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199623 CX 686835

SUGAL AND DAMANI SHARE BROKERS LTD

K. MAHALAKSHMI
S.V.L. No.3016/@/2/95
New No.11, Old No.8, 2nd Street,
Mangalapuram, Chetpet,
Chennai-31, Cell: 93828 95090

AGREEMENT FOR JOINT DEVELOPMENT

This Agreement is entered in to at Chennai on this the 12th day of September 2023,

BY AND BETWEEN

Mr. B. NARENDRAN (PAN No. AAPPN0488E / Aadhaar No. 8794 4166 8333), aged about 78 years, son of (Late) Mr. A. Bhim Singh, residing at 2/4, First Floor, First Street, Venus Colony, Teynampet, Chennai - 600 018

Hereinafter referred to as the "OWNER"

AND

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

SUGAL AND DAMANI SHARE BROKERS LIMITED, a company registered under the provisions of the Companies Act 1956, and having its registered office at City Centre Plaza, 1st Floor, No. 7, Anna Salai, Chennai 600 002, duly represented herein by its Executive Director, Mr. Mahesh Chandak, son of Mr. Bhagwindas Chandak, residing at No. 41, Ritherdon Road, Kadambari Apartment, Vepery, Chennai 600 007, aged about 59 years,

The terms "Owner" and "Developer" which term shall mean and include wherever the context so admits or permits their heirs, administrators, legal representatives, executors and assigns;

WHEREAS

a) The property admeasuring an extent of **Acre 0 and 66.33 cents comprised in Survey Numbers 154/2B1A (Acre 0.13.83 Cent), 154/2B1B (Acre 0.01.00 Cent), 154/2A1C (Acre 0.40 Cent), 154/2A1D (Acre 0.06 Cent) and 154/2A2 (Acre 0.055 Cent)** situated at No.86, Kavanur Village, Kundrathur Taluk, Kancheepuram District, more fully described in Schedule hereunder is exclusively owned and possessed by the Owner herein.

b) The Owner had purchased an extent of **40.00 cents in Survey No. 154/2A1C** and **01.00 cent in 154/2B1B** (00.50 cents as per Document, 01.00 cent as per Patta in Patta No. 898), vide sale deed dated 14.06.2021, registered as document number 9901/2021 on the file of SRO Kundrathur from Mrs.Shanthi Ullasakrishnan and an extent of **13.83 cents in Survey no.154/2B1A** vide a Sale deed dated 28.01.2020, registered as document number 1238/2020 on the file of SRO, Kundrathur from Mrs. Anuja Chandrasekar.

c) The Owner had purchased an extent of **2760 sq.ft (approximately Acre 0.06.00 cents) in survey No.154/2A1D and 2400 sq.ft. (approximately Acre 0.05.50 cents) in Survey No.154/2A2** from Mr.S.Vijayaragavan and Mr.S.Muthukrishnan vide Sale deeds dated 28.08.2023, registered as document numbers 16679 /2023 and 16686/2023 on the file of SRO,Kundrathur respectively.

d) The OWNER represents that he has absolute title, ownership, interest, possession and enjoyment over the said property and the same is free of any encumbrances whatsoever.

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

e) The DEVELOPER is a real estate concern having substantial expertise and high reputation in the field of plot development and promotion of lands.

f) The OWNER and DEVELOPER have discussed in detail in respect of joint development of the lands more fully detailed in the Schedule hereunder (the Said Property) by way of plot layout development.

The Parties had necessary discussions and deliberations for the purposes of finally arriving to the terms and conditions to govern the contract, understanding and agreement between the parties on this subject matter and the said terms and conditions are recorded hereunder;

NOW THIS AGREEMENT FOR JOINT DEVELOPMENT WITNESSETH AS FOLLOWS:

1. Subject Property:

The property situated at Kavanur Village, Kundrathur Taluk and Kancheepuram District, totally admeasuring an extent of Acre **0.66.33 Cent**, comprised in **comprised in Survey Numbers 154/2B1A (Acre 0.13.83 Cent), 154/2B1B (Acre 0.01.00 Cent), 154/2A1C (Acre 0.40.00 Cent), 154/2A1D (Acre 0.06.00 Cent) and 154/2A2 (Acre 0.05.50 Cent)** which is more fully described in the Schedule hereunder.

