

2276/2017

DOCUMENT No. 6287 2017
J. S.R.O., DWARAKANAGAR



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

CB 379987

Serial No: 23783

Purchased By:

DR. JITENDRA KUMAR SHARMA

S/O SHYAM SUNDER SHARMA

V.S.P.

Denomination: 100

For

M/S ANDHRA PRADESH

MEDTECH ZONE LIMITED

V.S.P.

Date 22-12-2017

Stamp S. no

CB 379987

P. S. Radea

Sub Registrar

Ex. Office Stamp Vendor

SRO Dwarakanagar

CONVEYANCE DEED

This DEED OF CONVEYANCE is made and executed on this 22nd day of December, 2017 by and Between: Behalf of the Governor of Andhra Pradesh.

DISTRICT MEDICAL & HEALTH DEPARTMENT, Visakhapatnam represented by DR. RONANKI RAMESH, (Aadhaar : 6261 5309 2131) aged 51, S/o Late R. Radha Krishna DMHO (FAC) (hereinafter referred to as "THE FIRST PART", which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include its administrators, successors-in interest and assignees).

District Medical & Health Officer
Visakhapatnam

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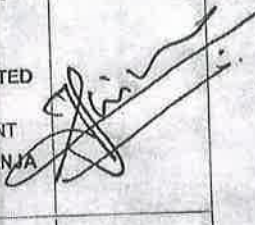
W. Venkatesh Rao, B.Tech(Civil), MBA
Licenced Civil Engineer, GVMC & VMRDA
D.No. 7-17-1/1(1), G-1, Suman Apts.
57/A, Kirlampudi Layout, Vizag-17
Mob. : 94411 95678, 0891-27 45678

4/9/2017

Presentation Endorsement:

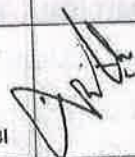
Presented in the Office of the Joint Sub-Registrar, Dwarakanagar along with the Photographs & Thumb Impressions as required Under Section 22-A of Registration Act, 1908 and fee of Rs. /- paid between the hours of 6 and 8 on the 22nd day of DEC, 2017 by Sri R Ramesh

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SNo-cd	Thumb Impression	Photo	Aadhar Photo	Address	Signature/Thumb Impression
1-CL		 JITENDAR KUMAR SHARMA [314-1-2017-6419]		JITENDAR KUMAR SHARMA[RJM/S ANDHRA PRADESH MEDTECH ZONE LIMITED REPRESENT CHITTARANJAN, WEST BENGAL	
2-EX		 RONANKI RAMESH [R] GOVI [314-1-2017-6419]		RONANKI RAMESH[RJGO VERNER OF ANDHRA PRADESH REP BY DISTRICT MEDICAL & HEALTH DEPARTMENT, VISAKHAPATNAM REPRESENT NEAR KANAKAMMA TEMPLE, OLD C B I DOWN, VISAKH APATNAM (URBAN), VISAKHAPATNAM (URBAN), VISAKHAPATNAM	

Bk - 1, CS No 6419/2017 & Doct No 6289 2517, Sheet 1 of 10, JOINT SUBREGISTRAR17 Dwarakanagar

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 NITIN BHARADWAJ:22/12/17 [314-1-2017-6419]	NITIN BHARADWAJ S/O SHIV KUMAR SHARMA G-184 SAI KRIPA SEC-23 SANJAY NAGAR GHAZIABAD	
2			NISHANTH KUMAR S/O U SUNDAR RAM AKASH TOWERS BASEMENT 004 CHILIMBI	



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Vijaya Venkateswara Rao, P. Prasad (Civil), MBA
Licensed Civil Engineer, GVMC & MRDA
D.No. 7-17-1/1(1) G-1, Sunand Apts.
57/A, Kirlampudi Layout, Vizag-17
Mob.: 94411 95678, 0891-27 45678

IN FAVOUR OF

M/S. ANDHRA PRADESH MEDTECH ZONE LIMITED a fully owned Government Company which is a Special Purpose Vehicle incorporated under the Companies Act,2013 on 30th April 2016 with registration no: 103153 and Corporate Identification Number: U85190AP2016SGC103153 and having its registered office at [Ground Floor, Administrative Building, Auto Nagar, Vijayawada, Krishna, Andhra Pradesh, India, 520007] Bearing PAN NO. **AAOCA5784C** and represented by Chief Executive Officer and Director **Dr. JITENDAR KUMAR SHARMA**, aged 35 years, S/o. Sri Shyam Sunder Sharma, (Passport No. **N5982066**), Hereinafter referred to as “**THE SECOND PART**” which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include its administrators, successors-in interest and assignees of the second part.

