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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Bharath springs, Tiruchirappalli District / Thiruverumbur Taluk / LPA / Corporation, Zone III, Agaram village survey nos: 25/6, 25/7, 25/8, 26/3A1A1B, 26/4A and Ellakudi village survey no: 6/5A2A.

Carpet Area Statement — **Date: 28.01.2026**

Sl.No.	Block	Floor	Flat No.	Type	(a) RERA Carpet Area (sec 2(k)) (sq.m)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Verandah/Utility/ Service/Open Terrace (sq.m)	(d) Area of external walls (sq.m)	e = (a+b+c+d) Floor area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e+f) Gross area of the apartment (sq.m)	UDS land Area (sq.m)	Car Parking (Nos.)	
													Covered	Open
1	BLOCK A	1	A101	2BHK	63.02	3.48	NIL	9.82	76.32	16.80	93.12	34.56	1	
2	BLOCK A	1	A102	2BHK	61.70	3.62	NIL	9.81	75.13	16.53	91.66	34.00	1	
3	BLOCK A	1	A103	2BHK	71.30	3.48	NIL	9.47	84.25	18.54	102.79	38.13	1	
4	BLOCK A	1	A104	3BHK	81.80	3.90	NIL	11.52	97.22	21.40	118.62	44.01	1	
5	BLOCK A	1	A105	2 BHK	69.10	3.90	NIL	10.01	83.01	18.27	101.28	37.58	1	
6	BLOCK A	1	A106	3BHK	86.29	4.59	NIL	12.34	103.22	22.71	125.93	46.71	1	1
7	BLOCK A	1	A107	3BHK	78.99	3.90	NIL	11.00	93.89	20.66	114.55	42.50	1	
8	BLOCK A	1	A108	2BHK	69.27	3.90	NIL	9.83	83.00	18.27	101.27	37.58	1	
9	BLOCK A	1	A109	3BHK	77.98	3.48	NIL	11.84	93.30	20.52	113.82	42.20	1	
10	BLOCK A	1	A110	2BHK	64.65	4.46	NIL	9.37	78.48	17.27	95.75	35.52	1	
11	BLOCK A	1	A111	2BHK	61.97	3.62	NIL	9.55	75.14	16.54	91.68	34.01		
12	BLOCK A	1	A112	2BHK	68.39	3.90	NIL	9.45	81.74	17.99	99.73	36.99	1	
13	BLOCK A	2	A201	2BHK	63.02	3.48	NIL	9.82	76.32	16.80	93.12	34.56	1	
14	BLOCK A	2	A202	2BHK	61.70	3.62	NIL	9.81	75.13	16.53	91.66	34.00	1	
15	BLOCK A	2	A203	2BHK	71.30	3.48	NIL	9.47	84.25	18.54	102.79	38.13	1	
16	BLOCK A	2	A204	3BHK	81.80	3.90	NIL	11.52	97.22	21.40	118.62	44.01	1	
17	BLOCK A	2	A205	2 BHK	69.10	3.90	NIL	10.01	83.01	18.27	101.28	37.58	1	
18	BLOCK A	2	A206	3BHK	86.29	4.59	NIL	12.34	103.22	22.71	125.93	46.71	1	1
19	BLOCK A	2	A207	3BHK	78.99	3.90	NIL	11.00	93.89	20.66	114.55	42.50	1	
20	BLOCK A	2	A208	2BHK	69.27	3.90	NIL	9.83	83.00	18.27	101.27	37.58	1	
21	BLOCK A	2	A209	3BHK	77.98	3.48	NIL	11.84	93.30	20.52	113.82	42.20	1	
22	BLOCK A	2	A210	2BHK	64.65	4.46	NIL	9.37	78.48	17.27	95.75	35.52	1	
23	BLOCK A	2	A211	2BHK	61.97	3.62	NIL	9.55	75.14	16.54	91.68	34.01		
24	BLOCK A	2	A212	2BHK	68.39	3.90	NIL	9.45	81.74	17.99	99.73	36.99	1	
25	BLOCK A	3	A301	2BHK	63.02	3.48	NIL	9.82	76.32	16.80	93.12	34.56	1	
26	BLOCK A	3	A302	2BHK	61.70	3.62	NIL	9.81	75.13	16.53	91.66	34.00		
27	BLOCK A	3	A303	2BHK	71.30	3.48	NIL	9.47	84.25	18.54	102.79	38.13	1	
28	BLOCK A	3	A304	3BHK	81.80	3.90	NIL	11.52	97.22	21.40	118.62	44.01	1	
29	BLOCK A	3	A305	2 BHK	69.10	3.90	NIL	10.01	83.01	18.27	101.28	37.58	1	
30	BLOCK A	3	A306	3BHK	86.29	4.59	NIL	12.34	103.22	22.71	125.93	46.71	1	
31	BLOCK A	3	A307	3BHK	78.99	3.90	NIL	11.00	93.89	20.66	114.55	42.50	1	
32	BLOCK A	3	A308	2BHK	69.27	3.90	NIL	9.83	83.00	18.27	101.27	37.58	1	
33	BLOCK A	3	A309	3BHK	77.98	3.48	NIL	11.84	93.30	20.52	113.82	42.20	1	
34	BLOCK A	3	A310	2BHK	64.65	4.46	NIL	9.37	78.48	17.27	95.75	35.52	1	

