TP/182296744/2024

8109/2024 SCANED



தமிழ்நாடு तमिलनाडु TAMILNADU

28 MAY 2024

VIJAYALAKSHMI

BH 354039

V. HEMAVATHI
STAMP VENDOR
Lic.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivara
Guduvancherry, Chennai - 603

SALE DEED

THIS DEED OF SALE is executed at Guduvancherry on this the 28th day of May 2024 **BY**

Mr.S.FELIX SUDHIR ANTONY, (PAN:ABHPF0756E, AADHAR CARD NO:7273 7234 0010) S/o.Mr.Sabariyar Adimai, aged about 51 years and residing at No.2-91, Church Road, Manalikarai, Kalkulam, Kanniyakumari District – 629 164 hereinafter called the **"VENDOR"** of the **ONE PART.**

TO AND IN FAVOUR OF

Ms.VIJAYALAKSHMI (PAN:AGTPV4064A, AADHAR CARD NO:3760 2077 4776), D/o.Mr.Kannan, aged about 40 years and residing at Permanent Address No.4/526, Gundalahalli, Baisuhalli, Palacode, Dharmapuri – 635 205 at present No.23, Manickavasagar Street, Vivekanandhapuram, Arul Nagar, Guduvancherry – 603 202 hereinafter called the **"PURCHASER"** of the **OTHER PART.**

K. Vijayalakshmi

Document No. 8109 of 2024 of books
contains 2 Sheets 1 Sheet
Registering Office



தமிழ்நாடு तमिलनाडु TAMILNADU

28 MAY 2024

VIJAYALAKSHMI

BH 354040

V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivaram
Guduvancherry, Chennai - 603 2

The terms 'VENDOR' and 'PURCHASER' shall, unless excluded by or repugnant to the context thereof, be deemed to mean and include themselves, their respective heirs, legal representatives, executors, administrators, and assigns.

WITNESSETH AS FOLLOWS:-

WHEREAS THE VENDOR are the sole and absolute owner of the land measuring to an extent of **437sq.ft.,** undivided share, 1088 Sq.ft., Build-up Area of vacant land out of the total extent of 4155Sq.ft., in the Plot No.56 in the Layout named known as "BALAJI AVENUE" Approval No:C.S.A.R/D.T.P.M-87-494/L.P./341, Comprised in Old Survey No.378/1A, Old Patta No.5380, New Patta No.9279 as per Patta New Survey No.378/7 and morefully described in "B" schedule mentioned property, situated at **NANDHIVARAM VILLAGE**, Chengalpattu Taluk, Kancheepuram District at present Vandalur Taluk, Chengalpattu District, and he having purchased the same from Mr.A.Velan,

k. vijayalakshmi

Document No. 8109 of 2024 of book 1
contains 21 Sheets 2 Sheet
Registering Officer



தமிழ்நாடு तमिलनाडु TAMILNADU

28 MAY 2024

VIJAYALAKSHMI

BH 354041

V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivaram
Guduvancherry, Chennai - 603 2

S/o.Mr.Anaiyappan, under absolute Sale dated 24.03.2022 and registered as Document **No.5115/2022, Book 1, in the office of the Sub-Registrar of GUDUVANCHERRY.**

WHEREAS THE VENDOR after purchasing their respective undivided share of land contributed for the construction of flats building at the premises at **Apartment No.F3** in **First Floor,** measuring about 437 Sq.ft., Built-up Area 1088 Sq.ft., situated at **NANDHIVARAM VILLAGE**, Govindharajapuram, Chengalpattu Taluk, Kancheepuram District at present Vandalur Taluk, Chengalpattu District, in accordance with the agreement for construction entered Mr.Velan and Mr.Perumal, (M/s.AVP Promoters) and the above said VENDOR ever since the date of Sale as stated above is in absolute possession and enjoyment of the afore mentioned Property.

