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™



To

Tamil Nadu Real Estate Regulatory Authority,
No.1A, First Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Respected Sir,

Sub: List of Amenities Provided in Our Project **CASAGRAND ESTILO** Proposed Construction of Group Development Consists of 2 Blocks with Combined Basement Floor for Parking in Block – A : Ground Floor + 5 Floors, Totally 95 Dwelling Units, Block – B : Ground Floor + 5 Floors, Totally 107 Dwelling Units, with Club House and Swimming Pool on the Ground Floor Level Totally 202 Dwelling Units of Residential Building at Thirumal Nagar 2nd Street, Pallavaram, Chennai – 600 043, Comprised in Old S.No.40/1 & 40/2, T.S.No. 129 in Block : 13 Ward : A of Issa Pallavaram Village and Old S.No. 396/5 (As per TSLR Old S.No. 396/1, 396/2 & 396/3 Part), New. T.S.No.1/2 (Part) in Block : 1, Ward : E of Zamin Pallavaram Village within the Limit of Tambaram Municipal Corporation.

CLUBHOUSE AMENITIES

1. Multipurpose hall
2. Gym
3. AV room
4. Indoor play area
5. Association room
6. Kids play area
7. Ball pool with slide
8. Outdoor board games zone
9. Subsoccer table
10. Adventure play
11. Yoga Pavilion
12. Reading nook
13. Video games nook
14. Sky cinema

SWIMMING POOL AMENITIES

15. Swimming pool

CASAGRAND PREMIER BUILDER LIMITED
(Formerly known as Casagrand Premier Builder Private Limited, Previously known as Casagrand Builder Private Limited)
5th Floor, NPL Devi, No-111, Old No-59, L.B Road,
Thiruvanmiyur, Chennai 600041
Phone: +91 44 - 4411 1111
official@casagrand.co.in

CASAGRAND
building aspirations

16. Kids Pool
17. Rain Curtain
18. Kids Water slide
19. Pool Side lounges
20. Seating patio
21. Pantry nook

TERRACE AMENITIES

22. Terrace hangout plaza
23. Infinity walkway

LANDSCAPE AMENITIES

24. Drop off zone
25. Kids Play Ground
26. Stepped Seating
27. Outdoor Gathering lawn
28. Tree plaza
29. Miyawaki Forest
30. Outdoor Gym
31. Senior Citizen seating
32. Reflexology Pathway
33. Pergola with swing seating
34. Inground trampoline
35. Interactive floor games for kids
36. Kids Jungle Gym
37. Seating Gallery
38. Bicycle racks
39. Walking / jogging track
40. Air filling station
41. Cycling track
42. Aqua auditory zone
43. Sensory Garden
44. Outdoor hobby zone
45. Shaded walkway

CASAGRAND PREMIER BUILDER LIMITED
(Formerly known as Casagrand Premier Builder Private Limited, Previously known as Casagrand Builder Private Limited)
5th Floor, NPL Devi, No-111, Old No-59, L.B Road,
Thiruvanmiyur, Chennai 600041
Phone: +91 44 - 4411 1111
official@casagrand.co.in

CIN NO : U70101TN2003PTC051989

CASAGRAND
building aspirations

46. Kids Play lawn
47. Tot-Lot
48. Performance Deck
49. Leisure zone with seating
50. Meditation deck
51. Working stations
52. Mobile charging station
53. Aroma garden
54. Bon fire pit
55. Barbeque Plaza
56. Sculpture court
57. Tree house
58. Interactive kids zone
59. Rock climbing wall
60. Kids play mounds
61. Mini golf
62. Car wash bay
63. Dormitories for maids
64. EV charging bay

Thank you,
Yours faithfully,

For CASAGRAND PREMIER BUILDER LIMITED
Authorised Signatory

CASAGRAND PREMIER BUILDER LIMITED
(Formerly known as Casagrand Premier Builder Private Limited, Previously known as Casagrand Builder Private Limited)
5th Floor, NPL Devi, No-111, Old No-59, L.B Road,
Thiruvanmiyur, Chennai 600041
Phone: +91 44 - 4411 1111
official@casagrand.co.in

CASAGRAND
building aspirations

To
Tamil Nadu Real Estate Regulatory Authority,
1st Floor, CMDA Tower-II,
Door No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008

Sir,

Sub: Declaration Letter for Club House Amenities handed over for our project **CASAGRAND ESTILO** Proposed Construction of Group Development Consists of 2 Blocks with Combined Basement Floor for Parking in Block – A : Ground Floor + 5 Floors, Totally 95 Dwelling Units, Block – B : Ground Floor + 5 Floors, Totally 107 Dwelling Units, with Club House and Swimming Pool on the Ground Floor Level Totally 202 Dwelling Units of Residential Building at Thirumal Nagar 2nd Street, Pallavaram, Chennai – 600 043, Comprised in Old S.No.40/1 & 40/2, T.S.No. 129 in Block : 13 Ward : A of Issa Pallavaram Village and Old S.No. 396/5 (As per TSLR Old S.No. 396/1, 396/2 & 396/3 Part), New. T.S.No.1/2 (Part) in Block : 1, Ward : E of Zamin Pallavaram Village within the Limit of Tambaram Municipal Corporation.

With reference to the above subject, we have submitted the project registration for our above referred project, Here we state that, above said project Club House common amenities and common areas facilities as promised in the construction agreement and brochure shall be provided and conveyed and hand over to the allottees/ Association of allottees as per section 17(1) of the Act Read with Rule 10 of the rules.

Kindly acknowledge the same and approve our project registration as soon as possible.

Thanking You,

Yours truly,

For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

CASAGRAND PREMIER BUILDER LIMITED
(Formerly known as Casagrand Premier Builder Private Limited, Previously known as Casagrand Builder Private Limited)
5th Floor, NPL Devi, No-111, Old No-59, L.B Road,
Thiruvanmiyur, Chennai 600041
Phone: +91 44 - 4411 1111
official@casagrand.co.in

CASAGRAND
building aspirations

To
Tamil Nadu Real Estate Regulatory Authority,
1st Floor, CMDA Tower-II,
Door No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008

Respected Sir,

Sub: Amenities not sold in our project **CASAGRAND ESTILO** Proposed Construction of Group Development Consists of 2 Blocks with Combined Basement Floor for Parking in Block – A : Ground Floor + 5 Floors, Totally 95 Dwelling Units, Block – B : Ground Floor + 5 Floors, Totally 107 Dwelling Units, with Club House and Swimming Pool on the Ground Floor Level Totally 202 Dwelling Units of Residential Building at Thirumal Nagar 2nd Street, Pallavaram, Chennai – 600 043, Comprised in Old S.No.40/1 & 40/2, T.S.No. 129 in Block : 13 Ward : A of Issa Pallavaram Village and Old S.No. 396/5 (As per TSLR Old S.No. 396/1, 396/2 & 396/3 Part), New. T.S.No.1/2 (Part) in Block : 1, Ward : E of Zamin Pallavaram Village within the Limit of Tambaram Municipal Corporation.

With respect to above subject mentioned, the UDS of the Club House will be allotted to the project residents only and the Club House will not be sold separately.

We will be handing over to Association of Residents only.

Thanking you,

Yours Sincerely,

For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

CASAGRAND PREMIER BUILDER LIMITED
(Formerly known as Casagrand Premier Builder Private Limited, Previously known as Casagrand Builder Private Limited)
5th Floor, NPL Devi, No-111, Old No-59, L.B Road,
Thiruvanmiyur, Chennai 600041
Phone: +91 44 - 4411 1111
official@casagrand.co.in



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