Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
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Chennai, India

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**Official Property Record**

Digitally Verified Record - Powered by Verified RealEstate™



| M/S., VIKAAN SHELTERS AT VELACHERY, CHENNAI | | | | | | | | | | DATE : 07-01-2025 | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| S.No | FLOOR | FLAT NO | Type | RERA Carpet Area (sec 2 (k)) (sq.m) | Exclusive Balcony (sq.m) | Exclusive Verandah/ Utility / Service / Open Terrace (sq.m) | Proportionate Common Area (sq.m) | Total Area (sq.m) | UDS Land Area (sq.m) | Car Parking (Nos.) | |
| | | | | | | | | | | Covered | Open |
| 1 | FIRST FLOOR | 1A | RESIDENCE (3BHK ) | 91.21 | 5.49 | - | 34.19 | 130.90 | 46.20 | 1 | |
| 2 | FIRST FLOOR | 1B | RESIDENCE (2BHK ) | 68.10 | 5.00 | - | 27.40 | 100.50 | 35.60 | 1 | |
| 3 | FIRST FLOOR | 1C | RESIDENCE (3BHK ) | 86.62 | 4.36 | - | 32.12 | 123.10 | 43.60 | 1 | |
| 4 | FIRST FLOOR | 1D | RESIDENCE (2BHK ) | 60.36 | 3.63 | - | 24.91 | 88.90 | 31.50 | | 1 |
| 5 | SECOND FLOOR | 2A | RESIDENCE (3BHK ) | 91.21 | 5.49 | - | 34.19 | 130.90 | 46.20 | 1 | |
| 6 | SECOND FLOOR | 2B | RESIDENCE (2BHK ) | 68.10 | 5.00 | - | 27.40 | 100.50 | 35.60 | 1 | |
| 7 | SECOND FLOOR | 2C | RESIDENCE (3BHK ) | 86.62 | 4.36 | - | 32.12 | 123.10 | 43.60 | 1 | |
| 8 | SECOND FLOOR | 2D | RESIDENCE (2BHK ) | 60.36 | 3.63 | - | 24.91 | 88.90 | 31.50 | | 1 |
| 9 | THIRD FLOOR | 3A | RESIDENCE (3BHK ) | 91.21 | 5.49 | - | 34.19 | 130.90 | 46.20 | 1 | |
| 10 | THIRD FLOOR | 3B | RESIDENCE (2BHK ) | 68.10 | 5.00 | - | 27.40 | 100.50 | 35.60 | 1 | |
| 11 | THIRD FLOOR | 3C | RESIDENCE (3BHK ) | 86.62 | 4.36 | - | 32.12 | 123.10 | 43.60 | 1 | |
| 12 | THIRD FLOOR | 3D | RESIDENCE (2BHK ) | 60.36 | 3.63 | - | 24.91 | 88.90 | 31.50 | | 1 |
| 13 | FOURTH FLOOR | 4A | RESIDENCE (3BHK ) | 91.21 | 5.49 | - | 34.19 | 130.90 | 46.20 | 1 | |
| 14 | FOURTH FLOOR | 4B | RESIDENCE (2BHK ) | 68.10 | 5.00 | - | 27.40 | 100.50 | 35.60 | 1 | |
| 15 | FOURTH FLOOR | 4C | RESIDENCE (3BHK ) | 86.62 | 4.36 | - | 32.12 | 123.10 | 43.60 | 1 | |
| 16 | FOURTH FLOOR | 4D | RESIDENCE (2BHK ) | 60.36 | 3.63 | - | 24.91 | 88.90 | 31.50 | | 1 |
| 17 | FIFTH FLOOR | 5A | RESIDENCE (3BHK ) | 91.21 | 5.49 | - | 34.19 | 130.90 | 46.20 | 1 | |
| 18 | FIFTH FLOOR | 5B | RESIDENCE (2BHK ) | 68.10 | 5.00 | - | 27.40 | 100.50 | 35.60 | 1 | |
| 19 | FIFTH FLOOR | 5C | RESIDENCE (3BHK ) | 86.62 | 4.36 | - | 32.12 | 123.10 | 43.60 | 1 | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | GRAND TOTAL | 1471.08 | 88.83 | | 568.19 | 2128.10 | 753.00 | 15.00 | 2.00 |
| | | | | | | | | VISITOR'S CARS | | 2.00 | |
| | | | | | | | | TOTAL NO OF CARS | | 19.00 | |

or VIKAAN SHELTERS

Managing Partner



## 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

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