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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card

ECSPK6308F

नाम / Name	KANNAPPAN
पिता का नाम / Father's name	KUPPAN
जन्म की तारीख / Date of Birth	03/08/1973
लिंग / Gender	Male



हस्ताक्षर / Signature

Signature Not Verified

Digitally signed by Income Tax Department

Date : 16032023 135134
Reason : Document Signer
Location : India


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
S KARPAGAM
SELVARAJ
08/08/1976
Permanent Account Number
BIJPK8561L
Signature
25052009


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAIFF2423Q
नाम / Name
FAIRLAND HOMES
निगमन/गठन की तारीख
Date of Incorporation/Formation
03/02/2022


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
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FAIRLAND HOMES
निगमन/गठन की तारीख
Date of Incorporation/Formation
03/02/2022


आयकर विभाग
INCOME TAX DEPARTMENT
JAIN REALTORS
भारत सरकार
GOVT. OF INDIA
04/02/2009
Permanent Account Number
AAGFJ6154Q
11022009


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card
AZMPS3873Q
नाम / Name
SELVAM T
पिता का नाम / Father's Name
THAMBIRAN
जन्म की तारीख / Date of Birth
20/02/1970
हस्ताक्षर / Signature

Acknowledgement Number:213490490060826 **Date of filing : 06-Aug-2026**

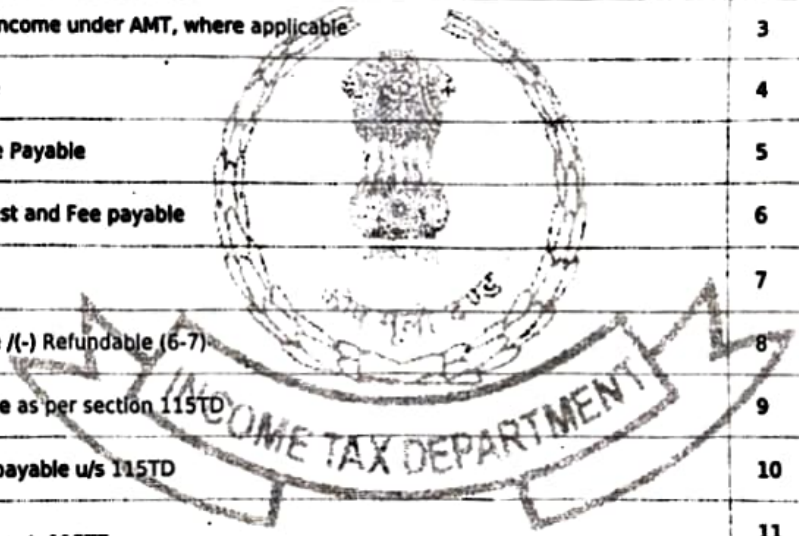
INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year 2026-27

PAN	BIJPK8561L		
Name	. KARPAGAM		
Address	10/1 THOPP ST,ATHANANCHERI . PADAPPAI , Padappai S.O, Padappai , KANCHIPURAM,KANCHIPURAM , 29-Tamil Nadu, 91-India, 601301		
Status	Individual	Form Number	ITR-3
Filed u/s	139(5)- Revised Return	e-Filing Acknowledgement Number	213490490060826

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	1A	8,24,300
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	0
	Interest and Fee Payable	5	0
	Total tax, Interest and Fee payable	6	0
	Taxes Paid	7	0
	(+) Tax Payable /(-) Refundable (6-7)	8	0
Accreted Income and Tax Detail	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+) Tax Payable /(-) Refundable (12-13)	14	(+) 0



Income Tax Return electronically transmitted on 06-Aug-2026 11:37:31 from IP address 49.43.248.128 and verified by . KARPAGAM having PAN BIJPK8561L on 06-Aug-2026 using paper ITR-Verification Form /Electronic Verification Code 8GWXEEEP9I generated through Aadhaar OTP mode

System Generated Barcode/QR Code

BIJPK8561L032134904900608267eb36edc66031ded140582b57e337e688620dbb0

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Date: 17.09.2026

From:

K.KANNAPPAN

4/12, Othavadai Street,

Kizhpadapai,

Kanchipuram – 601301.