For Bharath Flat Promotters

M. Noor Mohamed
Managing Partner

For Bharath Flat Promotters

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35	BLOCK A	3	A311	2BHK	61.97	3.62	NIL	9.55	75.14	16.54	91.68	34.01		
36	BLOCK A	3	A312	2BHK	68.39	3.90	NIL	9.45	81.74	17.99	99.73	36.99	1	
37	BLOCK A	4	A401	2BHK	63.02	3.48	NIL	9.82	76.32	16.80	93.12	34.56	1	
38	BLOCK A	4	A402	2BHK	61.70	3.62	NIL	9.81	75.13	16.53	91.66	34.00		
39	BLOCK A	4	A403	2BHK	71.30	3.48	NIL	9.47	84.25	18.54	102.79	38.13	1	
40	BLOCK A	4	A404	3BHK	81.80	3.90	NIL	11.52	97.22	21.40	118.62	44.01	1	
41	BLOCK A	4	A405	2 BHK	69.10	3.90	NIL	10.01	83.01	18.27	101.28	37.58	1	
42	BLOCK A	4	A406	3BHK	86.29	4.59	NIL	12.34	103.22	22.71	125.93	46.71	1	
43	BLOCK A	4	A407	3BHK	78.99	3.90	NIL	11.00	93.89	20.66	114.55	42.50	1	
44	BLOCK A	4	A408	2BHK	69.27	3.90	NIL	9.83	83.00	18.27	101.27	37.58	1	
45	BLOCK A	4	A409	3BHK	77.98	3.48	NIL	11.84	93.30	20.52	113.82	42.20	1	
46	BLOCK A	4	A410	2BHK	64.65	4.46	NIL	9.37	78.48	17.27	95.75	35.52	1	
47	BLOCK A	4	A411	2BHK	61.97	3.62	NIL	9.55	75.14	16.54	91.68	34.01		
48	BLOCK A	4	A412	2BHK	68.39	3.90	NIL	9.45	81.74	17.99	99.73	36.99	1	
49	BLOCK A	5	A501	2BHK	63.02	3.48	NIL	9.82	76.32	16.80	93.12	34.56	1	
50	BLOCK A	5	A502	2BHK	61.70	3.62	NIL	9.81	75.13	16.53	91.66	34.00		
51	BLOCK A	5	A503	2BHK	71.30	3.48	NIL	9.47	84.25	18.54	102.79	38.13	1	
52	BLOCK A	5	A504	3BHK	81.80	3.90	NIL	11.52	97.22	21.40	118.62	44.01	1	
53	BLOCK A	5	A505	2 BHK	69.10	3.90	NIL	10.01	83.01	18.27	101.28	37.58	1	
54	BLOCK A	5	A506	3BHK	86.29	4.59	NIL	12.34	103.22	22.71	125.93	46.71	1	
55	BLOCK A	5	A507	3BHK	78.99	3.90	NIL	11.00	93.89	20.66	114.55	42.50	1	
56	BLOCK A	5	A508	2BHK	69.27	3.90	NIL	9.83	83.00	18.27	101.27	37.58	1	
57	BLOCK A	5	A509	3BHK	77.98	3.48	NIL	11.84	93.30	20.52	113.82	42.20	1	
58	BLOCK A	5	A510	2BHK	64.65	4.46	NIL	9.37	78.48	17.27	95.75	35.52	1	
59	BLOCK A	5	A511	2BHK	61.97	3.62	NIL	9.55	75.14	16.54	91.68	34.01		
60	BLOCK A	5	A512	2BHK	68.39	3.90	NIL	9.45	81.74	17.99	99.73	36.99	1	
61	BLOCK B	1	B101	2BHK	62.94	3.48	NIL	9.89	76.31	16.80	93.11	34.56		
62	BLOCK B	1	B102	2BHK	61.92	3.62	NIL	9.68	75.22	16.55	91.77	34.05		
63	BLOCK B	1	B103	3BHK	80.89	3.90	NIL	11.76	96.55	21.26	117.81	43.93	1	
64	BLOCK B	1	B104	2BHK	66.26	6.78	NIL	9.66	82.70	18.19	100.89	37.41	1	
65	BLOCK B	1	B105	2BHK	68.91	3.90	NIL	10.21	83.02	18.27	101.29	37.58	1	
66	BLOCK B	1	B106	3BHK	86.38	4.59	NIL	12.25	103.22	22.71	125.93	46.70	1	1
67	BLOCK B	1	B107	3BHK	78.88	3.90	NIL	11.17	93.95	20.66	114.61	42.50	1	
68	BLOCK B	1	B108	2BHK	68.84	3.90	NIL	10.26	83.00	18.27	101.27	37.58	1	
69	BLOCK B	1	B109	3BHK	76.50	3.09	NIL	11.17	90.76	19.97	110.73	41.07	1	
70	BLOCK B	1	B110	2BHK	63.90	3.59	NIL	9.62	77.11	16.96	94.07	34.89		
71	BLOCK B	1	B111	2BHK	61.87	3.62	NIL	9.65	75.14	16.54	91.68	34.01		
72	BLOCK B	1	B112	2BHK	68.30	3.90	NIL	9.54	81.74	17.99	99.73	36.99	1	
73	BLOCK B	2	B201	2BHK	62.94	3.48	NIL	9.89	76.31	16.80	93.11	34.56		
74	BLOCK B	2	B202	2BHK	61.92	3.62	NIL	9.68	75.22	16.55	91.77	34.05		