RECITALS

WHEREAS Govt. of Andhra Pradesh aims to establish country's first Andhra Pradesh Medical Technology Zone Limited at Vishakhapatnam (herein after referred to as AMTZ). The goal of this progressive initiative would be to make Andhra Pradesh an internationally recognized manufacturing hub for medical devices, help in national agenda of import substitution, make Andhra Pradesh a leader in medical technology exports, generate employment, and contribute to volume generated cost reduction of medical devices for patients. In a meeting organized on 6th Nov, 2015, Hon'ble Chief Minister of Andhra Pradesh shared his vision on this important project with Medical Devices Manufacturing Association, Central Govt. officials and State Health Authorities.

The creation of such a zone is based on the fact that medical devices manufacturing requires certain high investment facilities which are too capital intensive for individual manufactures to invest upon. The AMTZ with in-house high investment scientific facilities would help manufacturers reduce the cost of manufacturing by more than 40%-50%. Currently, due to lack of such centrally located sharable facilities, either manufacturers do not undertake production of technologies requiring them or send their products abroad for process up-gradation and value addition. While the Zone would have all such facilities in-house to reduce manufacturing process costs, it would be located in an area which is well connected with Railways, Roadways, Waterways and Airways with near presence of Industrial Corridors, Port and Harbour to reduce logistical costs.

Isakhanov

Sakthangan
VINO VAKKOTESWARAO, B.Tech(Civil), MBA
Licensed Civil Engineer, JPMC & VARDHA
D.No. 7-17-1/1(1), G-1, Suman Apts.
57/A, Kirlampudi Layout, Vizag-17
Mob. : 94411 95678, 0891-27 45678



	 NISHANTH KUMAR::22/12/20 [314-1-2017-6419]	MANGALORE	
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22nd day of December, 2017

Signature of JOINT SUBREGISTRAR17
Dwarakanagar

Bk - 1, CS No 6419/2017 & Doct No 6419/2017, Sheet 2 of 10 JOINT SUBREGISTRAR17 Dwarakanagar

Endorsement:							
Desc	In the Form of						
	Online	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
SD	0	100	0	0	0	0	100
TD	0	NA	0	0		0	0
RF	0	NA	0	0		0	0
UC	0	NA	0	200		0	200
TOT	0	100	0	200		0	300

NOTE: TD: Transfer Duty, SD: Stamp Duty, RF: Registration Fee, UC: User Charges, TOT: Total, Desc: Description

Date 22nd day of December, 2017

Signature of Registering Officer
Dwarakanagar

ಶುಭಕರಣ 2017 ನಂ. (ಕೆಆರ್ 1933)
ಮೂಲಕ 28 ನಂಬರದ ಗಾಂವಿ
ಮಾನ್ಯತೆ ನೀಡುತ್ತಾ ಗುರುತಿಸಿ
2017/12/22 2017 ಮಧ್ಯಾಹ್ನ
2017/12/22 28 ಒಂ

 ರಿಜಿಸ್ಟ್ರಾರ್ ಅಧಿಕಾರಿ



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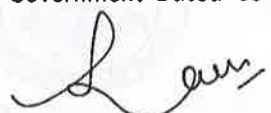

M. V. Venkatesh, B.A., B.Tech (Civil), MBA
Licensed Civil Engineer, EVMS & VMRDA
D.No. 7-17-1/1(1), G-1, Sumon Apts.
57/A, Kirlampudi Layout, Vizag-17
Mob.: 94411 95678, 0891-27 45678

WHEREAS the terms and conditions for development of AMTZ, the zone will provide for certain capital-intensive facilities required by most medical device manufacturers and modern state of art 75-100 independent manufacturing units, each of a built-in ready to use area of 1 to 2 acres. Government of Andhra Pradesh would develop approximately 270 acres of land for this project. The AMTZ would include following facilities over an area of 50 acres:

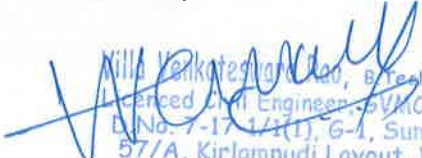
- i. Component Testing Centre
- ii. Electro-magnetic interference laboratory
- iii. Medical grade low vacuum moulding, cabinet molding, injection molding centres
- iv. 3D designing and printing for medical grade products
- v. Sterilization & Toxicity testing centre
- vi. Radiation testing centre
- vii. Warehousing
- viii. Regulator's office
- ix. Other facilities commonly required in manufacturing of medical devices

Whereas the FIRST PART has commenced the development of the land to an extent of Ac. 4.72cents, situated in S.No. 471/1A, Ac. 4.66cents, situated in S.No. 471/2A, Ac. 5.30cents, situated in S.No. 472/1, Ac. 3.80cents, situated in S.No. 472/2A, Ac. 5.25cents, situated in S.No. 475/1, Ac. 3.38cents, situated in S.No. 475/2A, Ac. 5.21cents, situated in S.No. 476/1, Ac. 3.21cents, situated in S.No. 476/2A, Ac. 1.22cents, situated in S.No. 477/1, Ac. 3.52cents, situated in S.No. 477/2, Ac. 2.71cents, situated in S.No. 477/3A total extent of Ac. 42.98 cents, situated in Village Nadupuru, Pedagantyada, Dist- Visakhapatnam- 530044, Andhra Pradesh. The physical possession of which was delivered to FIRST PART on 17th August 2016 by the Government of Andhra Pradesh for development of Medical equipment manufacturing zone.

