Verified RealEstate™

RE REGULATORY RECORD

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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	2023-2024
Ward		Year Ended	31.3.2023
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	31/07/2022	Acknowledgement No.:	369398030310722
Last Year Return Filed u/s	115BAC		
Aadhaar No:	949884848753	Mobile No Linked with Aadhaar	
Bank Name	HDFC Bank Ltd, ,MICR:600240078, A/C NO:19471000004657 ,Type: Saving ,IFSC: HDFC0001947		
Tele:	Mob:9003700592		

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

Income from Salary (Chapter IV A)				**2,70,000**
Adhishesha Propery Developer SUNDAPALAYAM AJANUR coimbatore TAMILNADU-641007				
Salary			2,70,000	
Income from House Property (Chapter IV C)				**7,45,464**
1.				
Kalapatti coimbatore(TAMILNADU)-641048				
Tenant Name: Payal Santhosh				
Annual Lettable Value 196967				
Rent Receivable 196967				
Higher of above	1,96,967			
Annual Rental Value u/s 23		1,96,967		
Less:				
House Tax Paid	1,118			
		1,118		
		1,95,849		
Less:				
Deduction u/s 24(a)	58,755			
		58,755		
			1,37,094	
2.				
Kalapatti Coimbatore(TAMILNADU)-641048				
Tenant Name: Mukesh				
Annual Lettable Value 112000				
Rent Receivable 112000				
Higher of above	1,12,000			
Annual Rental Value u/s 23		1,12,000		
Less:				

Deduction u/s 24(a)	33,600		
		33,600	
			78,400

3.

Kalapatti
Coimbatore(TAMILNADU)-641048
Tenant Name: Sanjeeth Dhonan

Annual Lettable Value 106750			
Rent Receivable 106750			
Higher of above	1,06,750		
Annual Rental Value u/s 23		1,06,750	
Less:			
Deduction u/s 24(a)	32,025		
		32,025	
			74,725

4.

Kalapatti
Coimbatore(TAMILNADU)-641048
Tenant Name: Ramakrishnan

Annual Lettable Value 71500			
Rent Receivable 71500			
Higher of above	71,500		
Annual Rental Value u/s 23		71,500	
Less:			
Deduction u/s 24(a)	21,450		
		21,450	
			50,050

5.

Kalapatti
Coimbatore(TAMILNADU)-641048
Tenant Name: Safe Express

Annual Lettable Value 200000			
Rent Receivable 200000			
Higher of above	2,00,000		
Annual Rental Value u/s 23		2,00,000	
Less:			
House Tax Paid	2,450		
		2,450	
		1,97,550	
Less:			
Deduction u/s 24(a)	59,265		
		59,265	
			1,38,285

6.

kalapatti
Coimbatore(TAMILNADU)-641048
Tenant Name: Shara

Annual Lettable Value 169000			
Rent Receivable 169000			
Higher of above	1,69,000		
Annual Rental Value u/s 23		1,69,000	
Less:			
Deduction u/s 24(a)	50,700		
		50,700	
			1,18,300

7.

Kalappati Coimbatore(TAMILNADU)-641048			
Tenant Name: Sudhi			
Annual Lettable Value 99500			
Rent Receivable 99500			
Higher of above	99,500		
Annual Rental Value u/s 23		99,500	
Less:			
Deduction u/s 24(a)	29,850		
		29,850	
			69,650

8.

1 coimbatore(TAMILNADU)-641014			
Tenant Name: Thanikachalam Gnanase			
Annual Lettable Value 112800			
Rent Receivable 112800			
Higher of above	1,12,800		
Annual Rental Value u/s 23		1,12,800	
Less:			
Deduction u/s 24(a)	33,840		
		33,840	
			78,960

Income from Business or Profession (Chapter IV D) **0**

Profit as per Profit and Loss a/c			21,78,728
Add:			
Expenses not related to business			13,333
Total			21,92,061
Less:			
Bank interest considered separately		34,046	
Rental Income		10,68,517	
Interest Recevied on FD		8,19,498	
Salary		2,70,000	
			21,92,061
			0

Income from Other Sources (Chapter IV F) **8,53,544**

Interest From Saving Bank A/c	34,046	
Interest on F.D.R.	8,19,498	
	8,53,544	
Gross Total Income		**18,69,008**
Less: Deductions (Chapter VI-A)		
		0
Total Income		**18,69,008**
Round off u/s 288 A		**18,69,010**

Adjusted total income (ATI) is not more than Rs. 20 lakh hence AMT not applicable.

