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

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+91 9996 12 9996
verified.realestate

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

FG 027991

K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B3 / 2000
Shop No: 27, TNHB Shopping Comple.,
Thirumangalam, Chennai-600 101.

M/s. RPBharat Realtors Pvt. Ltd.
Sathiyanaarayanan

06 MAY 2026

"FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. B.Sathiyanaarayanan Proprietor of M/s Roseland Properties has executed a General Power Attorney in favour of **M/s RPBhaarat Realtors Private Limited** rep by its Director Mr.R.P.Aravindhkumar having its office at Old No.7, New No. 43, 2nd Floor Ramakrishnapuram, Ponnaiyarajapuram, Coimbatore – 641001. Promoter of the proposed project **"BHAARAT CITY 007"** in S.No: 207/2B1, 2B2, 2B3, 208/2A, 2B, 2C, 2D, 209, 210/2 in Veerakeralam village, Perur Taluk, Coimbatore District, Tamilnadu State.

Total Area of Layout: 38200.00 Sq.mt. DTCP Approval No. LP/DTCP NO 72/2025

NOTARY PUBLIC
P. KARUPPIAH
Regd No: 55/5/2013
CHENNAI-50
GOVT. OF INDIA

For ROSELAND PROPERTIES
Proprietor

For RPBHAARAT REALTORS PRIVATE LIMITED
Director

We **M/s RPBhaarat Realtors Private Limited** Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us are - **Completed**
4. That seventy per cent of the amounts realized by promoters for the real estate project from the allotted, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the architect/ licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That promoters shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That, we shall take all the pending approvals on time, from the competent authorities.
8. That, we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That, we shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For ROSELAND PROPERTIES
Proprietor

For RPBHAARAT REALTORS PRIVATE LIMITED
Director
Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Chennai on this 07 May 2026.

For RPBHAARAT REALTORS PRIVATE LIMITED
Director
Deponent

For ROSELAND PROPERTIES
Proprietor

NOTARY PUBLIC
P. KARUPPIAH
CHENNAI - 50
GOVT. OF INDIA

P. KARUPPIAH, M.A., B.L.,
ADVOCATE & NOTARY PUBLIC
COMMISSIONER OF OATHS
No. 74, Aavai Nagar, Chennai - 600 050


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AANCR8614F
नाम / Name
RPBHAARAT REALTORS PRIVATE LIMITED
06/08/2024


அரவிந்த்குமார் ர ப
Aravindhkumar R P
பிறந்த நாள்/DOB :
30-01-1992
ஆண் / Male
9033 3631 7141
ஆதார் - சாதாரண மனிதனின் அதிகாரம்
முகவரி: தந்தை / தாய் பெயர்:
Address: S/O: Paneerselvam,
7, Ramakrishnapuram,
Ponnaiyarajapuram,
Coimbatore South,
Coimbatore, Tamil Nadu,
641001


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
R P ARAVINDHKUMAR
PANEERSELVAM
30/01/1992
Permanent Account Number
ASCPA5898G
Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABDPS9803M

नाम / Name
SATHIYANAARAYANAN
BAKTHAVATCHALAM

पिता का नाम / Father's Name
BAKTHAVATCHALAM CHINNAYA NAIDU

जन्म की तारीख /
Date of Birth
27/08/1963

हस्ताक्षर / Signature

09102024

भारत सरकार

आधार

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No.: 0651/10055/01316

To
ப சத்தியநாராயணன்
B Sathiyanaarayanan
S/O Bakthavatchalamnaidu
NO 9 NERKUNDRAM LANE
Vadapalani
Vadapalani
Chennai Chennai
Tamil Nadu 600026
9841026424

03/07/2013

125779926

ME257799265FH

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9306 8305 9697

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்

Government of India



ப சத்தியநாராயணன்
B Sathiyanaarayanan
பிறந்த நாள் / DOB : 27/08/1963
ஆண்பால் / Male

9306 8305 9697

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை இணையதளம் மூலம் உறுதிப்படுத்திக் கொள்ளவும்.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

ஆதார்

இந்திய தனிநபர் அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

முகவரி:
S/O பக்தவச்சலம்நாயுடு, எண் 9, நெற்குன்றம் சந்து, வடபழனி, வடபழனி, சென்னை, சென்னை, தமிழ் நாடு, 600026

Address:
S/O Bakthavatchalamnaidu, NO 9, NERKUNDRAM LANE, Vadapalani, Vadapalani, Chennai, Chennai, Tamil Nadu, 600026

9306 8305 9697

1947

help@uidai.gov.in

www

www.uidai.gov.in

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