1.1. Scope of the Agreement:

a) The OWNER has entered into this Agreement based on the representation and assurances made by the DEVELOPER that they have expertise and sufficient means to develop the said property in the form of plots.

b) The combined land sketch of the said property showing the tentative scheme of Plots is annexed hereto as Annexure 1.

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

2. Terms and Conditions of the Arrangement:

i) The tentative scheme of development consists of the details as follows;

- ❖ Total Site Area: Acre 0.66.33 Cents
- ❖ Owner's Retained Area: Acre 0.05.82 Cents
- ❖ Saleable Area: Acre 0.60.51 Cents

Sharing between the Parties: Consideration

- ❖ **Owner's share of Revenue: 72.5%**
- ❖ **Developer's share of Revenue: 27.5%**

ii) **The OWNER shall be entitled for 72.5% of the sale proceeds** of the proposed layout approval and development. In consideration of the DEVELOPER undertaking to draw the scheme of plot lay out development, to submit, process and obtain the connected statutory approvals and carry of the development of the plot layout with the agreed amenities and facilities, at the cost of the DEVELOPER, the **DEVELOPER shall be entitled for a share of 27.5% of the Sale proceeds** of the proposed layout approval and development. The sharing ratio between the parties has been arrived at based on equitable investment mutually agreed upon as contemplated vide the terms of this Agreement.

iii) In the event the Owner intends to retain any plots, then the share of sale proceeds (27.5%) pertaining to the Developer as applicable for such retained plots shall be payable to the Developer by the Owner on a price mutually agreed upon, from the Owner's share of sale proceeds of the other plots, and the Developer's share shall be adjusted; or any other mode of effecting such payments shall be discussed and finalized on mutual terms between the Parties.

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

iv) Similarly, in the event the Developer intends to retain any plots, then the share of sale proceeds (72.5%) pertaining to the Owner as applicable for such retained plots shall be payable to the Owner by the Developer on a price mutually agreed upon, from the Developer's share of sale proceeds of the other plots, and the Owner's share shall be adjusted; or any other mode of effecting such payments shall be discussed and finalized on mutual terms between the Parties.

v) <u>Minimum Sale Price/consideration:</u>

a. The Minimum Sale price/consideration of the plots shall be reviewed and fixed after the sale of every 25% of overall saleable area of the development.

vi) Refundable Security Deposit:

The DEVELOPER has agreed to pay a total sum of Rs.1,00,00,000/- (Rupees One Crore only) to the OWNER towards the interest free security deposit as follows

a. A sum of Rs.1,00,00,000/- (Rupees One Crore only) has been paid on the 15th day of September vide RTGS (UTR No. BARBD23258388333), by the DEVELOPER to and in favour of the OWNER

b. The said security deposit shall be refunded by the OWNER to the DEVELOPER, in and out of the sale proceeds of Owner's share. The payment disbursal for the Owner's share of sale proceeds shall commence, after adjusting fully the refund of the said security deposit.

c. Due to any unforeseen circumstances, if the refund as contemplated under clause vi(b) has not taken place, the Owner shall be obligated to refund the said deposit within 30 days from the said event or circumstances. In the event of any delay to refund the sums, the pending sums payable by the OWNER shall attract an interest @ 15% P.A. from the date of default till the actual payment.