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75	BLOCK B	2	B203	3BHK	80.89	3.90	NIL	11.76	96.55	21.26	117.81	43.93	1	
76	BLOCK B	2	B204	2BHK	66.26	6.78	NIL	9.66	82.70	18.19	100.89	37.41	1	
77	BLOCK B	2	B205	2BHK	68.91	3.90	NIL	10.21	83.02	18.27	101.29	37.58	1	
78	BLOCK B	2	B206	3BHK	86.38	4.59	NIL	12.25	103.22	22.71	125.93	46.70	1	1
79	BLOCK B	2	B207	3BHK	78.88	3.90	NIL	11.17	93.95	20.66	114.61	42.50	1	
80	BLOCK B	2	B208	2BHK	68.84	3.90	NIL	10.26	83.00	18.27	101.27	37.58	1	
81	BLOCK B	2	B209	3BHK	76.50	3.09	NIL	11.17	90.76	19.97	110.73	41.07	1	
82	BLOCK B	2	B210	2BHK	63.90	3.59	NIL	9.62	77.11	16.96	94.07	34.89		
83	BLOCK B	2	B211	2BHK	61.87	3.62	NIL	9.65	75.14	16.54	91.68	34.01		
84	BLOCK B	2	B212	2BHK	68.30	3.90	NIL	9.54	81.74	17.99	99.73	36.99	1	
85	BLOCK B	3	B301	2BHK	62.94	3.48	NIL	9.89	76.31	16.80	93.11	34.56		
86	BLOCK B	3	B302	2BHK	61.92	3.62	NIL	9.68	75.22	16.55	91.77	34.05		
87	BLOCK B	3	B303	3BHK	80.89	3.90	NIL	11.76	96.55	21.26	117.81	43.93	1	
88	BLOCK B	3	B304	2BHK	66.26	6.78	NIL	9.66	82.70	18.19	100.89	37.41	1	
89	BLOCK B	3	B305	2BHK	68.91	3.90	NIL	10.21	83.02	18.27	101.29	37.58	1	
90	BLOCK B	3	B306	3BHK	86.38	4.59	NIL	12.25	103.22	22.71	125.93	46.70	1	
91	BLOCK B	3	B307	3BHK	78.88	3.90	NIL	11.17	93.95	20.66	114.61	42.50	1	
92	BLOCK B	3	B308	2BHK	68.84	3.90	NIL	10.26	83.00	18.27	101.27	37.58	1	
93	BLOCK B	3	B309	3BHK	76.50	3.09	NIL	11.17	90.76	19.97	110.73	41.07	1	
94	BLOCK B	3	B310	2BHK	63.90	3.59	NIL	9.62	77.11	16.96	94.07	34.89		
95	BLOCK B	3	B311	2BHK	61.87	3.62	NIL	9.65	75.14	16.54	91.68	34.01		
96	BLOCK B	3	B312	2BHK	68.30	3.90	NIL	9.54	81.74	17.99	99.73	36.99	1	
97	BLOCK B	4	B401	2BHK	62.94	3.48	NIL	9.89	76.31	16.80	93.11	34.56		
98	BLOCK B	4	B402	2BHK	61.92	3.62	NIL	9.68	75.22	16.55	91.77	34.05		
99	BLOCK B	4	B403	3BHK	80.89	3.90	NIL	11.76	96.55	21.26	117.81	43.93	1	
100	BLOCK B	4	B404	2BHK	66.26	6.78	NIL	9.66	82.70	18.19	100.89	37.41	1	
101	BLOCK B	4	B405	2BHK	68.91	3.90	NIL	10.21	83.02	18.27	101.29	37.58	1	
102	BLOCK B	4	B406	3BHK	86.38	4.59	NIL	12.25	103.22	22.71	125.93	46.70	1	
103	BLOCK B	4	B407	3BHK	78.88	3.90	NIL	11.17	93.95	20.66	114.61	42.50	1	
104	BLOCK B	4	B408	2BHK	68.84	3.90	NIL	10.26	83.00	18.27	101.27	37.58	1	
105	BLOCK B	4	B409	3BHK	76.50	3.09	NIL	11.17	90.76	19.97	110.73	41.07	1	
106	BLOCK B	4	B410	2BHK	63.90	3.59	NIL	9.62	77.11	16.96	94.07	34.89		
107	BLOCK B	4	B411	2BHK	61.87	3.62	NIL	9.65	75.14	16.54	91.68	34.01		
108	BLOCK B	4	B412	2BHK	68.30	3.90	NIL	9.54	81.74	17.99	99.73	36.99	1	
109	BLOCK B	5	B501	2BHK	62.94	3.48	NIL	9.89	76.31	16.80	93.11	34.56		
110	BLOCK B	5	B502	2BHK	61.92	3.62	NIL	9.68	75.22	16.55	91.77	34.05		
111	BLOCK B	5	B503	3BHK	80.89	3.90	NIL	11.76	96.55	21.26	117.81	43.93	1	
112	BLOCK B	5	B504	2BHK	66.26	6.78	NIL	9.66	82.70	18.19	100.89	37.41	1	
113	BLOCK B	5	B505	2BHK	68.91	3.90	NIL	10.21	83.02	18.27	101.29	37.58	1	
114	BLOCK B	5	B506	3BHK	86.38	4.59	NIL	12.25	103.22	22.71	125.93	46.70	1	
115	BLOCK B	5	B507	3BHK	78.88	3.90	NIL	11.17	93.95	20.66	114.61	42.50	1	