To:

THE CHAIRPERSON

THE TAMILNADU REAL ESTATE REGULATORY AUTHORITY

"RERA Tower", No.133, G-Block,

1st Avenue, Anna Nagar (East),

Chennai - 600102.

SUB: AUDITED BALANCE SHEET OF THE APPLICANT FOR THE PRECEDING FINANCIAL YEAR - REGARDING

Dear Sir,

I **K.KANNAPPAN** proprietor of the layout project situated at **"FAIRLAND ALOKA PHASE II",** Survey Number - 8/1A, 8/1B, 10/1, 10/2A, 10/2B, 10/3, 10/4, 10/5A, 10/5B, 10/5C, 10/6, 10/7, 10/8, 10/9, 10/10, 11/1, 11/2, 11/3, 12/1B, 12/2, 12/3, 36/2, 38, 40/3B, 40/3C, Kavalkazhani Village, Vaipoor Panchayat, Kundrathur Panchayat Union/Taluk, Kancheepuram District and Tamilnadu.

I earned income below the taxable limit; therefore, I have not filed Income Tax Returns. This is for your information.

Signature of applicant

க. கண்ணப்பன்

Acknowledgement Number:139176561301225 **Date of filing : 30-Dec-2025**

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year 2025-26

PAN	AAIFF2423Q		
Name	FAIRLAND HOMES		
Address	Plot No.24, 2nd Floor, Velachery Inner Ring Road, Kubera Nagar, Velachery, Chennai , CHENNAI , 29-Tamil Nadu, 91-INDIA, 600042		
Status	Firm	Form Number	ITR-5
Filed u/s	139(4)-Belated	e-Filing Acknowledgement Number	139176561301225

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	1A	11,45,56,430
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	11,45,56,430
	Net tax payable	4	4,00,30,598
	Interest and Fee Payable	5	59,57,092
	Total tax, interest and Fee payable	6	4,59,87,690
	Taxes Paid	7	4,59,87,694
	(+) Tax Payable /(-) Refundable (6-7)	8	(+) 0
Accreted Income and Tax Detail	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+) Tax Payable /(-) Refundable (12-13)	14	0

This return has been digitally signed by SUNDARAM SARAVANAN in the capacity of Partner having PAN ALHPS9829D from IP address 223.178.80.63 on 30-Dec-2025 20:03:18 DSC Sl.No & Issuer 5979197 & 374782059177CN=XtraTrust Sub CA 2022,OU=Certifying Authority,O=XtraTrust DigiSign Private Limited,C=IN

System Generated Barcode/QR Code

AAIFF2423Q0513917656130122 5bf20910b0f3541404e1e1add4ea15f1706fcc8e7

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Acknowledgement Number:415031370310824 **Date of filing : 31-Aug-2024***

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year 2024-25

PAN	AAGFJ6154Q		
Name	JAIN REALTORS		
Address	63 , HABIBULLAH ROAD, T. NAGAR , CHENNAI , 29-Tamil Nadu, 91-INDIA, 600017		
Status	Firm	Form Number	ITR-5
Filed u/s	139(4)-After Due date	e-Filing Acknowledgement Number	415031370310824

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	1,01,60,620
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	1,01,60,620
	Net tax payable	5	22,47,045
	Interest and Fee Payable	6	1,63,490
	Total tax, interest and Fee payable	7	24,10,535
	Taxes Paid	8	24,10,536
	(+) Tax Payable /(-) Refundable (7-8)	9	(+) 0
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0

This return has been digitally signed by MUKESH M JAIN in the capacity of Partner having PAN AAJPM9905B from IP address 122.164.87.57 on 31-Aug-2024 18:05:59 DSC Sl.No & Issuer 3603069 & 33963035531019CN=Verasys Sub CA 2022,OU=Certifying Authority,O=Verasys Technologies Pvt Ltd.,C=IN

System Generated Barcode/QR Code

AAGFJ6154Q05415031370310824 1af6d0ea44673e41ef0673b9c542802fdac4a02e

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

*If the return is verified after 30 days of transmission of return data electronically, then date of verification will be considered as date of filing the return (Notification No.05 of 2022 dated 29-07-2022 issued by the DGIT (Systems), CBDT)."