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

Powers and Authorization:

vii) The OWNER agrees to execute and register necessary deeds of power of attorney in favour of the DEVELOPER or its nominees to represent the OWNER and to submit the plans for approval and process the statutory approvals with the competent authority. The DEVELOPER shall also submit the application and process for the project registration with TNRERA.

viii) Further, the DEVELOPER shall have the powers, rights and authority for identifying the prospective purchasers, marketing the plots, issuing advertisements, fixing the sale consideration, entering into Agreement of sale and sale deeds, receiving the advance sale consideration and entire sale consideration, issue receipts acknowledging the payments of consideration and perform all necessary acts and deeds in this regard and in connection with the said powers and authority and to perform the said scope of contract.

ix) The said powers, rights and authority shall be treated as powers coupled with interest and the same shall be irrevocable as the DEVELOPER has created substantial interest by way of investing the necessary funds relying on the terms of this Agreement as well as by way of the payment of refundable deposits. The said powers shall also cover the scope of gifting the necessary portion of lands, towards the OSR, Layout Road, Park, Scheme Road etc., in and out of the said property as required for the development purposes/public purposes and statutory approvals.

x) The DEVELOPER is entitled to perform all necessary acts, deeds and things as per the said powers, rights and authorities to develop and deal with the said property and to register the agreements of sale and sale deeds for the sale said plots in favour of the prospective purchasers as deem fit by the DEVELOPER and the entire sale proceeds shall be fully accounted as per the terms of this Agreement.

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

3. Scope of OWNER:

The OWNER covenant, agree and declare as follows:

a. The OWNER shall produce all necessary documents, including all originals, for the purposes of title clearance by the competent authority and for the sale of plots. The OWNER agrees to provide necessary clarifications and documents as required by the development authority, for project loan approvals and customers/purchasers title scrutiny and clearance. The OWNER shall perform all required acts and deeds to absolutely confirm and assure, clear and perfect marketable title over the schedule property.

b. In addition to registering power in favor of the Developer, the OWNER, if necessary, at the specific request of the Developer, shall sign and execute all necessary documents, deeds and declarations as required for submitting the plans for approvals and processing the same with the competent authority as well as to process RERA related approvals and obtain all final approvals relating to the plot layout development and sale of the plots. The OWNER shall also execute and register necessary gift deeds as required for the approvals and other connected processes.

c. The OWNER declares and covenants that he is the absolute OWNER and have absolute rights to sell, grant, convey and assign the Said Property. Further covenants, that the Said Property is not the subject matter of any acquisition or litigation or statutory or other proceedings pending before any court of law or Tribunal or any other competent authority and the Said property is free from all encumbrances whatsoever including charges, demands, mortgage, litigation, liens, lispendens, testamentary dispositions etc., and he has not charged, mortgaged or otherwise encumbered the Said Property in any manner or subjected it to any claim or demand.

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

d. Further, the OWNER warrants and covenants to the DEVELOPER that in case of any encumbrances or deficiency in title to the properties mentioned in Schedule hereunder in any form or manner is found, then it shall be the absolute responsibility and liability of the OWNER to clear the said encumbrances or title deficiency. The OWNER shall co-operate and perform necessary acts and deeds for final clearance of their title and ownership.

e. The OWNER shall not grant any power of attorney to deal with the property in favour of any other party and also not enter into any further agreement or Memorandums with any other party in respect of the Said Property in any form or manner whatsoever inconsistent with this agreement during the subsistence of this agreement. The OWNER covenant that he shall not do, perform or execute any deeds, transactions, documents, letters or things etc. in any form or manner in such a way to encumber the Said property or prejudice or jeopardize the rights of the DEVELOPER.

f. The OWNER confirms that he has paid all taxes and other charges to all Public Authorities with regard to the SAID PROPERTY and agrees to continue to pay the same.

g. The OWNER shall arrange and ensure to provide necessary lands from his holdings, as required for providing sufficient road width, public road access and approach to the schedule property as required by the development regulations and authorities for the proposed development.

h. If there is any TDR as an effect of the road retained for expansion, any and all TDR rights lie with the Land Owner. The Developer will not have any power or hold over the TDR.

