Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

From:-

Mr.N.KETHAN BOKDIA,
S/O G.Norathmal,
No.21, Gokula Nagar,
Manivannan Road,
New Bus Stand Opp, Salem-636-004

To:-

Additional Director,
Tamil Nadu Real Estate Regulatory (TNRERA)
No1,1st Floor,
Gandhi Irwin Bridge,
Egmore,
Chennai – 600 008

Sir:-

எனது மனைப்பிரிவில் அமையும் குறைந்த அழுத்த மின்கம்பி பாதையினை மாற்றியமைக்க Deposit Contribution works (DCW) க்காக எனது சார்பாக எனது தந்தையான நொரத்மல் பொக்கடியா கட்டணத்தை செலுத்தியுள்ளார் என்பதை இக்கடிதத்தின் வாயிலாக தெரிவித்துக் கொள்கிறேன்.

Yours Faithfully



இந்திய அரசாங்கம்
Government of India



என் கேத்தன் பொக்காடியா
N Kethan Bokdia
பிறந்த நாள்/DOB: 29/11/1992
ஆண்/ MALE

Download Date: 10/06/2020

Issue Date: 22/10/2019

9818 1905 8791

VID : 9169 2265 5025 7745

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
S/O ஜி நோரத் மல் பொக்காடியா, எண் 218,
மணிவண்ணன் ரோடு, புதிய பேருந்து
நிலையம் எதிரில், கோகுல நகர், சேலம்,
சேலம்,
தமிழ் நாடு - 636004

Address:
S/O G Norath Mal Bokadia, No 218,
Manivannan Road, Opp New Busstand,
Gokula Nagar, Salem, Salem,
Tamil Nadu - 636004

9818 1905 8791

VID : 9169 2265 5025 7745

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BWQPK4068P

नाम/ Name
N KETHAN BOKDIA

पिता का नाम/ Father's Name
NORATHMAL BOKDIA

जन्म की तारीख / Date of Birth
29/11/1992

हस्ताक्षर/ Signature



15032017

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

(இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : NORATH MAL BOKADIA

மின். இ. எண்: 2000443410251233 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGNSBI817272622 நாள் : 22/12/2025 15:10:44

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	47621-Deposits Collected for DCW nature (GST Appl**	333678.00
2	55110-Deposits Collected for DCW nature (GST Appl**	0.00
3	46941-CGST @9%	30031.02
4	46942-SGST @9%	30031.02
5	62948-Rounding Off	-0.04
	மொத்தம்	393740.00

தொகை (எழுத்தால்) ரூ. Three lakhs Ninety Three thousand Seven hundred Forty only

சரிபார்க்க ஸ்கேன் செய்யவும்

** Support services are taxable under GST

இதர விவரங்கள் :

1.TNPDCL CIN No. : U40109TN2009SGC073746

2.TNPDCL GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

• இது கணினியில் உருவாக்கப்பட்ட ஆவணம் தனி ஒப்புகை தேவையில்லை

• இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

புகார்களுக்கு தொடர்பு கொள்ளவும்:

24 x 7 மின்னகம்

94987 94987

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU N. கேத்தன் பொக்காடியா

EM 391060

14 NOV 2025

V.சீதாராமன்
மா.ந.நீதிமன்ற முத்திரை தாள்
விற்பனையாளர். துறையூர்.
L.C.No.15203/83

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.N.Kethan Bokdia S/O Norathmal** Promoter of A Principal Proposed Layout in **S.no: 272/1A2 and 1B2** at the extent of **1.40 acre** at **M.Palappatti** Village/ Panchayat, **Ayothiyapatinam** Panchayath union **Salem** Taluk, **Salem** District.

We, **Mr.N.Kethan Bokdia S/O Norathmal** of the proposed project do here by solemnly declare, undertake and state as under:

1. That We / promoter have / has a legal title to the land on which the development of the project is proposed

OR

Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with_____ who possess a legal title to the land on which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

Kethan Bokdia

2. That the said land is free from all encumbrances. OR Possess such encumbrances as _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **completed**.

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

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 We / promoter 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 utilised 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 / promoter shall take all the pending approvals on time, from the competent authorities.

8. That We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That We / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Jethan Boxdia

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Salem on this 26th day of March 2026.

Jethan Boxdia

Deponent

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
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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.