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

Name of Assessee	Narmadha Eswaran		
Father's Name	Eswaran		
Address	16,senthil nagar sanganoor road,coimbatore,TAMILNADU,641006		
Status	Individual	Assessment Year	2024-2025
Ward		Year Ended	31.3.2024
PAN	AITPN2444C	Date of Birth	07/10/1986
Residential Status	Resident	Gender	Female
Nature of Business	OTHER SERVICES-Other services n.e.c.(21008),Trade Name:NA		
Filing Status	Original		
Last Year Return Filed On	30/07/2023	Acknowledgement No.:	891434660300723
Last Year Return Filed u/s	115BAC		
Aadhaar No:	949884848753	Mobile No Linked with Aadhaar	
Bank Name	HDFC Bank Ltd, , A/C NO:19471000004657 ,Type: Saving ,IFSC: HDFC0001947, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	Mob:9003700592		

Computation of Total Income [As per Section 115BAC (New Tax Regime)]

Caution

1. AIS/TIS report not imported

Income from Salary (Chapter IV A) **3,10,000**

Adhishesha Propery Developer
SUNDAPALAYAM AJANUR coimbatore
TAMILNADU-641007

Salary	3,60,000	
Less: Standard Deduction u/s 16(ia)	50,000	
	3,10,000	

Income from House Property (Chapter IV C) **8,77,964**

1.

Kalapatti
coimbatore(TAMILNADU)-641048
Tenant Name: IMRAN KHAN

Annual Lettable Value 181000			
Rent Receivable 0			
Higher of above	1,81,000		
Annual Rental Value u/s 23		1,81,000	
Less:			
House Tax Paid	1,098		
		1,098	
		1,79,902	
Less:			
Deduction u/s 24(a)	53,971		
		53,971	
			1,25,931

2.

Kalapatti
Coimbatore(TAMILNADU)-641048

Tenant Name: NESTOUS PRIVATE LIMITED & GLOBELINE PRIME LOGISTIC			
Annual Lettable Value 124200			
Rent Receivable 0			
Higher of above	1,24,200		
Annual Rental Value u/s 23		1,24,200	
Less:			
Deduction u/s 24(a)	37,260		
		37,260	
			86,940
3.			
Kalapatti Coimbatore(TAMILNADU)-641048			
Tenant Name: YACOB			
Annual Lettable Value 54000			
Rent Receivable 0			
Higher of above	54,000		
Annual Rental Value u/s 23		54,000	
Less:			
Deduction u/s 24(a)	16,200		
		16,200	
			37,800
4.			
Kalapatti Coimbatore(TAMILNADU)-641048			
Tenant Name: RAMACHANDRAN			
Annual Lettable Value 69000			
Rent Receivable 0			
Higher of above	69,000		
Annual Rental Value u/s 23		69,000	
Less:			
Deduction u/s 24(a)	20,700		
		20,700	
			48,300
5.			
Kalapatti Coimbatore(TAMILNADU)-641048			
Tenant Name: Safe Express			
Annual Lettable Value 211200			
Rent Receivable 0			
Higher of above	2,11,200		
Annual Rental Value u/s 23		2,11,200	
Less:			
House Tax Paid	31,331		
		31,331	
		1,79,869	
Less:			

Deduction u/s 24(a)	53,961		
		53,961	
			1,25,908

6.

kalapatti
Coimbatore(TAMILNADU)-641048
Tenant Name: SARA INTER GLOBE LOGISTICS

Annual Lettable Value 180000			
Rent Receivable 0			
Higher of above	1,80,000		
Annual Rental Value u/s 23		1,80,000	
Less:			
House Tax Paid	31,331		
		31,331	
		1,48,669	
Less:			
Deduction u/s 24(a)	44,601		
		44,601	
			1,04,068

7.

Kalappati
Coimbatore(TAMILNADU)-641048
Tenant Name: PARAMASIVAM NATARAJAN (VELUMANI)

Annual Lettable Value 120000			
Rent Receivable 0			
Higher of above	1,20,000		
Annual Rental Value u/s 23		1,20,000	
Less:			
House Tax Paid	3,521		
		3,521	
		1,16,479	
Less:			
Deduction u/s 24(a)	34,944		
		34,944	
			81,535

8.

