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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Shriram Properties
Homes that live in you

SHRIVISION ELEVATION PRIVATE LIMITED

Date ; 20.07.2026

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chinthamani Complex, 1st Avenue,
G Block, Anna Nagar East,
Chennai – 600 102.

Dear Sir,

Subject : Reply to query for New TNRERA Form-C Certificate Obtained– Reg.

Reference: Application No. TNRERA/PBF/0348/2026, Dt-11-06-2026

Promoter Name: M/s. SHRIVISION ELEVATION PRIVATE LIMITED - Shriram 122 West Phase-1B, Tower-1.

With reference to the above subject and application, we hereby submit our point-wise reply to the queries raised by the Authority in connection with the issuance of the New TNRERA Form-C Certificate for the above-mentioned project.

The required clarifications and supporting documents have been furnished for your kind perusal and consideration. We request the Authority to kindly take the same on record and process the application accordingly.

1. Original Planning Permission Approval Letter to be uploaded:
   Reply- Original Planning Permission Approval Letter has been uploaded

2. Original Building Permit Letter to be uploaded:
   Reply -Original Building Permit Approval Letter has been uploaded

3. No. of Open / Covered / Visitors car parking to be tallied with approved plan.

   Reply - Open, Covered, and Visitor car parking spaces, duly tallying with the approved plan, has been uploaded

4. Encumbrance Certificate from the date of approval to till date

   Reply - Encumbrance Certificate covering the period from the date of approval to the present has been uploaded (09.12.2017 to 15.06.2026). (Already uploaded)

SHRIVISION ELEVATION PVT. LTD. CHENNAI 600 017

Registered Ofiice :
'Shriram House', No. 31, T Chowdaiah Road,
Sadashivanagar, Bengaluru - 560 080

Correspondence Address:
Lakshmi Neela Rite Choice Chamber, 1st Floor,
#9, Bazullah Road, T.Nagar, Chennai - 600 017.

P: +91-44-40014410 | **W:** www.shriramproperties.com

CIN No. : U70109KA2022PTC168735

5. Carpet Area Statement in PDF format with seal and sign by both the developer & architect with project address at the top to be uploaded

Reply - The Carpet Area Statement in PDF format, duly signed and sealed by both the Developer and the Architect, with the project address mentioned at the top, has been uploaded

6. Original Bank letter as per TNRERA prescribed format mentioning correct project address to be uploaded

Reply- original Bank Letter in the prescribed TNRERA format, mentioning the correct project address, has been uploaded

7. Original Structural Stability Certificate of the building certifying structurally SAFE & SOUND (Mentioning the correct Site Address along with survey nos., block, village & district & No. of Floors as per Approved Plan) To be signed by the registered structural engineer

Reply - Original Structural Stability Certificate letter, duly signed by the Registered Structural Engineer, has been uploaded

8. Patta in favour of landowner tallying the site extent to be uploaded Reply to Query-**Patta in favour of the landowner**, tallying with the **site extent**, has been uploaded.

9. In Land Title Deed / Document field upload the original colour sale deed in favour of landowner tallying the entire site extent (Ownership flow chart to be uploaded)
Reply - original colour copy of the Sale Deed in favour of the landowner, pertaining to the entire site extent, has been uploaded along with the Ownership Flow Chart

10. In GPA with Sale Power field upload the GPA executed by the landowner

Reply - General Power of Attorney (GPA) executed by the landowner has been uploaded.

11. In JVDA/JDA field upload the JDA mentioning the flat share between landowner / Developer

Reply- Joint Development Agreement (JDA) mentioning the flat share between the Landowner and Developer has been uploaded.

12. Ownership flowchart that tallying the total extent.

Reply - Ownership Flow Chart, tallying with the total site extent, has been uploaded

SHRIVISION ELEVATION PVT. LTD. CHENNAI 600 017

13. Kindly clarify for what the registration is obtained for?

Reply - We have currently applied for registration for Block No. 1 comprising 312 dwelling units.