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

4. **Scope of the DEVELOPER:**

The DEVELOPER covenants, agrees and declares as follows:

a. The DEVELOPER agrees to draw the scheme of plot layout for the schedule property, submit and process the same for approvals from the competent authority including approvals of RERA as required for the sale of the said approved plots.

b. The DEVELOPER shall perform necessary acts to advertise, market and sell the saleable area/plots of the proposed development.

c. The DEVELOPER shall carry out the development works, and provide the amenities and facilities for the proposed development as per the terms and cost, agreed hereof, as provided in the Clause (r) below.

MUTUALLY AGREED TERMS AND CONDITIONS FOR THE PROPOSED DEVELOPMENT:

d. All applicable costs, fee, charges, deposits and expenses towards the approvals of plans, permissions, sanctions, licenses, project registration and all other applicable statutory compliance in regard to the proposed development shall be borne by the DEVELOPER.

e. The OWNER hereby grants absolute, irrevocable rights, permission and authority to the DEVELOPER and its men/representative, to enter in to and hold the schedule property, carry out necessary survey, development related works etc., for the purposes of the proposed development of the schedule property as per terms of this Agreement.

f. The DEVELOPER shall prepare all required plans/drawings/designs etc. in accordance with the Development Control Rules. Further the DEVELOPER shall obtain all the approvals and sanctions required to commence and proceed with the execution of the project from the planning authorities concerned.

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

g. The DEVELOPER shall be entitled to transfer and hand over the peaceful physical possession and enjoyment of the saleable area of the plots/plots of the proposed development to and in favour of the prospective purchasers.

Escrow Account and sale proceeds disbursement:

h. The advance consideration and the sale consideration receivable from the purchaser/s shall be the sale proceeds for the respective transaction of the saleable area/plot. All such sale proceeds receivable by the DEVELOPER shall be deposited in a dedicated Escrow Bank Account. The said Account shall be opened and maintained dedicated only for the transactions and accounts for this proposed development. As per the agreed ratio of sharing the sale proceeds as deposited in the said Escrow Account shall be shared and disbursed between the parties as per the norms of RERA and as per the terms agreed hereof above in Clause 2(vi). The said disbursement of the sale proceeds from the Escrow Account between the parties shall take place on quarterly basis as per RERA norms.

i. The said disbursements of sale proceeds shall be commenced from the 1st quarter after the commencement of the sale of plots of the proposed development. The sale of the plots shall be commenced by the DEVELOPER after securing all necessary statutory compliances, approvals/sanctions from the development authority and project registration with TNRERA.

j. The DEVELOPER shall keep the OWNER informed with respect to the sales and collections by providing monthly information statements on the areas booked, sold and collections received and details of computation of amounts being paid or due to the OWNER as their share of the sale proceeds.

k. After the adjustment of the sale proceeds for the refund of the security deposit, the payment disbursal for the Owner's share of sale proceeds shall commence, as per terms of this Agreement in Clause 2(vi) above.

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

Timelines for the Project Development:

l. The DEVELOPER shall submit the application with the concerned authorities seeking approvals/sanctions and permission for the plans of the proposed plot layout development of the schedule property and endeavor to complete the same in a span of 4 to 6 months from the date of submission of applications. The Owner shall execute necessary deeds, declarations, forms, affidavits etc., as required by the authorities in addition to the Registered Power of Attorney in favor of the Developer, in this regard, at specific request of the Developer.

m. The DEVELOPER shall submit the application for registration of the project with TNRERA after obtaining the approvals from the development authorities and other statutory compliances and endeavor to complete the same in a span of 3 months from the date of submission of applications.

n. The applications for the aforesaid process shall be submitted after all required title deeds, parent deeds, encumbrance certificates and mutation of revenue records in favour of the present owner is secured, arranged and provided to the DEVELOPER with other required supporting documents to file the said applications. After such submission of applications, the aforesaid timelines for completing all the statutory compliances relating to the project development is subject to variation as per the proceedings of the concerned authorities for the considering the applications on merits and the time taken for such compliance as per the applicable norms, rules and regulations.

o. The sale transactions of the overall saleable area of the plots as per the proposed approvals shall be completed by the DEVELOPER in a span of 12 months commencing from the date of grant of all approvals, sanctions, compliance of all statutory requirements as required for the sale of the plots including the project registration with TNRERA. In the event any unsold plots remain after the said time frame, then on mutual terms of the parties the remaining unsold plots shall be allocated, equitably, between the parties as per the agreed sharing ratio.

