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RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

Carpet Area Statement — Date: 29.06.2026

Site Address : AEHPL - ZIVA BHAIRAVI - BLOCK 1 (Survey Nos. 229/1 situated at Perumaleri Village, Thirukazhukundram Taluk, 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	(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	Block 1	1st	3BHK	1101	93.91	3.73	Nil	10.08	107.72	22.81	130.53	62.71	1	Nil
2	Block 1	1st	3BHK	1109	91.15	3.73	Nil	10.7	105.58	22.16	127.74	61.32	1	Nil
3	Block 1	1st	3BHK	1110	95.47	5.56	Nil	10.49	111.52	23.19	134.71	64.758	1	Nil
4	Block 1	1st	3BHK	1118	92.31	3.73	Nil	9.85	105.89	22.32	128.21	61.59	1	Nil
5	Block 1	1st	2BHK	1104	76.29	3.86	Nil	8.42	88.57	18.73	107.30	51.56	1	Nil
6	Block 1	1st	2BHK	1105	76.29	3.86	Nil	8.42	88.57	18.73	107.30	51.56		Nil
7	Block 1	1st	2BHK	1106	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84	1	Nil
8	Block 1	1st	2BHK	1107	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84		Nil
9	Block 1	1st	2BHK	1108	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84	1	Nil
10	Block 1	1st	2BHK	1111	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91		Nil
11	Block 1	1st	2BHK	1112	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91	1	Nil
12	Block 1	1st	2BHK	1113	76.53	5.56	Nil	9.61	91.70	19.32	111.02	53.33		Nil
13	Block 1	1st	2BHK	1114	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91	1	Nil
14	Block 1	1st	2BHK	1115	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91		Nil
15	Block 1	1st	1BHK	1102	53.81	3.73	Nil	7.86	65.40	13.57	78.97	38.00	Nil	Nil
16	Block 1	1st	1BHK	1103	53.81	3.73	Nil	7.39	64.93	13.57	78.50	37.72	Nil	Nil
17	Block 1	1st	1BHK	1116	54.20	3.73	Nil	6.84	64.77	13.73	78.50	37.72	Nil	Nil
18	Block 1	1st	1BHK	1117	54.20	3.73	Nil	6.57	64.50	13.54	78.04	37.53	Nil	Nil
19	Block 1	2nd	3BHK	1201	93.91	3.73	Nil	10.08	107.72	22.81	130.53	62.71	1	Nil
20	Block 1	2nd	3BHK	1209	91.15	3.73	Nil	10.7	105.58	22.16	127.74	61.32	1	Nil
21	Block 1	2nd	3BHK	1210	95.47	5.56	Nil	10.49	111.52	23.19	134.71	64.758	1	Nil
22	Block 1	2nd	3BHK	1218	92.31	3.73	Nil	9.85	105.89	22.32	128.21	61.59	1	Nil

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

V.VISALAKSHI
Registered Architect CA/2004/3460
Valid upto 31-12-2035
No2, Plot No.254, 42nd Street, 8th Sector
K.K.Nagar, Chennai-600 078.

