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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Acknowledgement Number:175498630311225 **Date of filing : 31-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	AADPN7976M		
Name	N C NAGALAKSHMI		
Address	NO 3/2 , THIRUVENKADAM ST , , KASTHURIBAI NAGAR, Adyar, CHENNAI , CHENNAI , 29-Tamil Nadu, 91-India, 600020		
Status	Individual	Form Number	ITR-3
Filed u/s	139(4)- After due date	e-Filing Acknowledgement Number	175498630311225

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	1A	1,19,26,980
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	10,36,575
	Interest and Fee Payable	5	1,69,901
	Total tax, interest and Fee payable	6	12,06,476
	Taxes Paid	7	54,000
	(+) Tax Payable /(-) Refundable (6-7)	8	(+) 11,52,480
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 31-Dec-2025 23:29:22 from IP address 223.178.82.26 and verified by N C NAGALAKSHMI having PAN AADPN7976M on 07-Jan-2026 using paper ITR-Verification Form /Electronic Verification Code 8FUHF9FQ1I generated through Aadhaar OTP mode

System Generated Barcode/QR Code

AADPN7976M031754986303112258 7cf559015a40c147172dcfa46f3d2382ec00626

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).”

A.Y. 2025-2026

Name : N C Nagalakshmi
Father's Name : Sridhar
Address : NO 3/2 , THIRUVENKADAM ST ,
KASTHURIBAI NAGAR
Adyar, CHENNAI - 600 020

Previous Year : 2024-2025
PAN : AADPN 7976 M
Aadhaar No. : 4091 7015 4115
Date of Birth : 27-Dec-1972
Status : Individual
Resident
Tax u/s 115BAC

Statement of Income

		Rs.	Rs.	Rs.
■ **Profits and gains of Business or Profession**				
Income from partnership firm: Shree Vigneshkumar Jewellery	*1*		0	
Futures & Options - without books of a/c	*2*		15,130	
Income chargeable under the head "Business and Profession"				15,130
■ **Capital Gains**				
LTCG-1: NSC Bose Road Property (587/2024)	*3*		16,47,111	
LTCG-2: NSC Bose Road (Doc. No. 586/2024)	*4*		16,47,111	
LTCG-3: Adyar Property	*5*		65,22,885	
LTCG-4: Sale of Gold	*6*		20,54,900	
Total long term capital gain				1,18,72,007
■ **Income from other sources**				
Interest income	*7*			39,840
■ **Total Income**				1,19,26,977
Total income rounded off u/s 288A				1,19,26,980
■ **Tax on total income**	*8*			8,66,702
Add: Surcharge				1,30,005
Tax with Surcharge				9,96,707
Add: Cess				39,868
Tax with surcharge and cess				10,36,575
TDS / TCS	*9*			54,000
Balance Tax				9,82,575
Interest u/s 234A			39,300	
Interest u/s 234B			88,425	
Interest u/s 234C			37,176	
Fee u/s 234F			5,000	1,69,901
■ **Balance tax payable**				11,52,480

Schedule 1

Income from partnership firm

Name: Shree Vigneshkumar Jewellery		
PAN	AANFS5469C	
Whether Firm is liable for audit?	No	
Whether Section 92E is applicable to the Firm?	No	
Capital Balance on 31st March	3,74,15,901	
Share of Profit (%)	10	
Share of Profit - exempt u/s 10(2A)	92,859	
Interest on capital		
Net Taxable income		0

Schedule 2

Futures & Options - without books of a/c

Gross Receipts		
Gross Sales		1,90,046
Less: Direct Expenses		
Gross Purchase		1,74,916
Gross Income		15,130
Net Income		15,130

Gross Receipts by A/c payee modes^ within due date	15,130

Schedule 3

Long term capital gain

Asset : NSC Bose Road Property (587/2024)