Acknowledgement Number:389828030140925 **Date of filing : 14-Sep-2025**

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

(Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified)
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year 2025-26

PAN	AZMPS3873Q		
Name	SELVAM THAMBIRAN		
Address	O.NO.10/1 N.NO 5/16,KULAKKARI STREET , PADAPPAI, ATHANACHERI , KANCHIPURAM,KANCHIPURAM , 29-Tamil Nadu, 91-India, 601301		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	389828030140925

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	1A	9,07,630
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	42,394
	Interest and Fee Payable	5	0
	Total tax, interest and Fee payable	6	42,394
	Taxes Paid	7	66,534
	(+) Tax Payable /(-) Refundable (6-7)	8	(-) 24,140
Accreted Income and Tax Detail	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+) Tax Payable /(-) Refundable (12-13)	14	(+) 0

Income Tax Return electronically transmitted on 14-Sep-2025 17:04:07 from IP address 49.37.214.155 and verified by SELVAM THAMBIRAN having PAN AZMPS3873Q on 14-Sep-2025 using paper ITR-Verification Form /Electronic Verification Code EBR1N9S7VI generated through Aadhaar OTP mode

System Generated Barcode/QR Code

AZMPS3873Q03389828030140925e3b5499ceeef0fbc024dbb6062c95d2b638cfe59

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Consent Letter for maintaining and operating RERA designated bank accounts for a real estate project

Date: **17.09.2026**

To

The Chairperson

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No.133, G-Block, 1st Avenue,

Anna Nagar (East), Chennai - 600102.

Sir,

I/We, (1) **S.KARPAGAM** Wife of T.Selvam residing at **10/1, Kulakkarai Street, Athanancheri, Kancheepuram - 601 301 & (2) K.KANNAPPAN** residing at **4/12, Othavadai Street, Kizhpadapai, Kanchipuram - 601301** along with **M/S. FAIRLAND HOMES** Have jointly filed an application with TNRERA for registration of the real estate project **"FAIRLAND ALOKA PHASE II",** Survey Number - 8/1A, 8/1B, 10/1, 10/2A, 10/2B, 10/3, 10/4, 10/5A, 10/5B, 10/5C, 10/6, 10/7, 10/8, 10/9, 10/10, 11/1, 11/2, 11/3, 12/1B, 12/2, 12/3, 36/2, 38, 40/3B, 40/3C, Kavalkazhani Village, Vaipoor Panchayat, Kundrathur Panchayat Union/Taluk, Kancheepuram District and Tamilnadu In compliance of Section 3(1) of the Real Estate (Regulation and Development) Act, 2016.

2(i). I/We are the owners of the project land and applied for registration of the above said real estate project with TNRERA.

OR

2(ii). I/We are the land owners, who have entered into an agreement with the promoter for developing the above said real estate project.

3(i). In compliance of Section 4(2)(l)(D) of the Act, following three bank accounts have been opened in the name of _____, who is one of the land owner for the above real estate project in _____ Branch of _____ Bank.

Sl. No.	Name of the Account	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	
3.	RERA Designated Transaction Account (30%)	

OR

3 (ii) In compliance of Section 4(2)(l)(D) of the Act, following three bank accounts have been opened in the name of **M/S. FAIRLAND HOMES** who is the promoter for developing the above real estate project, in **Nanganallur** Branch of **Axis** Bank.

Sl. No.	Name of the Account	Account No.
1.	RERA Designated Collection Account (100%)	**926020000580051**
2.	RERA Designated Separate Account (70%)	**926020000580048**
3.	RERA Designated Transaction Account (30%)	**926020000580064**

4. The amount realized from the allottees from time to time will be first deposited in the 'RERA Designated Collection Account'. Seventy percent (70%) of the amount from the above account shall be transferred through auto sweep facility to the 'RERA Designated Separate Account' at the end of the same day. The balance 30% amount will be transferred to the 'RERA Designated Transaction Account'.

