-TYPE-02	63.52	3.31	6.1	26.79	99.72	27.44	1	
	33	G705	2BHK-TYPE-02	63.54	3.31	6.1	26.77	99.72	27.43	1	

For NCC Urban Infrastructure Limited

For SERENE ESTATES PRIVATE LIMITED.

8/7/2025

Authorised Signatory

Authorized Signatory

#8, 1st 'A' Main, Stag Extension, ST Bed, Koramangala IV Block, Bangalore - 560 095. Ph: 080-40609800 Fax: 080-40609810
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No.8, 1st A Main, Stag Extension, S.T.Bed Koramangala IV Block

	34	G706	2BHK-TYPE-02	63.67	3.31	6.03	26.77	99.78	27.43	1	
8TH FLOOR	35	G801	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	36	G802	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	37	G803	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	38	G804	2BHK-TYPE-02	63.52	3.31	6.1	26.79	99.72	27.44	1	
	39	G805	2BHK-TYPE-02	63.54	3.31	6.1	26.77	99.72	27.43	1	
	40	G806	2BHK-TYPE-02	63.67	3.31	6.03	26.77	99.78	27.43	1	
9TH FLOOR	41	G901	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	42	G902	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	43	G903	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	44	G904	2BHK-TYPE-02	63.52	3.31	6.1	26.79	99.72	27.44	1	
	45	G905	2BHK-TYPE-02	63.54	3.31	6.1	26.77	99.72	27.43	1	
	46	G906	2BHK-TYPE-02	63.67	3.31	6.03	26.77	99.78	27.43	1	
10TH FLOOR	47	G1001	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	48	G1002	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	49	G1003	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	50	G1004	2BHK-TYPE-02	63.52	3.31	6.1	26.79	99.72	27.44	1	
	51	G1005	2BHK-TYPE-02	63.54	3.31	6.1	26.77	99.72	27.43	1	
	52	G1006	2BHK-TYPE-02	63.67	3.31	6.03	26.77	99.78	27.43	1	
11TH FLOOR	53	G1101	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	54	G1102	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	55	G1103	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	56	G1104	2BHK-TYPE-02	63.52	3.31	6.1	26.79	99.72	27.44	1	
	57	G1105	2BHK-TYPE-02	63.54	3.31	6.1	26.77	99.72	27.43	1	
	58	G1106	2BHK-TYPE-02	63.67	3.31	6.03	26.77	99.78	27.43	1	
12TH FLOOR	59	G1201	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	60	G1202	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	61	G1203	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	62	G1204	2BHK-TYPE-02	63.52	3.31	6.1	26.79	99.72	27.44	1	
	63	G1205	2BHK-TYPE-02	63.54	3.31	6.1	26.77	99.72	27.43	1	
	64	G1206	2BHK-TYPE-02	63.67	3.31	6.03	26.77	99.78	27.43	1	
13TH FLOOR	65	G1301	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	66	G1302	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	67	G1303	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	68	G1304	2BHK-TYPE-02	63.52	3.31	6.1	26.79	99.72	27.44	1	
	69	G1305	2BHK-TYPE-02	63.54	3.31	6.1	26.77	99.72	27.43	1	
	70	G1306	2BHK-TYPE-02	63.67	3.31	6.03	26.77	99.78	27.43	1	
14TH FLOOR	71	G1401	2BHK- TYPE-03	64.06	5.54	8.68	24.69	102.97	28.33	1	
	72	G1402	2BHK- TYPE-03	64.06	5.54	8.68	24.69	102.97	28.33	1	
	73	G1403	2BHK- TYPE-03	64.06	5.54	8.68	24.69	102.97	28.33	1	
	74	G1404	2BHK-TYPE-04	63.52	5.6	8.39	25.51	103.02	28.35	1	
	75	G1405	2BHK-TYPE-04	63.54	5.6	8.39	25.49	103.02	28.35	1	

For NCC Urban Infrastructure Limited

8/7/2025

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ARCHITECTURE • ENGINEERING • No 8, 1st A Main, Stag Extension, 3rd Block, Koramangala IV Block

	76	G1406	2BHK-TYPE-04	63.67	5.6	8.33	25.48	103.08	28.35	1	
15TH FLOOR	77	G1501	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	78	G1502	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	79	G1503	2BHK- TYPE-01	64.06	3.5	6.64	25.84	100.04	27.53	1	
	80	G1504	2BHK-TYPE-02	63.52	3.31	6.1	26.79	99.72	27.44	1	
	81	G1505	2BHK-TYPE-02	63.54	3.31	6.1	26.77	99.72	27.43	1	
	82	G1506	2BHK-TYPE-02	63.67	3.31	6.03	26.77	99.78	27.43	1	
		TOTAL		5233.7	292.39	534.9	2149.20	8210.19	2258.72	82	

For NCC Urban Infrastructure Limited

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For SERENE ESTATES PRIVATE LIMITED

Authorized Signatory

VERNEKAR ASSOCIATES

VERNEKAR ASSOCIATES PVT. LTD.
ARCHITECTURE • ENGINEERING • INTERIORS
No.8,1st A Main,Shiva Extension S.T.Bed,Koramangala IV Block

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
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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.