Land / Non-residential building

Share (%)^	25		
Date of acquisition	10-Mar-08		
Date of transfer	28-May-24		
Sale consideration			1,12,00,000
Stamp duty value u/s 50C		1,12,00,000	
Acquisition details	Financial Year	Cost	Indexed cost
Cost of Acqusition-1638817*363/129	2007-08	16,38,817	46,11,555
Capital gain			65,88,445
Share of Capital gain			16,47,111
Taxable Capital gain			16,47,111

Property details

Door No. 130,131, Govindappa Naicken street, Sowcarpet, Chennai, Tamil Nadu, 600079

Buyers' details

Name and PAN / Aadhaar No.	Share (%)	Amount

R Muthu Kumar - AIDPM6080F	100	28,00,000

Schedule 4

Long term capital gain

Asset : NSC Bose Road (Doc. No. 586/2024)

Land / Non-residential building

Share (%)^	25		
Date of acquisition	10-Mar-08		
Date of transfer	28-May-24		
Sale consideration			1,12,00,000
Stamp duty value u/s 50C		1,12,00,000	

Acquisition details	Financial Year	Cost	Indexed cost
Cost of Acquisition-1638817*363/129	2007-08	16,38,817	46,11,555
Capital gain			65,88,445
Share of Capital gain			16,47,111
Taxable Capital gain			16,47,111

Property details

Door No. 130 and 131, Govinda Naicken Street, Sowcarpet, Chennai, Tamil Nadu, 600079

Buyers' details

Name and PAN / Aadhaar No.	Share (%)	Amount
R Muthu Kumar - AIDPM6080F	100	28,00,000

Schedule 5

Long term capital gain

Asset : Adyar Property

Residential House Property

Share (%)^	62.5		
Date of acquisition	19-Aug-05		
Date of transfer	21-Oct-24		
Sale consideration			1,62,00,000
Stamp duty value u/s 50C		1,62,00,000	

Acquisition details	Financial Year	Without Indexation Cost	With Indexation Cost
Cost of Acquisition-5763384*363/117	2005-06	57,63,384	1,78,81,268
Capital gain		1,04,36,616	-16,81,268
Share of Capital gain		65,22,885	-10,50,793
Net Capital Gain		65,22,885	-10,50,793
Tax on Capital Gains		8,15,361	0
Taxable Capital gain			65,22,885
Excess Tax to be ignored			8,15,361

Property details

Second Floor, Thiruvengadam Apartment, Plot No. 3, Thiruvengadam Street, Adyar, Chennai, Tamil Nadu, 600020

Buyers' details

Name and PAN / Aadhaar No.	Share (%)	Amount
E Thirowpathi Selvi - ABUPT8239P	100	1,01,25,000

Schedule 6

Long term capital gain

Asset : Sale of Gold		
Date of acquisition	30-Jan-20	
Date of transfer	21-Jan-25	
Sale consideration		20,54,900
Taxable Capital gain		20,54,900

Schedule 7

Interest income (other than NSC/KVP interest)

Name of the Bank	Interest
Interest on Savings a/c	
ICICI Bank	21,752
State Bank of India	17,047
DCB Bank	1,041
Total	39,840

Schedule 8

	Income	Tax	
Income taxable at normal rates	54,973	0	
Long-term capital gain			
Taxable @20%	32,94,222	6,09,839	
Taxable @12.5% (on or after 23.07.2024)			
112(1) (a) second proviso - Gains from immovable properties	65,22,885		
112 income - Others	20,54,900	2,56,863	
Tax on total income			8,66,702
Excess of Tax on LTCG ignored			
112(1)(a) second proviso - Gains from immovable properties		8,15,361	

Schedule 9

TDS as per Form 16B (194-IA), 16C (194-IB), 16D (194M), 16E (194S)

Deductor, PAN & Section	TDS deducted	TDS claimed in current year	Gross receipt offered
Muthukumar, PAN- AIDPM6080F, Section.- 194-IA	30,000	30,000	30,00,000
Muthukumar, PAN- AIDPM6080F, Section.- 194-IA	4,000	4,000	4,00,000

