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3/350/2 Mettukuppam,
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hello@verified.realestate
+91 9996 12 9996
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Official Property Record



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28.02.2025

APPLICANT NAME - 1.N.SENTHILRAJAN 2. N.MUTHURAJAN 3.G.GUNASEKARAN (GPA)				
PROJECT NAME & ADDRESS - VENUVANAM PHASE - III , SURVEY NOS.299/3, 300/1A, 301/3, 301/4A & 301/5A, CHITHARCHATHIRAM VILLAGE & PANCHAYAT, MANUR TALUK, TIRUNELVELI DIST				
SNO	**SURVEY NO**	**EXTENT**	**GUIDELINE VALUE**	**TOTAL VALUE**
1	299/3	1 ACRE 72.4 CENTS	RS.2,00,000/- PER ACRE	RS.3,44,000/-
1	300/1A	64.87 CENTS	RS.2,00,000/- PER ACRE	RS.1,30,000/-
1	300/3	1 ACRE 40 CENTS	RS.2,00,000/- PER ACRE	RS.2,80,000/-
1	301/4A	52.05 CENTS	RS.2,00,000/- PER ACRE	RS.1,06,000/-
1	301/5A	43.54 CENTS	RS.2,00,000/- PER ACRE	RS.88,000/-
TOTAL GUIDELINE VALUE FOR 4 ACRE 72 CENTS				RS.9,48,000/-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
1	299/0	200000/ Acre	494500/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-24

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
1	300/1A	200000/ Acre	494500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-24
4	300/3	200000/ Acre	494500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-24

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
24	301/4A	200000/ Acre	494500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-24
26	301/5A	200000/ Acre	494500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-24

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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

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