23	Block 1	2nd	2BHK	1204	76.29	3.86	Nil	8.42	88.57	18.73	107.30	51.56	1	Nil
24	Block 1	2nd	2BHK	1205	76.29	3.86	Nil	8.42	88.57	18.73	107.30	51.56		Nil
25	Block 1	2nd	2BHK	1206	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84	1	Nil
26	Block 1	2nd	2BHK	1207	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84		Nil
27	Block 1	2nd	2BHK	1208	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84	1	Nil
28	Block 1	2nd	2BHK	1211	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91		Nil
29	Block 1	2nd	2BHK	1212	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91	1	Nil
30	Block 1	2nd	2BHK	1213	76.53	5.56	Nil	9.61	91.70	19.32	111.02	53.33		Nil
31	Block 1	2nd	2BHK	1214	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91	1	Nil
32	Block 1	2nd	2BHK	1215	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91		Nil
33	Block 1	2nd	1BHK	1202	53.81	3.73	Nil	7.86	65.40	13.57	78.97	38.00	Nil	Nil
34	Block 1	2nd	1BHK	1203	53.81	3.73	Nil	7.39	64.93	13.57	78.50	37.72	Nil	Nil
35	Block 1	2nd	1BHK	1216	54.20	3.73	Nil	6.84	64.77	13.73	78.50	37.72	Nil	Nil
36	Block 1	2nd	1BHK	1217	54.20	3.73	Nil	6.57	64.50	13.54	78.04	37.53	Nil	Nil
37	Block 1	3rd	3BHK	1301	93.91	3.73	Nil	10.08	107.72	22.81	130.53	62.71	1	Nil
38	Block 1	3rd	3BHK	1309	91.15	3.73	Nil	10.7	105.58	22.16	127.74	61.32	1	Nil
39	Block 1	3rd	3BHK	1310	95.47	5.56	Nil	10.49	111.52	23.19	134.71	64.758	1	Nil
40	Block 1	3rd	3BHK	1318	92.31	3.73	Nil	9.85	105.89	22.32	128.21	61.59	1	Nil
41	Block 1	3rd	2BHK	1304	76.29	3.86	Nil	8.42	88.57	18.73	107.30	51.56	1	Nil
42	Block 1	3rd	2BHK	1305	76.29	3.86	Nil	8.42	88.57	18.73	107.30	51.56		Nil
43	Block 1	3rd	2BHK	1306	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84	1	Nil
44	Block 1	3rd	2BHK	1307	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84		Nil
45	Block 1	3rd	2BHK	1308	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84	1	Nil
46	Block 1	3rd	2BHK	1311	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91		Nil
47	Block 1	3rd	2BHK	1312	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91	1	Nil
48	Block 1	3rd	2BHK	1313	76.53	5.56	Nil	9.61	91.70	19.32	111.02	53.33		Nil
49	Block 1	3rd	2BHK	1314	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91	1	Nil
50	Block 1	3rd	2BHK	1315	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91		Nil

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

V.VISALAKSHI
Registered Architect CA/2004/34604
Valid upto 31-12-2035
No2, Plot No.254, 42nd Street, 8th Sector,
K.K.Nagar, Chennai-600 078