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116	BLOCK B	5	B508	2BHK	68.84	3.90	NIL	10.26	83.00	18.27	101.27	37.58	1	
117	BLOCK B	5	B509	3BHK	76.50	3.09	NIL	11.17	90.76	19.97	110.73	41.07	1	
118	BLOCK B	5	B510	2BHK	63.90	3.59	NIL	9.62	77.11	16.96	94.07	34.89		
119	BLOCK B	5	B511	2BHK	61.87	3.62	NIL	9.65	75.14	16.54	91.68	34.01		
120	BLOCK B	5	B512	2BHK	68.30	3.90	NIL	9.54	81.74	17.99	99.73	36.99		
121	BLOCK C	1	C101	2BHK	62.00	3.25	NIL	9.37	74.62	16.41	91.03	33.75	1	
122	BLOCK C	1	C102	2BHK	61.15	3.62	NIL	9.69	74.46	16.39	90.85	33.71	1	
123	BLOCK C	1	C103	2BHK	61.60	2.92	NIL	9.00	73.52	16.19	89.71	33.29	1	
124	BLOCK C	1	C104	2BHK	58.09	3.59	NIL	9.55	71.23	15.78	87.01	32.28		
125	BLOCK C	1	C105	2BHK	66.62	3.74	NIL	9.12	79.48	17.49	96.97	35.98	1	1
126	BLOCK C	1	C106	2BHK	60.62	3.48	NIL	9.45	73.55	16.19	89.74	33.29	1	
127	BLOCK C	1	C107	2BHK	62.32	3.76	NIL	9.40	75.48	16.61	92.09	34.17	1	
128	BLOCK C	1	C108	2BHK	61.43	3.28	NIL	9.21	73.92	16.27	90.19	33.46	1	
129	BLOCK C	2	C201	2BHK	62.00	3.25	NIL	9.37	74.62	16.41	91.03	33.75	1	
130	BLOCK C	2	C202	2BHK	61.15	3.62	NIL	9.69	74.46	16.39	90.85	33.71	1	
131	BLOCK C	2	C203	2BHK	61.60	2.92	NIL	9.00	73.52	16.19	89.71	33.29		
132	BLOCK C	2	C204	2BHK	58.09	3.59	NIL	9.55	71.23	15.78	87.01	32.28		
133	BLOCK C	2	C205	2BHK	66.62	3.74	NIL	9.12	79.48	17.49	96.97	35.98	1	1
134	BLOCK C	2	C206	2BHK	60.62	3.48	NIL	9.45	73.55	16.19	89.74	33.29	1	
135	BLOCK C	2	C207	2BHK	62.32	3.76	NIL	9.40	75.48	16.61	92.09	34.17	1	
136	BLOCK C	2	C208	2BHK	61.43	3.28	NIL	9.21	73.92	16.27	90.19	33.46	1	
137	BLOCK C	3	C301	2BHK	62.00	3.25	NIL	9.37	74.62	16.41	91.03	33.75	1	
138	BLOCK C	3	C302	2BHK	61.15	3.62	NIL	9.69	74.46	16.39	90.85	33.71	1	
139	BLOCK C	3	C303	2BHK	61.60	2.92	NIL	9.00	73.52	16.19	89.71	33.29		