5. I / We hereby convey my/our consent for maintaining and operating the aforesaid bank accounts by **M/S. FAIRLAND HOMES**.

S.No.	Name and address of the Landowner/s	Mobile No.	e-Mail ID	Signature	Date
1.	**S.KARPAGAM** 10/1, Kulakkarai Street, Athanancheri, Kancheepuram - 601 301	**9884413194**	allinboxin1@gmail.com	S. Karpagam	
2.	**K.KANNAPPAN** 4/12, Othavadai Street, Kizhpadapai, Kanchipuram - 601301.	**9003136101**	kanna@gmail.com	K. Kannappan	

Consent Letter for maintaining and operating RERA designated bank accounts for a real estate project

Date: **31.07.2026**

To

The Chairperson

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No.133, G-Block, 1st Avenue,

Anna Nagar (East), Chennai - 600102.

Sir,

I/We, (1) **M/S. JAIN REALTORS** having office at **No.63, Habibullah Road, T.Nagar, Chennai - 600 017 & (2) SELVAM T** residing at **10/1, Kulakkarai Street, Athanancheri, Kancheepuram - 601 301** along with **M/S. FAIRLAND HOMES** Have jointly filed an application with TNRERA for registration of the real estate project **"FAIRLAND ALOKA PHASE II",** Survey Number - 8/1A, 8/1B, 10/1, 10/2A, 10/2B, 10/3, 10/4, 10/5A, 10/5B, 10/5C, 10/6, 10/7, 10/8, 10/9, 10/10, 11/1, 11/2, 11/3, 12/1B, 12/2, 12/3, 36/2, 38, 40/3B, 40/3C, Kavalkazhani Village, Vaipoor Panchayat, Kundrathur Panchayat Union/Taluk, Kancheepuram District and Tamilnadu In compliance of Section 3(1) of the Real Estate (Regulation and Development) Act, 2016.

2(i). I/We are the owners of the project land and applied for registration of the above said real estate project with TNRERA.

OR

2(ii). I/We are the land owners, who have entered into an agreement with the promoter for developing the above said real estate project.

3(i). In compliance of Section 4(2)(l)(D) of the Act, following three bank accounts have been opened in the name of _____, who is one of the land owner for the above real estate project in _____ Branch of _____ Bank.

Sl. No.	Name of the Account	Account No.
1.	RERA Designated Collection Account (100%)	
2.	RERA Designated Separate Account (70%)	
3.	RERA Designated Transaction Account (30%)	

For JAIN REALTORS

Partner

OR

3 (ii) In compliance of Section 4(2)(l)(D) of the Act, following three bank accounts have been opened in the name of **M/S. FAIRLAND HOMES** who is the promoter for developing the above real estate project, in Nanganallur Branch of Axis Bank.

Sl. No.	Name of the Account	Account No.
1.	RERA Designated Collection Account (100%)	926020000580051
2.	RERA Designated Separate Account (70%)	926020000580048
3.	RERA Designated Transaction Account (30%)	926020000580064

4. The amount realized from the allottees from time to time will be first deposited in the 'RERA Designated Collection Account'. Seventy percent (70%) of the amount from the above account shall be transferred through auto sweep facility to the 'RERA Designated Separate Account' at the end of the same day. The balance 30% amount will be transferred to the 'RERA Designated Transaction Account'.

5. I / We hereby convey my/our consent for maintaining and operating the aforesaid bank accounts by **M/S. FAIRLAND HOMES**.

S.No.	Name and address of the Landowner/s	Mobile No.	e-Mail ID	Signature	Date
1.	**JAIN REALTORS**	**9444079477**	fairylandchn@gmail.com	For JAIN REALTORS Partner	31/07/2026
2.	**SELVAM T**	**7708032702**	fairlandhomesanahita@gmail.com	T.S	31/07/2026

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.