51	Block 1	3rd	1BHK	1302	53.81	3.73	Nil	7.86	65.40	13.57	78.97	38.00	Nil	Nil
52	Block 1	3rd	1BHK	1303	53.81	3.73	Nil	7.39	64.93	13.57	78.50	37.72	Nil	Nil
53	Block 1	3rd	1BHK	1316	54.20	3.73	Nil	6.84	64.77	13.73	78.50	37.72	Nil	Nil
54	Block 1	3rd	1BHK	1317	54.20	3.73	Nil	6.57	64.50	13.54	78.04	37.53	Nil	Nil
55	Block 1	4th	3BHK	1401	93.91	3.73	Nil	10.08	107.72	22.81	130.53	62.71	1	Nil
56	Block 1	4th	3BHK	1409	91.15	3.73	Nil	10.7	105.58	22.16	127.74	61.32	1	Nil
57	Block 1	4th	3BHK	1410	95.47	5.56	Nil	10.49	111.52	23.19	134.71	64.758	1	Nil
58	Block 1	4th	3BHK	1418	92.31	3.73	Nil	9.85	105.89	22.32	128.21	61.59	1	Nil
59	Block 1	4th	2BHK	1404	76.29	3.86	Nil	8.42	88.57	18.73	107.30	51.56	1	Nil
60	Block 1	4th	2BHK	1405	76.29	3.86	Nil	8.42	88.57	18.73	107.30	51.56		Nil
61	Block 1	4th	2BHK	1406	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84	1	Nil
62	Block 1	4th	2BHK	1407	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84		Nil
63	Block 1	4th	2BHK	1408	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84	1	Nil
64	Block 1	4th	2BHK	1411	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91		Nil
65	Block 1	4th	2BHK	1412	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91	1	Nil
66	Block 1	4th	2BHK	1413	76.53	5.56	Nil	9.61	91.70	19.32	111.02	53.33		Nil
67	Block 1	4th	2BHK	1414	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91	1	Nil
68	Block 1	4th	2BHK	1415	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91		Nil
69	Block 1	4th	1BHK	1402	53.81	3.73	Nil	7.86	65.40	13.57	78.97	38.00	Nil	Nil
70	Block 1	4th	1BHK	1403	53.81	3.73	Nil	7.39	64.93	13.57	78.50	37.72	Nil	Nil
71	Block 1	4th	1BHK	1416	54.20	3.73	Nil	6.84	64.77	13.73	78.50	37.72	Nil	Nil
72	Block 1	4th	1BHK	1417	54.20	3.73	Nil	6.57	64.50	13.54	78.04	37.53	Nil	Nil
73	Block 1	5th	3BHK	1501	93.91	3.73	Nil	10.08	107.72	22.81	130.53	62.71	1	Nil
74	Block 1	5th	3BHK	1509	91.15	3.73	Nil	10.7	105.58	22.16	127.74	61.32	1	Nil
75	Block 1	5th	3BHK	1510	95.47	5.56	Nil	10.49	111.52	23.19	134.71	64.758	1	Nil
76	Block 1	5th	3BHK	1518	92.31	3.73	Nil	9.85	105.89	22.32	128.21	61.59	1	Nil
77	Block 1	5th	2BHK	1504	76.29	3.86	Nil	8.42	88.57	18.73	107.30	51.56	1	Nil
78	Block 1	5th	2BHK	1505	76.29	3.86	Nil	8.42	88.57	18.73	107.30	51.56		Nil

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79	Block 1	5th	2BHK	1506	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84	1	Nil
80	Block 1	5th	2BHK	1507	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84		Nil
81	Block 1	5th	2BHK	1508	76.29	3.86	Nil	8.88	89.03	18.74	107.77	51.84	1	Nil
82	Block 1	5th	2BHK	1511	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91		Nil
83	Block 1	5th	2BHK	1512	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91	1	Nil
84	Block 1	5th	2BHK	1513	76.53	5.56	Nil	9.61	91.70	19.32	111.02	53.33		Nil
85	Block 1	5th	2BHK	1514	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91	1	Nil
86	Block 1	5th	2BHK	1515	76.53	5.56	Nil	9.02	91.11	18.98	110.09	52.91		Nil
87	Block 1	5th	1BHK	1502	53.81	3.73	Nil	7.86	65.40	13.57	78.97	38.00	Nil	Nil
88	Block 1	5th	1BHK	1503	53.81	3.73	Nil	7.39	64.93	13.57	78.50	37.72	Nil	Nil
89	Block 1	5th	1BHK	1516	54.20	3.73	Nil	6.84	64.77	13.73	78.50	37.72	Nil	Nil
90	Block 1	5th	1BHK	1517	54.20	3.73	Nil	6.57	64.50	13.54	78.04	37.53	Nil	Nil
TOTAL					**6764.80**	**393.85**		**794.75**	**7953.40**	**1669.05**	**9622.45**	**4624.79**	**45**	Nil
VISITORS CAR PARKING													**5**	Nil
GRAND TOTAL													**50**	Nil

AREA - BLOCK I	**4624.79 SQ.MT**
AREA FOR FUTURE DEVELOPMENT	**4538.89 SQ.MT**
OSR GIFTED	**686.32 SQ.MT**
TOTAL	**9850.00 SQ.MT**

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No2, Plot No.254, 42nd Street, 8th Sector,
K.K.Nagar, Chennai-600 078,

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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Chennai 600 097, India
hello@verified.realestate
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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.