Regarding details of Planning Permission and Building Permission

Our project has obtained Planning Permission Approval from CMDA vide (PP No. C/PP/MSB/53 (S1 to S69) 2017 in Letter No. C3(S)/4665/2017 dated 09.12.2017, Subsequently we obtained Extension for our project vide Letter No.EC/C-I/11317/2024 dated 25.09.2024.

The Building Permission Extension was issued by the Municipality of Mangadu vide Na.Ka.No.733/2020/F1 dated 05.10.2024.

The project is situated at S.F. Nos. 765/29B2C, 765/29B1, 389/2A, 389/2C, 384/1, 398/2, 397/2, 390, 391, 380, 379, and 392 of Mangadu Village, Kundrathur Main Road, Kanchipuram District.

The project details as per the approval letters are as follows: (Row Houses & Flats)

- TNRERA Form -C Bearing No. TN/01/Building/0178/2018 dated 28.05.2018 already obtained for Row Houses (1 to 11) – 234 dwelling units

- TNRERA Form – C Bearing No. TN/01/Building/0056/2018 dated 19.02.2018 already obtained for Block No. 4 (registered under TNRERA as split Blocks 4A & 4B)-508 Units and Block No. 5 -312 Flats Total 820 dwelling unit

- TNRERA Form-C Bearing No. TN/29/Building/0459/2023 dated 15.11.2023 already obtained for Block Nos. 2 & 3 – Total 624 dwelling units

The balance blocks to be applied in the future are as follows:

- **Block No. 6** – 156 dwelling units
- **Block No. 7** – 156 dwelling units

SHRIVISION ELEVATION PVT. LTD. CHENNAI 600 017

- **Block No. 8** – 312 dwelling units
- **Total Balance Units** – 624 dwelling units

At present, we have applied for **TNRERA registration for Block No. 1 consisting of 312 dwelling units**.

14. Promoter name is M/s. Shrivision Elevation Private Limited but, in approval the promoter's name is mentioned as M/s. Cybercity. Kindly explain

M/s. Cybercity Builders and Developers Private Limited is the landowner and has obtained all the statutory approvals for the project from the concerned authorities, including CMDA, the Local Body, and other regulatory authorities. Accordingly, the approval documents have been issued in the name of M/s. Cybercity Builders and Developers Private Limited.

Subsequently, **M/s. Shrivision Elevation Private Limited** has entered into a Joint Development Agreement / Development Agreement with M/s. Cybercity Builders and Developers Private Limited for the development of **Tower Nos. 1, 2, 3, 6, 7 and 8** (totally **6 towers**) in the project and obtained a registered GPA

In accordance with the terms of the registered agreement, M/s. Shrivision Elevation Private Limited is the developer and has applied for registration of the above towers as the Promoter under the provisions of the Real Estate (Regulation and Development) Act, 2016.

Therefore, the difference in the names appearing in the approval documents and the RERA application is due to the respective roles of the landowner and the developer under the registered development arrangement, and there is no discrepancy in the project ownership or development rights.

SHRIVISION ELEVATION PVT. LTD. CHENNAI 600 017

For the Authority's kind reference and verification, a copy of the Joint Development Agreement / Development Agreement a registered GPA is enclosed herewith.

We request the Authority to kindly take the above clarification on record and process the application further.

Thanking you.

For **M/s. Shrivision Elevation Private Limited**

Authorized Signatory

SHRIVISION ELEVATION PVT. LTD. CHENNAI 600 017

Encl as uploaded:

1. Planning Permission valid letter
2. Building Permit
3. Encumbrance Certificate as on date
4. Carpet Area as required
5. Bank Certificate as per the format
6. Structural Stability Certificate as per the format
7. Ownership Patta copy – in the name of Land Owners
8. Original colour Sale Deed in the name of Land Owners
9. GPA documents
10. J D Documents
11. Ownership Flow Chart
12. Earlier obtained Form C

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.