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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 31.07.2026

GB 600355

Isha Homes India Private Limited Chennai

B. Ramya

B. ரம்யா, B.T.Ed., B.Lit., B.E

முத்திரைத்தாள் விற்பனையாள

உரிமம் எண்: 11/2021

எம்.ஜி.ஆர் நகர், விராலிமலை

புதுக்கோட்டை மாவட்டம்.

செல்: 7603967414

31-July-2026

From

1.M/s. ISHA HOMES (India) PRIVATE LIMITED

Rep by Mr. S. RAMADOSS

2. Mr. PARASMAL PARAKH DINESHKUMAR

Old No. 55, New No. 74, First Avenue, Indira Nagar,

Adyar, Chennai - 600 020

To

The Chairperson

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

No. 133, G Block, Chinthamani Complex, 1st Avenue,

Anna Nagar East, Chennai, Tamil Nadu - 600 102.

For ISHA HOMES (INDIA) PVT LTD,

Authorised Signatory

Dear Sir,

Ref: Project Name "ISHA PARAS PARADISE" Plot No - 1 to 155 Comprised in Survey Nos. 230/15, 231/6A, 231/3, 230/14A and 230/14B at Kallikudi South Village, Mattaparaipatti Road, Srirangam Taluk, Tiruchirappalli District - Application No - TNRERA/PLF/4418/2026.

Sub: Saleable area clarification and saleable area confirmation

This is in reference to the TNRERA application no - TNRERA/PLF/4418/2026, I would like to submit that as per Sale deed / Ownership document extent is 30189.55 sq.m. As per Patta No's. 997, 998, 1002, 987 and the land extent is 30450 sq.m. which consist in Survey Nos. 230/15, 231/6A, 231/3, 230/14A and 230/14B at Kallikudi South Village, Mattaparaipatti Road, Srirangam Taluk, Tiruchirappalli District. In this regard I submit that, I will sell only the saleable plotted able area of **19486.85 sq.m.** and details of layout area, road and other common area detailed given below for your kindest reference.

DTCP Approval (Sq.Mtrs)			**As per Patta (Sq.Mtrs)**	
Total Land	30189.55		Total Land	30450
Road	8260		Road	8260
EB, Public	222.4		EB, Public	222.4
Park	2220.30		Park	2220.30
Layout Saleable Area	**19486.85**		**Layout Saleable Area**	**19747.30**

Note: Please note that the saleable area is **19486.85 sq.m** only.

For ISHA HOMES (INDIA) PVT LTD,

Authorised Signatory

We will give assurance to the TNRERA authority that I will ensure the attached salable Layout area will be sold to the buyers and I will not deviate from this salable area.

Please help us to register this project in TNRERA office at the earliest.

Thanking you,

Yours Sincerely

For ISHA HOMES (INDIA) PVT LTD,

Authorised Signatory

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.