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

Handing over of the Original Title Deeds:

p. The OWNER has handed over all the original title and parent deeds to the DEVELOPER. The DEVELOPER shall produce the title deeds for the inspection of the registering authority as required for the registration of the agreements and sale deeds. Further the DEVELOPER shall produce the originals for the inspection of the same by the purchasers/their counsels, funding institutions for loan approvals etc.

q. The DEVELOPERS shall transfer the original documents to the Association of the purchasers/allottees after the Association is formed regarding the proposed development. Alternatively, since the owner is going to retain a portion of land in the proposed development, it is agreed between parties that the originals may be retained by the owner and in such an event, the owner undertakes to produce the original title deeds for inspection by any person concerned in the proposed development, subject to the acceptance of the same by the Association of the plot purchasers.

r. **PLOT APPROVAL AND DEVELOPMENT**

The DEVELOPERS shall carry out and perform the necessary works for completing the plot approval and providing/developing the amenities and facilities as per the agreed terms;

i) Road network

ii) Parks in OSR spaces as required

iii) Street lights as required

iv) Trench Network

v) Compound Wall

vi) Entrance Arch and Gate

vii) Overall project beautification

The cost, expenses and all charges for the statutory approvals and the development of the project and for the performance of obligations as mentioned above shall be borne by the DEVELOPER.

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

5. Resolution of all disputes shall be dealt with as below :-

A. All disputes, differences, claims of whatsoever nature, arising out of or in connection with this agreement, including any question regarding its existence, validity or termination, shall be referred to arbitration which shall be governed by the Arbitration and Conciliation Act, 1996 (as amended or modified or re-enacted).

B. The Parties shall mutually appoint a Sole Arbitrator to adjudicate the disputes referred to arbitration.

C. The seat of arbitration shall be Chennai, India.

D. The arbitration proceedings shall be held at Chennai and the language of arbitration shall be English.

6. Any amendment to this Agreement should be in writing and signed by the Parties hereto and amendments unless the same is reduced in writing and duly executed by both the Parties, the same shall not be legally binding and enforceable.

6.1. The rights, authorities and powers as agreed vide this Agreement for the joint development of the property is irrevocable and the same shall subsist till the entire project is completed and the accounts are settled between the parties. However, under any circumstances, if this Agreement is terminated, then the Owner shall be liable and responsible to settle and compensate all expenses, fees, charges, investments and costs spent and incurred by the Developer including the loss and damages within 30 days from such termination, failing which such settlement sums shall carry an interest @15% from the date of default till the actual payment.

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

7. Each Party hereto represents and warrants, in addition to the representations made that:

i) He has power to execute, deliver and perform their obligations hereunder;

ii) This Agreement constitutes their legal, valid and binding obligation, enforceable accordance with its terms;

iii) As on date of execution of this Agreement, there is no pending actions, suits, or proceedings against the schedule property or affecting the title, ownership and possession of the Owner or in any manner affecting the terms of this Agreement

8. This Agreement is not to be read to mean as the constitution of a partnership or agency or an association of persons, by and between the Parties hereto and whereas it is an agreement between two parties for sharing the proceeds of the development of the Schedule property. The parties herein do not desire to become agents of each other and as such, do not intend to constitute a partnership firm under Section 4 of the Indian Partnership Act, 1932 or a Limited Liability Partnership under Section 3 of the Limited Liability Partnership Act, 2008. The Indian Contract Act, 1872 shall be applicable to the Parties herein in their inter-relationship and the same shall govern this Agreement wherever there is no express provision made therefore.