K. Vijayalakshmi

Document No...8109..of 2024 book 1
contains.....2.1.Sheets...3.....Sheet
Registering Officer



தமிழ்நாடு तमिलनाडु TAMILNADU VIJAYALAKSHMI BH 354042

28 MAY 2024

V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivara
Guduvancherry, Chenna 603

WHEREAS the VENDOR are in need of funds to meet their family expenses and other investments, hence he offered to sell the Schedule mentioned property, bearing premises at **Apartment No.F3, First Floor,** measuring about 437 Sq.ft., Carpet area (or 1088 Sq.ft., Built-up Area) **437 sq.ft.,** undivided share out of the total extent of 4155 Sq.ft., with common area, (including One covered Car Parking) morefully described in the Schedule hereunder, for a sale consideration a sum of **Rs.66,36,800/- (Rupees Sixty Six Lakhs Thirty Six Thousand and Eight Hundred Only)** and the PURCHASER have agreed to purchase the above said property for the said price free of all encumbrances.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. **Rs.1,00,000/- (Rupees One Lakh Only)** by way of online transfer.
2. **Rs.24,17,000/- (Rupees Twenty Four Lakhs and Seventeen Thousand Only)** paid by the way of Demand Draft bearing No:666273, Bank of Baroda, Avadi Branch, dated 27.05.2024 to the VENDOR.

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Document No.8109 ....of 2024 of book 1
contains 21 Sheets 4 Sheets
Registering Officer



தமிழ்நாடு तमिलनाडु TAMILNADU

VIJAYALAKSHMI

28 MAY 2024

BH 354043

V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivara
Guduvancherry, Chennai - 603

3. **Rs.23,77,165/- (Rupees Twenty Three Lakhs Seventy seven Thousand One Hundred and Sixty Five Only)** paid by the way of Vendors' Bank Account Transfer Loan Account No:86600600000769, Bank of Baroda, Avadi Branch, dated 20.05.2024.

4. **Rs.17,42,635/- (Rupees Seventeen Lakhs Forty Two Thousand Six Hundred and Thirty Five Only)** paid by the Online Transfer dated 28.05.2024 to be issued by the PURCHASER to the VENDOR herein including TDS on the schedule property, to the Vendor on behalf of the PURCHASER on receipt of which sum the Vendor hereby admits and acknowledges, In all sale Consideration the PURCHASER has paid to the VENDOR in full settlement, the receipt of which sum the VENDOR hereby acknowledges and releases from any further payments this sale transaction. and acquit, release and discharge the PURCHASER from making any further payment towards the sale consideration and from

K. Vijayalakshmi

Document No. 8109 of 2024 of books 1
Contains 21 Sheets 5 Sheet
Registering Officer



தமிழ்நாடு तमिलनाडु TAMILNADU

VIJAYALAKSHMI

BH 354044

28 MAY 2024

V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivaram
Guduvancherry, Chennai - 603 2

all claims therefore, the VENDOR do hereby grant, transfer, assign, sell and convey by way of an absolute sale unto the PURCHASER and **437 sq.ft.,** undivided share of vacant land out of the total extent of 4155 Sq.ft., in the Plot No.56 situated at **Flat No.F3,** in the **First FLOOR,** having Built-up Area 1088 Sq.ft., morefully described in "B" schedule mentioned property, situated at **NANDHIVARAM VILLAGE**, Balaji Avenue, Chengalpattu Taluk, Kancheepuram District at present Vandalur Taluk, Chengalpattu District, and Comprised in Old Survey No.378/1A, Old Patta No.5380, New Patta No.9279 as per Patta New Survey No.378/7 more fully described in the Schedule-A hereunder and hereinafter referred to as the Schedule-A Property, more fully described in the Schedule-B hereunder forming Part of Schedule-A hereunder and hereinafter referred to as the Schedule-B Property, together with the rights in common with other co-owners of their

k. vijayalakshmi

Document No. 8109 of 2024 of Book 1
Contains 21 Sheets 6 Sheet
Registering Officer



தமிழ்நாடு तमिलनाडु TAMILNADU
28 MAY 2024

VIJAYALAKSHMI

BH 354045

V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17 Church Road, Nandivara
Guduvancherry, Chennai - 603

respective undivided shares, together with all things permanently attached thereto or standing thereon with ways, superstructures, erections, fixtures, trees, wells, water, water courses, fences, hedges, ditches, drains, rights, liberties, privileges, easements, profits, advantages, and appurtenances whatsoever in and to the Schedule-B property or any part thereof or belonging to or in any way appertaining thereto, or usually held or occupied therewith, or reputed to be belonging to or appurtenant thereto with all the estate, right, title and interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDOR into and upon the Schedule-B Property or any part thereof TO HAVE AND TO HOLD THE SAME unto and to the use and benefit of the PURCHASER absolutely and forever, free from all encumbrances, claims, demands, attachments and charges of all claims.

