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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DIGITALLY VERIFIED RECORD

Acknowledgement Number:948161980130925 **Date of filing : 13-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	AAEPN6240P		
Name	MUZAFFAR HUSSAIN NASIRUDDIN		
Address	100 , BIG CHETTY STREET, PROP. AL DEEVAN AGENCIES, TRICHY , TIRUCHIRAPPALLI , 29-Tamil Nadu, 91-India, 620008		
Status	Individual	Form Number	ITR-3
Filed u/s	139(1)- On or Before due date	e-Filing Acknowledgement Number	948161980130925

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	1A	14,55,070
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	1,36,160
	Interest and Fee Payable	5	9,051
	Total tax, interest and Fee payable	6	1,45,211
	Taxes Paid	7	1,45,213
	(+) 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 13-Sep-2025 19:09:02 from IP address 223.185.26.82 and verified by MUZAFFAR HUSSAIN NASIRUDDIN having PAN AAEPN6240P on 02-Oct-2025 using paper ITR-Verification Form /Electronic Verification Code EN31XWQ7BI generated through Aadhaar OTP mode

System Generated Barcode/QR Code

AAEPN6240P039481619801309255 62d34cefb4860ff9f65be96586abe7f90128a5e

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).”

M.NASIRUDDIN,PROP. AL DEEVAN AGENCIES.
NO.100, BIG CHETTY STREET, TRICHY - 8.
NOTES.

STATUS	:	INDIVIDUAL	
ACCOUNTING PERIOD	:	01-04-2024 TO 31-03-2025	
ASSESSMENT YEAR	:	2025 - 2026	
P.A.N.	:	AAEPN6240P	
WARD	:	I [1] / TRICHY	

			Rs.
TOTAL INCOME	:	Business Income	429283
	:	Long term capital gain	453
		Short Term capital gain	690
	:	Other Sources	10,24,643
			14,55,069
		Less:Exempted income-capital gain- L term	453
			14,54,616
	:	Rounded off to	14,54,620

M.NASIRUDEEN,PROP. AL DEEVAN AGENCIES.

NO.100, BIG CHETTY STREET, TRICHY - 8.

Statement showing computation Taxable income for the y.e.31-03-2025

		Rs.
Business Income:	The asssessee is a Trader dealing in Electrical goods.	
	His Taxable Income computed as per Provisions of section 44AD	
	cash sales - Rs.1355000 * 10%	135500
	Through Bank channel sales- Rs.1257821 *10%	125783
		261283
	The assessee is partner M/S AL.Deevan Dreamland Promoters bearing pan: ACHFA6413A	
	Remuneration received from the above Firm	100000
	interest received from the above Firm	68000
		168000
capital gain:	Sale proceeds of equity shares	18357
	Less: cost of acquisition	17667
	short Term capital Gain	690
	Sale proceeds of equity Oriented mutual fund	1199
	Less: cost of acquisition	746
	Long Term capital Gain	453
	sale proceeds of virtual digital assets	203830
	Less: cost of purchase	205793
	Capital Loss	-1963
Other Sources:	Savings bank a/c interest	6507
	Bank F.D.Interest	1,64,570
	Dividend Receipts	3566
	Gift Receipts	850000
		1024643

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.