Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Sreshta

SRESHTA CITYSCAPES PRIVATE LIMITED
PREMIUM DEVELOPERS

23rd Mar 2026

To

The Real Estate Regulatory Authority
Chennai.

Sir,

Sub: Allotment of Flats

Ref: Proposed Residential Project to be set up at "Sreshta MQudgalya", New No.13, Old No. 24, Temple Avenue, Srinagar Colony, Saidapet, Chennai – 600 015., Comprised in Block 8, Survey No's 95 (Part) and 96/2 (Part), T.S.No. 6, Venkatapuram Village, Guindy Taluk

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

Owner Share

No	Floor	Flat No.	Type	Position	Allotment details	Super Builtup Area	UDS
1	Fifth	5B	Residential	North	Owner	2541 Sft	852 Sft
Total						2541 Sft	852 Sft

Developer Share

No	Floor	Flat No.	Type	Position	Allotment details	Super Builtup Area	UDS
1	First	1A	Residential	South East	Developer	1551 Sft	520 Sft
2		1B	Residential	South West	Developer	1846 Sft	620 Sft
3		1C	Residential	North West	Developer	1670 Sft	560 Sft
4		1D	Residential	North East	Developer	1527 Sft	512 Sft
5	Second	2A	Residential	South East	Developer	1551 Sft	520 Sft
6		2B	Residential	South West	Developer	1846 Sft	620 Sft
7		2C	Residential	North West	Developer	1670 Sft	560 Sft
8		2D	Residential	North East	Developer	1527 Sft	512 Sft
9	Third	3A	Residential	South East	Developer	1551 Sft	520 Sft
10		3B	Residential	South West	Developer	1846 Sft	620 Sft
11		3C	Residential	North West	Developer	1670 Sft	560 Sft
12		3D	Residential	North East	Developer	1527 Sft	512 Sft
13	Fourth	4A	Residential	South East	Developer	1551 Sft	520 Sft
14		4B	Residential	South West	Developer	1846 Sft	620 Sft
15		4C	Residential	North West	Developer	1670 Sft	560 Sft
16		4D	Residential	North East	Developer	1527 Sft	512 Sft
17	Fifth	5A	Residential	South	Developer	3125 Sft	1050 Sft
Total						29501 Sft	9898 Sft

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 Cityscapes Pvt Ltd.,

Authorised Signatory

Regd. Office: Old. No. 6, New No.21, Ground floor, Krishnaswamy Avenue, Mylapore, Chennai – 600004
Email id : sreshtacityscapes@outlook.com Phone No : 9176811725
GSTIN : 33ABLCS3930J1Z6 | CIN : U41001TN2023PTC162498

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

Verified RealEstate™

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.