9. This Agreement shall be in full force until all the terms are fully and finally completed and accounts between the OWNER and DEVELOPER herein are fully and finally settled.

10. The Owner represents that he has absolute title, ownership, interest, possession and enjoyment over the said property and the same is free of any encumbrances whatsoever. The entire extent of the property is more fully described in Schedule "A" hereunder. The Owner retains an extent of 5.82 Cents, comprising of 1.728 Cents in Survey number 154/2A1C part and 4.095 Cents in Survey number 154/2A2 part, in and out of the Schedule "A" Property, which is more fully described in the Schedule "B" hereunder. Thus, the remaining extent of Acre 0 and 60.68 Cents which is covered by this Deed of Power of Attorney is more fully described in the Schedule "C" hereunder.

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

SCHEDULE OF PROPERTY

SCHEDULE A - Total Extent

All that piece and parcel of land admeasuring an extent of **Acre 0.66.33 Cent (Sixty Six point Three Three Cents) comprised in Survey Numbers 154/2B1A (Acre 0.13.83 Cent), 154/2B1B (Acre 0.01.00 Cent), 154/2A1C (Acre 0.40.00 Cent), 154/2A1D (Acre 0.06.00 Cent) and 154/2A2 (Acre 0.05.50 Cent)** situated at No.86, Kavanur Village, Kundrathur Taluk, Kancheepuram District, comprised in Patta no. 898, and the property described above are bounded on the

North by: 30 Feet Road in Survey Number 146

South by: Land in Survey Number 194

East by: Land in Survey Number 155

West by: Land in Survey Number 154/2A1A and 154/2A1B

And situated within the Registration District of Kancheepuram and Sub Registration District of Kundrathur

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

SCHEDULE B - Owner's Retained Portion out of Schedule "A" property

All that piece and parcel of land admeasuring an extent of **Acre 0.05.82 Cent comprised in Survey Numbers 154/2A1C** part **(Acre 0.01.728 Cent), 154/2A2** part **(Acre 0.04.095 Cent)** situated at No.86, Kavanur Village, Kundrathur Taluk, Kancheepuram District, marked in **YELLOW** in the annexed plan

Bounded on all sides by:

North by: Remaining Land in Survey Number 154/2A2 part and 154/2A1C part

South by: Land in Survey Number 194

East by: Land in Survey Number 155

West by: Land in Survey Number 154/2A1B

Measuring on all sides by:

North by: 29.4 Metres

South by: 30.6 Metres

East by: 4.4 Metres

West by: 11.4 Metres

And situated within the Registration District of Kancheepuram and Sub Registration District of Kundrathur

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

SCHEDULE C - Extent for Development out of Schedule "A" property

All that piece and parcel of land admeasuring an extent of **Acre 0.60.51 Cent comprised in Survey Numbers 154/2B1A (Acre 0.13.83 Cents), 154/2B1B (Acre 0.01.00 Cents), 154/2A1C (Acre 0.38.27 Cents), 154/2A1D (Acre 0.06.00 Cents) and 154/2A2 (Acre 0.01.40 Cents)** situated at No.86, Kavanur Village, Kundrathur Taluk, Kancheepuram District, marked in **GREEN** in the annexed plan

Bounded on all sides by:

North by: 30 Feet Road in Survey Number 146

South by: Land retained by Land Owner (Schedule B above)

East by: Land in Survey Number 155

West by: Land in Survey Number 154/2A1A and 154/2A1B

IN WITNESS HEREOF THE OWNER AND DEVELOPER HAVE SET THEIR HANDS ON THE DATE, MONTH AND THE YEAR HEREIN ABOVE MENTIONED.

For SUGAL & DAMANI SHARE BROKERS LTD.

Executive Director

OWNER

DEVELOPER

WITNESSES:

1.

Vansh Ranka

2.

Sanjay Kumar M



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