1 coimbatore(TAMILNADU)-641014
Tenant Name: GNANA SEKAR

Annual Lettable Value 149500			
Rent Receivable 0			
Higher of above	1,49,500		
Annual Rental Value u/s 23		1,49,500	
Less:			
House Tax Paid	31,331		
		31,331	

		1,18,169		
Less:				
Deduction u/s 24(a)	35,451			
		35,451		
			82,718	
9.				
Apartment COIMBATORE(TAMILNADU)-641048				
Tenant Name: ASHOK TONYGERALD KULANDAIRAJ				
Annual Lettable Value 300000				
Rent Receivable 0				
Higher of above	3,00,000			
Annual Rental Value u/s 23		3,00,000		
Less:				
House Tax Paid	36,052			
		36,052		
		2,63,948		
Less:				
Deduction u/s 24(a)	79,184			
		79,184		
			1,84,764	
Income from Business or Profession (Chapter IV D)				**0**
Profit as per Profit and Loss a/c			25,03,820	
Add:				
Expenses not related to business			1,53,862	
Total			26,57,682	
Less:				
Interest Income considered separately		9,08,782		
Rental Income		13,88,900		
Salary		3,60,000		
			26,57,682	
			0	
Income from Other Sources (Chapter IV F)				**9,08,782**
Interest From Saving Bank A/c			52,995	
Interest on F.D.R.			8,55,787	
			9,08,782	
Gross Total Income				**20,96,746**
Less: Deductions (Chapter VI-A)				
				0
Total Income				**20,96,746**

Round off u/s 288 A **20,96,750**

Deduction u/s 10AA,35AD, 80H to 80RRB (except sec.80P) not claimed hence AMT not applicable.

Tax Due (Exemption Limit Rs. 300000)	3,29,025
Health & Education Cess (HEC) @ 4.00%	13,161
	3,42,186
T.D.S./T.C.S	84,788
	2,57,398
Interest u/s 234 A/B/C	23,287
	2,80,685
Round off u/s 288B	2,80,690
Deposit u/s 140A	2,80,690
Tax Payable	0

Tax calculation on Normal income of Rs 20,96,750/-

Exemption Limit :3,00,000

Tax on (6,00,000 -3,00,000) = 3,00,000 @5% = 15,000

Tax on 6,00,001 To 9,00,000 = 3,00,000 @10% = 30,000

Tax on 9,00,001 To 12,00,000 = 3,00,000 @15% = 45,000

Tax on 12,00,001 To 15,00,000 = 3,00,000 @20% = 60,000

Tax on 15,00,001 to 20,96,750 = 5,96,750 @30% = 1,79,025

Total Tax = 3,29,025

Interest Charged	(Rs.)	T.D.S./ T.C.S. From	(Rs.)
u/s 234B (4 Month)	10,292	Non-Salary(as per Annexure)	84,788
u/s 234C	12,995		

(1,158+3,474+5,790+2,573)

Interest calculated upto July,2024, Due Date for filing of Return July 31, 2024

Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:20 Jul 2024

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	.				280690
	Total				**280690**

Interest Calculation u/s 234C

S. No.	Installment Period	Total Tax Due	To Be Deposited (In %)	To Be Deposited (In Amount)	Deposit Amount	Remaining Tax Due(Round off in 100 Rs.)	Int Rate (In %)	Interest
1.	First (Up to June)	257398	15.00	38610	0	38600	3	1158
2.	Second (Up to Sep)	257398	45.00	115829	0	115800	3	3474
3.	Third (Up to Dec)	257398	75.00	193049	0	193000	3	5790
4.	Fourth (Up to March)	257398	100.00	257398	0	257300	1	2573
	Total							**12995**

Interest Calculation u/s 234B

Interest u/s 234C : 12995

S. No.	Month	Principal	Int. 234B	Int. 234A/F	Deposit	Int Adjusted	Int Remain	Principal Adj
1	April-2024	257398	2573	0	0	0	15568	0

2	May-2024	257398	2573	0	0	0	18141	0
3	June-2024	257398	2573	0	0	0	20714	0
4	July-2024	257398	2573	0	0	0	23287	0
	Total		**10292**	**0**				

Details of T.D.S. on Non-Salary(26 AS Import Date:20 Jul 2024)

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Total Tax deducted	Amount out of (4) claimed for this year	Section
1	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	5416	5416	194A
2	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1368	1368	194A
3	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	5416	5416	194A
4	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1368	1368	194A
5	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1368	1368	194A
6	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	5416	5416	194A
7	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1368	1368	194A
8	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	5416	5416	194A
9	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1368	1368	194A
10	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	5416	5416	194A
11	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1368	1368	194A
12	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	5416	5416	194A
13	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1368	1368	194A
14	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	5416	5416	194A
15	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1368	1368	194A
16	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	5416	5416	194A
17	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1368	1368	194A
18	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	5416	5416	194A
19	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1398	1398	194A
20	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1368	1368	194A
21	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	4865	4865	194A
22	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1368	1368	194A
23	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	6557	6557	194A
24	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	177	177	194A
25	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1442	1442	194A
26	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	6557	6557	194A
	TOTAL			84788	

Head wise Summary on Income and TDS thereon

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS

Other Sources	194A	847721	908782	Interest Income:908782	84788
Total		**847721**	**908782**		**84788**

Signature
(Narmadha Eswaran)
Date-30.07.2024

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.