Thirowpathiselvi, PAN- ABUPT8239P, Section.- 194-IA	20,000	20,000	19,00,000
Total	54,000	54,000	53,00,000

Income with full exemption

Income	Section	Amount
Share of profit from partnership	10(2A)	92,859
Total exempt income		92,859

Details of Assets / Liabilities (In case of Total Income > Rs.1 Crore)

Particulars	Cost at the end of FY (Rs.)
Immovable Assets	89,69,436
Bank Balances & deposits	51,123
Loans and Advances	8,25,01,654
Cash in hand	86,219
Interests in assets of Firm/AOP	3,76,05,898
Total	12,92,14,330

N.C.NAGALAKSHMI

NO 3/2 , THIRUVENKADAM STREET, KASTURIBAI NAGAR, ADAYAR, CHENNAI - 600020

STATEMENT OF AFFAIRS AS ON 31.03.2025

LIABILITIES	AMOUNT (Rs.)	AMOUNT (Rs.)	ASSETS	AMOUNT (Rs.)	AMOUNT (Rs.)
CAPITAL ACCOUNT			**Fixed Assets**		
Opening Balance	**12,79,11,104.93**		WIP SP Koil		16,05,874.82
Add: Bank Interest Received	39,840.00		Property at NSC Bose Road		10,29,797.35
Gift From Mother in law	1,00,000.00				
Gift From Late Husband	10,53,884.00				
Income Tax Refund - SVKJ FY 2023-24	15,936.00		Land At Nambaravallur Village		6,25,003.00
Share of profit - SVKJ	92,859.00				
Gains from Shares	15,129.77		Thirukatchur Land - 60 cents		57,08,762.40
Sale of LTCG on Capital Gold	20,54,900.00				
LTCG on Sale of Property	1,23,03,860.35		Thirukatchur Land Purchase		1,43,62,136.28
	14,35,87,514.05				
Less: Drawings	4,57,181.83		**INVESTMENTS**		
Share of Loss - SVKJ FY 2023-24	9,33,599.82		Hyundai Motors	13,720.00	
Income Tax SVKJ	1,500.00		Investment - SVKE	12,51,239.49	
TDS Received	1,57,250.00		Investment - SVKJ	3,74,15,901.24	
TDS SVKJ FY 2023-24	16,434.00		VKCN Realities LLP	(10,74,962.20)	
	15,65,965.65	**14,20,21,548.40**			3,76,05,898.53
			CURRENT ASSETS		
LOANS (Liability)			**Loans & Advances (Asset) Schedule III**		8,25,01,654.84
Unsecured Loans - IV		19,24,921.70	**Closing Stock**		-
CURRENT LIABILITIES			**Sundry Debtors**		
Sundry Creditors - V		1,10,000.00			
			Salary Receivable NC Karthik kumar		4,80,000.00
			Cash and bank balances		
			DCB Bank	16,041.00	
			ICICI CA 5561	10,174.00	
			SBI SB A/c 8439	14,003.40	
			ICICI SB A/c - 75434	10,905.02	
			Cash-in-hand	86,219.46	1,37,342.88
		14,40,56,470.10			**14,40,56,470.10**

Schedules relating To Balance sheet

loans & Advances-Schedule III

Particulars	Amount
Interest Accured on SB Interest	2,407.00
Other loans and advances	2,49,900.00
MC Vignesh Kumar	6,28,75,674.00
N S Chengal Varayan	1,82,71,022.84
Shree Vigneshkumar Jewellers	11,02,651.00
TOTAL	**8,25,01,654.84**

Unsecured Loans - Schedule IV

Particulars	Amount
NC Karthik Kumar	(18,90,080.30)
Monisha A	28,15,002.00
Balasubramanian	10,00,000.00
TOTAL	**19,24,921.70**

Sundry Creditors - Schedule V

Particulars	Amount
Doc No 3957/2024 S Ramesh	54,000.00
Doc No .587/ 2024 Muthu Kumar No 1 NSC Bose Rd	56,000.00
TOTAL	**1,10,000.00**

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
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The LandLens suite
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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.