K. Vijayalakshmi

Document No 8109 of 2024 of book 1
contains 21 Sheets & Sheet
Registering Officer



தமிழ்நாடு तमिलनाडु TAMILNADU

28 MAY 2024

VIJAYALAKSHMI

BH 354046

V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivara
Guduvancherry, Chennai - 603

1. The VENDOR hereby covenant with the PURCHASER that the VENDOR have perfect, lawful, absolute and good right, exclusive title, interest, full power and authority to grant, convey, transfer and assign the Schedule-B Property unto the PURCHASER by way of sale, and the VENDOR have not done any act or been parties or privy to anything done or knowingly suffered anything whereby their rights and title to sell and convey the Schedule-B Property to the PURCHASER may be affected / hindered in any manner.

2. The VENDOR hereby covenant with the PURCHASER that the VENDOR and all persons having or claiming any estate, right, title or interest in the Schedule-B Property or any part thereof by, from, under or in trust for the VENDOR or their heirs, executors, or administrators or any of them shall and will from time to time and at all times hereafter, upon any reasonable

K. Vijayalakshmi

Document No. 8109 of 2024 of book 1
contains 21 Sheets 8 Sheet
Registering Officer



தமிழ்நாடு तमिलनाडु TAMILNADU

VIJAYALAKSHMI

28 MAY 2024

BH 354047

V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivaram
Guduvancherry, Chennai - 603 2

request and at the cost of the PURCHASER, do such lawful acts, and execute all such deeds and assurances whatsoever for better and more perfectly and fully assuring the title to the Schedule-B Property and every part thereof unto the PURCHASER as may be reasonably required by the PURCHASER.

3. The VENDOR hereby covenant with the PURCHASER that the Schedule-B Property is not subject to any encumbrance, will, settlement, charge, claim, demand, attachment or lien, and further the Schedule-B Property forming part of the Schedule-A Property is not the subject matter of any acquisition proceedings by the Government or any Public Body or adverse claim, demand or pending court litigation/proceedings whatsoever.
4. The VENDOR hereby agree to unconditionally and sufficiently save harmless and indemnify and keep indemnified the PURCHASER from and against all losses, damages, liability, costs and expenses, if any, that may

k.vijayalakshmi

Document No. 8109 of 2024 of book 1
contains 21 Sheets 9 Sheet
Registering Officer

be sustained or incurred by reason of any encumbrance, claim, demand, legal proceedings, charge, lien, etc. in respect of the Schedule-B Property or due to any defect whatsoever in the title to the Schedule-B Property or the VENDOR' right to convey the same.

5. The VENDOR hereby covenant with the PURCHASER that the VENDOR shall be liable to pay all taxes, levies, assessment, outgoings and dues whatsoever in respect of the Schedule-B Property to the Government or any Local Authority due and payable up to the date of this Deed, and the PURCHASER shall be liable to pay all such taxes and charges that may become due and payable thereafter.

6. The VENDOR hereby declare that the PURCHASER shall be at liberty to get his name incorporated in all public/revenue records relating to the Schedule-B Property without any further reference to the VENDOR, however the VENDOR undertake to support all such application/s. The VENDOR according to the true intent and meaning of the presents have on this day handed over and placed the PURCHASER in constructive or symbolic possession of the Schedule-B Property with reference to the residential apartment / flat to be constructed for the PURCHASER, and the VENDOR hereby covenant with the PURCHASER that the PURCHASER shall at all times hereafter be entitled to enter into and upon, quietly and peacefully occupy or possess and enjoy exclusively the Schedule-B Property, as his absolute property with the rents and profits thereof, with appurtenances, without any suit, lawful eviction, any let or hindrance or obstruction or interruption or disturbance, claim or demand whatsoever by and from the VENDOR or from any person/s claiming through or under or in trust for the VENDOR or any of them.

K. Vijayalakshmi

Document No...8109 of 2021 of book 1
contains.....21 Sheets..10.....Sheet
Registering Office

7. The PURCHASER'S undivided share in the land shall remain joint for all times with other co-owners who acquire / have acquired ownership rights and interest in the land and common areas in the building complex to be constructed, it being declared that the interest is undivided and importable.
8. The PURCHASER shall bear and pay his proportionate share in the common expenses required to be paid by him with regard to maintenance of his flat by and for and on behalf of all the flat owners in the building to be constructed.
9. The VENDOR have on this day delivered to the PURCHASER only the xerox copies of the documents of title and other supportive documents in their possession and power pertaining to the Schedule-B property. Depending upon the circumstances, the VENDOR will retain or handover the original title deeds relating to the land more fully described in the Schedule-A hereunder to the Flat Owners' Association on its formation or to one of the flat owners authorized by the other flat owners or as per their written instructions, after completion of the building project.