140	BLOCK C	3	C304	2BHK	58.09	3.59	NIL	9.55	71.23	15.78	87.01	32.28		
141	BLOCK C	3	C305	2BHK	66.62	3.74	NIL	9.12	79.48	17.49	96.97	35.98	1	
142	BLOCK C	3	C306	2BHK	60.62	3.48	NIL	9.45	73.55	16.19	89.74	33.29	1	
143	BLOCK C	3	C307	2BHK	62.32	3.76	NIL	9.40	75.48	16.61	92.09	34.17	1	
144	BLOCK C	3	C308	2BHK	61.43	3.28	NIL	9.21	73.92	16.27	90.19	33.46	1	
145	BLOCK C	4	C401	2BHK	62.00	3.25	NIL	9.37	74.62	16.41	91.03	33.75	1	
146	BLOCK C	4	C402	2BHK	61.15	3.62	NIL	9.69	74.46	16.39	90.85	33.71	1	
147	BLOCK C	4	C403	2BHK	61.60	2.92	NIL	9.00	73.52	16.19	89.71	33.29		
148	BLOCK C	4	C404	2BHK	58.09	3.59	NIL	9.55	71.23	15.78	87.01	32.28		
149	BLOCK C	4	C405	2BHK	66.62	3.74	NIL	9.12	79.48	17.49	96.97	35.98	1	
150	BLOCK C	4	C406	2BHK	60.62	3.48	NIL	9.45	73.55	16.19	89.74	33.29	1	
151	BLOCK C	4	C407	2BHK	62.32	3.76	NIL	9.40	75.48	16.61	92.09	34.17	1	
152	BLOCK C	4	C408	2BHK	61.43	3.28	NIL	9.21	73.92	16.27	90.19	33.46	1	
153	BLOCK C	5	C501	2BHK	62.00	3.25	NIL	9.37	74.62	16.41	91.03	33.75	1	

For Bharath Flat Promotters

M. Noor Mohamed
Managing Partner

For Bharath Flat Promotters

N. SHARMILA
(PARTNER)

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154	BLOCK C	5	C502	2BHK	61.15	3.62	NIL	9.69	74.46	16.39	90.85	33.71	1	
155	BLOCK C	5	C503	2BHK	61.60	2.92	NIL	9.00	73.52	16.19	89.71	33.29		
156	BLOCK C	5	C504	2BHK	58.09	3.59	NIL	9.55	71.23	15.78	87.01	32.28		
157	BLOCK C	5	C505	2BHK	66.62	3.74	NIL	9.12	79.48	17.49	96.97	35.98	1	
158	BLOCK C	5	C506	2BHK	60.62	3.48	NIL	9.45	73.55	16.19	89.74	33.29	1	
159	BLOCK C	5	C507	2BHK	62.32	3.76	NIL	9.40	75.48	16.61	92.09	34.17	1	
160	BLOCK C	5	C508	2BHK	61.43	3.28	NIL	9.21	73.92	16.27	90.19	33.46	1	
					10969.4	610.7		1618	13198	2905	16103	5975	122	6

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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.