Tax Due (Exemption Limit Rs. 250000)	2,98,203
Health & Education Cess (HEC) @ 4.00%	11,928
	3,10,131
T.D.S./T.C.S	95,838
	2,14,293
Interest u/s 234 A/B/C	19,386
	2,33,679
Round off u/s 288B	2,33,680
Deposit u/s 140A	2,33,700
Refundable (Round off u/s 288B)	20

Tax calculation on Normal income of Rs 18,69,010/-

Exemption Limit :2,50,000
Tax on (5,00,000 -2,50,000) = 2,50,000 @5% = 12,500
Tax on 5,00,001 To 7,50,000 = 2,50,000 @10% = 25,000
Tax on 7,50,001 To 10,00,000 = 2,50,000 @15% = 37,500
Tax on 10,00,001 To 12,50,000 = 2,50,000 @20% = 50,000
Tax on 12,50,001 To 15,00,000 = 2,50,000 @25% = 62,500
Tax on 15,00,001 to 18,69,010 = 3,69,010 @30% = 1,10,703
Total Tax = 2,98,203

Interest Charged	**(Rs.)**	**T.D.S./ T.C.S. From**	**(Rs.)**
u/s 234B (4 Month)	8,568	Non-Salary(as per Annexure)	95,838
u/s 234C	10,818		
(963+2,892+4,821+2,142)			

Interest calculated upto July,2023, Due Date for filing of Return July 31, 2023

Prepaid taxes (Advance tax and Self assessment tax)26 AS Import Date:30 Jul 2023

Sr.No.	BSR Code	Date	Challan No	Bank Name & Branch	Amount
1	0510002	30/07/2023	19273	HDFC BANK LTD. NARIMAN POINT	233700
	Total				**233700**

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)	214293	15.00	32144	0	32100	3	963
2.	Second (Up to Sep)	214293	45.00	96432	0	96400	3	2892
3.	Third (Up to Dec)	214293	75.00	160720	0	160700	3	4821
4.	Fourth (Up to March)	214293	100.00	214293	0	214200	1	2142
	Total							**10818**

Interest Calculation u/s 234B

Interest u/s 234C : 10818

S. No.	Month	Principal	Int. 234B	Int. 234A/F	Deposit	Int Adjusted	Int Remain	Principal Adj
1	April-2023	214293	2142	0	0	0	12960	0
2	May-2023	214293	2142	0	0	0	15102	0
3	June-2023	214293	2142	0	0	0	17244	0
4	July-2023	214293	2142	0	233700	19386	0	214314
	Total		**8568**	**0**				

Details of T.D.S. on Non-Salary(26 AS Import Date:30 Jul 2023)

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	2797	2797	194A
2	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	11076	11076	194A
3	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	2797	2797	194A
4	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	11076	11076	194A
5	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1399	1399	194A
6	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	5538	5538	194A
7	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1430	1430	194A
8	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	4018	4018	194A
9	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1399	1399	194A
10	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1399	1399	194A
11	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	5416	5416	194A
12	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	187	187	194A
13	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	5416	5416	194A
14	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1186	1186	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	1368	1368	194A
20	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	5416	5416	194A
21	THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME	CHET00751C	1368	1368	194A

22	**THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME**	**CHET00751C**	**5416**	**5416**	**194A**
23	**THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME**	**CHET00751C**	**1368**	**1368**	**194A**
24	**THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME**	**CHET00751C**	**5416**	**5416**	**194A**
25	**THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME**	**CHET00751C**	**1368**	**1368**	**194A**
26	**THE REPATRIATES CO OPERATIVE FINANCE AND DEVELOPME**	**CHET00751C**	**5416**	**5416**	**194A**
	TOTAL			**95838**	

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	819498	853544	Interest Income:853544	95838
Total		**819498**	**853544**		**95838**

Details of Taxpayer Information Summary (TIS)

S.NO.	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation		Difference
1	Interest from deposit	819498	Interest on FDR	819498	NIL
2	Interest from savings bank	34100	Interest from saving bank a/c	34046	54
3	Rent received	307010	Rent Receivable	196967	
			Rent Receivable	112000	
			Rent Receivable	106750	
			Rent Receivable	71500	
			Rent Receivable	200000	
			Rent Receivable	169000	
			Rent Receivable	99500	
			Rent Receivable	112800	
				1068517	**-761507**
	Salary		Salary	270000	270000
	Business receipts		Profit and Loss Account->Other income	2192061	
				2192061	**2192061**

Signature
(Narmadha Eswaran)
Date-20.07.2024

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

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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.