[**TOTAL PROPERTY**]

SCHEDULE –A

All that piece and parcel of landed property the bearing **Plot No.56** in the Layout named known as **"BALAJI AVENUE"** Approval No:C.S.A.R/D.T.P.M-87-494/L.P./341, Comprised in Old Survey No.378/1A, Old Patta No.5380, New Patta No.9279 as per Patta New Survey No.378/7 and morefully described in schedule mentioned property, situated at **NANDHIVARAM VILLAGE**, Chengalpattu Taluk, Kancheepuram District at present Vandalur Taluk, Chengalpattu District.

k. vijayalaxmi

Document No. 8109 of 2024 of books 1
contains 21 Sheets 11 Sheet
Registering Officer

Building approved Plot No.56A; Ka.Vu.No.22/2017-2018, Ka.Vu.No.235/2017, on 19.05.2017 executive officer, Nandhivaram - Guduvancherry Town Panchayat.

Building approved Plot No.56B; Ka.Vu.No.13/2017-2018, Ka.Vu.No.231/2017 on 31.05.2017 executive officer, Nandhivaram - Guduvancherry Town Panchayat.

BOUNDED ON THE :-

North by	-	23 Feet Road,
South by	-	Plot Nos.57 & 58;
East by	-	Vacant Land,
West by	-	40 Feet Road;

MEASURING ON THE :-

North by	-	65 Feet
South by	-	73½ Feet
East by	-	60 Feet
West by	-	60 Feet

In all admeasuring 4155 Sq.ft.,

SCHEDULE – B

(Property hereby conveyed)

437 sq.ft., undivided share of vacant land out of the total extent of 4155 Sq.ft., in the Plot No.56 situated at **Flat No.F-3,** in the **First FLOOR,** having Built-up Area 1088Sq.ft., with common area, (including One covered Car Parking, together with common Area (E.B.Connection No: 09-583-003-1804)

K. Vijayalakshmi

Document No.8109...of2024of books
contains.....21.....Sheets..12.....Sheet
Registering Officer

And lies within the Registration District of Tambaram and Sub Registration District of Guduvancherry.

The Market Value of the Property is Rs.66,36,800/-

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER HAVE PUT THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST MENTIONED HEREINABOVE.

K. Vijayalakshmi

PURCHASER

VENDOR

WITNESSES:

1. K. [illegible]

Mr.K.Arunkumar, S/o.Karuppaiah, No.23, Manickavasagar Street, Arul Nagar, Nandhivaram Guduvancherry – 603 202.

2. P. Kishore

Mr.Kishore Kumar Perumal, S/o.Perumal, No.267, GST Road, Chrompet, Chennai – 600 044.



Document No. 8109 of 2024 of book 1
contains 21 Sheets 13 Sheet
Registering Officer

S. PRAKASH
ADVOCATE Ms. No: 7408/2021
No.1/3, Ellai Gandhi Street,
Nandhivaram, Guduvancherry-603 202.

ANNEXURE -1-A

Statement regarding particulars of the building mentioned in the document please note in the relevant item in the following from:

1. Description of building

a)	Construction of the Structure	:	Cement
b)	Thickness of walls in G.F.	:	9 1" 11/2"
c)	Whether teakwood used throughout:		No
d)	Flooring	:	Tiles
2.	Age of building	:	5 Years
3.	Extent of the site	:	437 sq.ft.,
a)	Value of the site	:	Rs.10,00,000/-
4.	Build of Area	:	1088 sq.ft.

	:	First Floor
R.C.C. Roof	:	1088 sq.ft.
5. Area of Separate garage of any	:	common
6. Length of compound wall if any:		common
7. Well	:	common
8 Is there a separate latrine Septick Tank	:	common
9. Annual rental value	:	Not Assessed
10. Land Value	:	Rs. 10,00,000/-
Building Value	:	Rs. 56,36,800/-
Total Market Value	**:**	**Rs. 66,36,800/-**

SIGNATURE OF PURCHASER ***SIGNATURE OF VENDOR***

PLACE: Guduvancherry.
DATE :28.05.2024.

