Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

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Sreshta
PREMIUM DEVELOPERS

SRESHTA PREMIUM DEVELOPERS PRIVATE LIMITED
(Formerly known as Sreshta Sumanth Builders Private Limited)

01st Sep 2026

To

The Real Estate Regulatory Authority
Chennai.

Sir,

Sub: Allotment of Flats

Ref: Proposed Residential Project to be set up at Sreshta Rajalakshmi New No. 25, Old No.13, Neelakanta Mehta Street, T.Nagar, Chennai – 600 017, Comprised in Survey No's. 128/1, 128/2, 128/3 Part of Mambalam - T.Nagar Village, T.S.No.6629, Block 142, Guindy Taluk, Chennai District

Details of Units sharing Stilt + 4 Floors + 5th Floor Part

Owner Share

No	Floor	Flat No.	Type	Position	Allotment details	Super Builtup Area (sft)	UDS (Sft)
1	First	1B	Residential	South East	Owner	1245	458.75
2	First	1C	Residential	South West	Owner	1078	397.22
3	First	1D	Residential	North West	Owner	1134	417.85
4	Second	2A	Residential	North East	Owner	1433	528.03
5	Second	2B	Residential	South East	Owner	1245	458.75
6	Second	2C	Residential	South West	Owner	1078	397.22
7	Second	2D	Residential	North West	Owner	1134	417.85
8	Third	3B	Residential	South East	Owner	1465	539.82
9	Third	3C	Residential	South West	Owner	1135	418.22
10	Fourth	4B	Residential	South East	Owner	1465	539.82
11	Fourth	4C	Residential	South West	Owner	1135	418.22
12	Fifth	5A	Residential	North	Owner	1718	633.04
Total						15265	5624.79

For SRESHTA PREMIUM DEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY

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Developer Share

No	Floor	Flat No.	Type	Position	Allotment details	Super Builtup Area (sft)	UDS (Sft)
1	First	1A	Residential	North	Developer	1433	528.03
2	Third	3A	Residential	North	Developer	1175	432.96
3	Third	3D	Residential	North	Developer	1134	417.85
4	Fourth	4A	Residential	North	Developer	1175	432.96
5	Fourth	4D	Residential	North	Developer	1134	417.85
6	Fifth	5B	Residential	South	Developer	1479	544.98
Total						7530	2774.63

We will execute the Sale Deed for Undivided Share of land as the Power of Attorney Holder and Construction Agreement for Built Up Area for all the flats as mentioned above.

Thanking you

Yours faithfully
M/s. Sreshta Premuim Developers Pvt Ltd.,

Authorised Signatory

SRESHTA PREMIUM DEVELOPERS PVT. LTD.

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

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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

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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.