Document No. 8109 of 2024 of book 1
Contains 21 Sheets 14 Sheet
Registering Officer

K. Vijayalakshmi

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration)

பதிவுத்துறைத்தலைவர் சுற்றறிக்கை எண்.35083/சி1/2021
நாள்.07.02.2022

சென்னை உயர்நீதிமன்ற மதுரை அமர்வு நீதிப்பேராணை எண்.W.P.No.22163/2018 உள்ளிட்ட வழக்குகள் மீதான தீர்ப்பாணை நாள்.27.01.2022

.....

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

k. Vijayalakshmi

ஆவணத்தை எழுதிப்பெறுபவர்களின் கையொப்பம்

ஆவணத்தைஎழுதிக்கொடுப்பவர்களின் கையொப்பம்

Document No.8109 of 2022 of book 1
containing 21 Sheets 15 Sheet
Registering Officer

R/Gooduvancheri/Book-1/8109/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6112 of 2024

I hereby certify that a sum of ₹ 4,55,576/- (Rupees Four Lakh Fifty Five Thousand Five Hundred and Seventy Six only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Ms. விஜயலட்சுமி residing at No.4/526, Gundalahalli, Baisuhalli, Palacode, Dharmapuri - 635 205, Dharmapuri, Tamil Nadu, India, 635205.

Sub Registrar: Gooduvancheri
Date: 28/05/2024

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Gooduvancheri and fee of ₹ 1,34,046/- paid at 02:50 PM on the 28/05/2024 by

Left Thumb





k. Vijayalakshmi
6383786570

Document No.8109 of 2024 of book 1
contains 21 Sheets 16 Sheet
On
Registering Officer

Additions as per recitals of document

Execution admitted by
Left Thumb





Sudhir
9442309323

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:055973991a44965d5441fe832e7b21b0803d91 (**Details from UIDAI : Felix Sudhir Antony S S/O: Sabariyar Adimai, 1973, xxxxxxxx0010**)



Claim admitted by
Left Thumb





k. Vijayalakshmi

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:35288795078b05c0564dac94ef537c40c3ac55 (**Details from UIDAI : Vijayalakshmi Kannan D/O**



	KANNAN, 1984, xxxxxxxx4776)	

28th day of May 2024

Jayapraba G
Sub Registrar
Gooduvancheri

Registered as Number **R/Gooduvancheri/Book-1/8109/2024**.

Date: 28/05/2024
Gooduvancheri

Jayapraba G
Sub Registrar

Document No. 8109 of 2024 of books
contains 21 Sheets 17 Sheet
Registering Officer





k. Vijayalakshmi

Document No. 8109 of 2024 pi book 1
Contains 21 Sheets 18 Sheet
Registering Officer

भारत सरकार
GOVERNMENT OF INDIA



பெலிக்ஸ் சுதிர் ஆன்றணி சபரியார் அடிமை
Felix Sudhir Antony Sabariyar Adimai
பிறந்த நாள்/ DOB: 10/03/1973
ஆண் / MALE

7273 7234 0010

எனது ஆதார், எனது அடையாளம்.

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: சபரியார் அடிமை,
எண் 2-91, கோயில்
வளாகம், மணலிக்கரை,
கல்குளம், கன்னியாகுமரி,
தமிழ் நாடு - 629164

Address:
S/O: Sabariyar Adimai, NO 2-91,
CHURCH ROAD, MANALIKARAI,
Kalkulam, Kanniyakumari,
Tamil Nadu - 629164

7273 7234 0010

MERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

FELIX SUDHIR ANTONY
SABARIARADIMAI
10/03/1973

Permanent Account Number
ABHPF0756E

Signature





In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, यू टी आई आई टी एस एल,
प्लाट नं: 3, सेक्टर 11, सी बी डी बेलापुर,
नवी मुंबई-४०० ६१४.

k Vijayalakshmi

Document No...8109 of 2024 of books
Contains 21 Sheets 19 Sheet
Registering Officer



भारत सरकार

आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No. : 0000/00960/03838

To
Arunkumar K
அருண்குமார் க
S/O Karuppiah,
No 23, MANIKAVASAGAR STREET,
VIVEKANANTHAPURAM,ARUL NAGAR,
GUDUVANCHERRY,
VTC: Guduvanchery, PO: Guduvanchery,
District: Chengalpattu,
State: Tamil Nadu, PIN Code: 603202,
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உங்கள் ஆதார் எண் / Your Aadhaar No. :

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எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



அருண்குமார் க
Arunkumar K
பிறந்த நாள் / DOB: 22/01/1990
ஆண்பால் / Male

Issue Date: 01/02/2012

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Government of India



கிஷோர் குமார் பெருமாள்
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பிறந்த நாள் / DOB : 19/06/2003
ஆண்பால் / Male

6960 6921 6495

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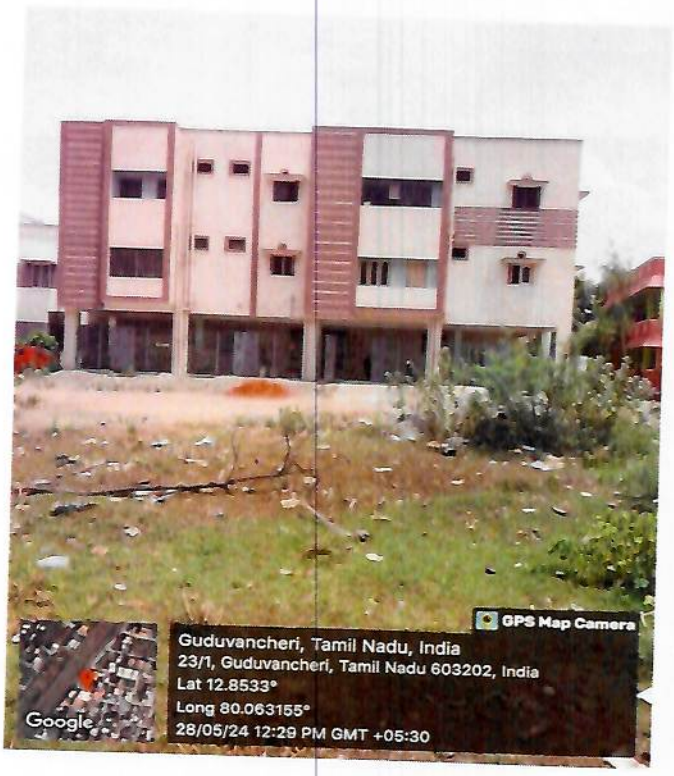
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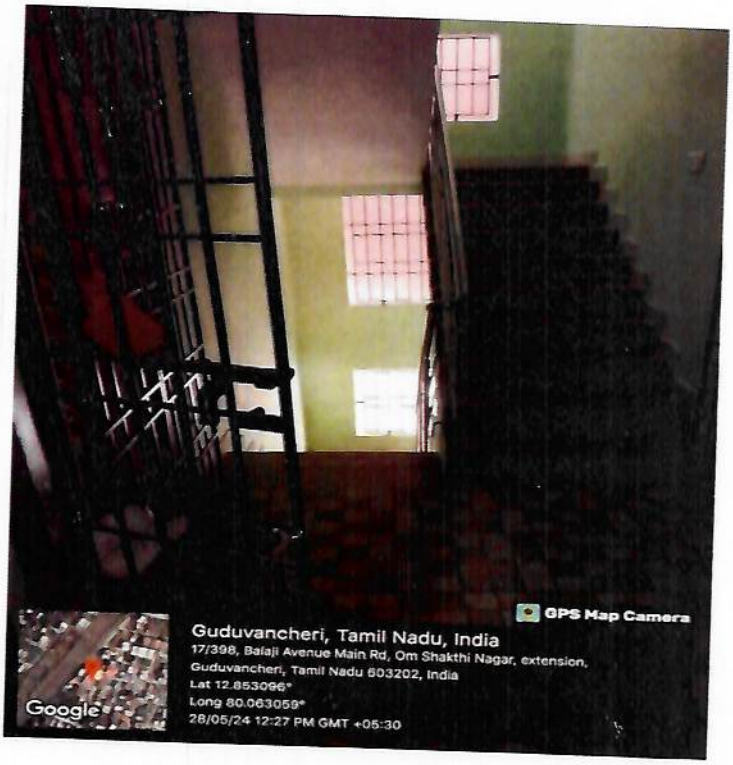
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K. Vijayalakshmi