WHEREAS This Conveyance deed is executed vide G.O.MS.No.558 of REVENUE (REGN.I) DEPARTMENT, Andhra Pradesh State Government Dated 24th November, 2017., G.O.MS.No. 169 of REVENUE (REGN.I) DEPARTMENT, Andhra Pradesh State Government Dated 17th May, 2017., G.O.MS.No. 395 of REVENUE (REGN.I) DEPARTMENT, Andhra Pradesh State Government Dated 05th September, 2017 and G.O.MS.No. 300 of REVENUE (ASSGN.II) .


District Medical & Health Officer
Visakhapatnam.

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K. V. Venkatesh, B.Tech(Civil), MBA
Licensed Civil Engineer, BVMC & VMRDA
D.No. 7-17-1/1(I), G-1, Suman Apts.
57/A, Kirlampudi Layout, Vizag-17
Mob. : 94411 95678, 0891-27 45678



Bk - 1, CS No 6419/2017 & Doct No
6289/2017 Sheet 3 of 10 JOINT SUBREGISTRAR17
Dwarakanagar



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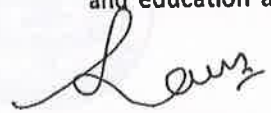


DEPARTMENT, Andhra Pradesh State Government Dated 18th July 2017. The total Stamp Duty and Registration fee was completely exempted vide above G.O's.

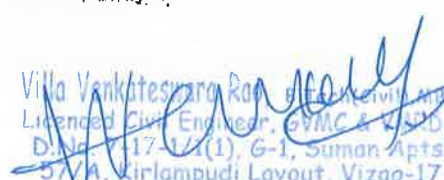
The Second Party has done the fencing of the land and have paid compensation amount to the encroachers who had planted cashew nut and other fruit bearing trees in the government land.

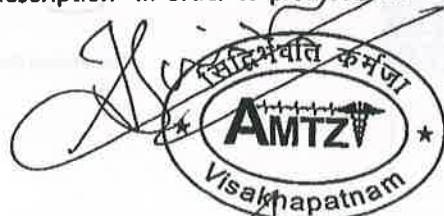
NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. That the FIRST PART is In obligation to register the land to an extent of Ac. 4.72cents, situated in S.No. 471/1A, Ac. 4.66cents, situated in S.No. 471/2A, Ac. 5.30cents, situated in S.No. 472/1, Ac. 3.80cents, situated in S.No. 472/2A, Ac. 5.25cents, situated in S.No. 475/1, Ac. 3.38cents, situated in S.No. 475/2A, Ac. 5.21cents, situated in S.No. 476/1, Ac. 3.21cents, situated in S.No. 476/2A, Ac. 1.22cents, situated in S.No. 477/1, Ac. 3.52cents, situated in S.No. 477/2, Ac. 2.71cents, situated in S.No. 477/3A total extent of Ac. 42.98 cents, situated in Nadupuru(V), Pedagantyada (M) Visakhapatnam District in favour of the Second Part free of cost and subject to payment of ex-gratia to the encroachers. Details of Sale Consideration received by FIRST PART:
2. That the FIRST PART has sold the aforesaid Scheduled Property to the Second Part for utilizing it for the purpose of objects as stated in the memorandum of association of the Second Part, which reads as follows:
 - (a) THE OBJECTS TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE:
 1. To formulate, promote, finance, aid, assist, establish, manage, control, own and operate Industrial Parks, Industrial Clusters, Sector Specific Industrial Parks, Special Economic Zone, Export Processing Zones, Manufacturing Zones which covers any nature of industrial Parks, Schemes, projects or programmes and to provide and develop Infrastructure facilities including factory sheds, go downs marketing facilities, warehouses, facilities of communications, generations & distribution of power, water drainage, housing, hospitals, institutions of health and education and other services of any description in order to promote and


District Medical & Health Officer
Visakhapatnam

Page 4 of 8


Villa Vankateswara Rao, Civil Engineer
Licenced Civil Engineer, GVMC & VSRDA
D.No. 117-1A(1), G-1, Suman Apts.
57/4, Kirlampudi Layout, Vizag-17
Mob. : 94411 95678, 0891-27 45678



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JOINT SUBREGISTRAR17
Dwarakanagar
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assist the rapid and orderly establishment growth and development of Industries and commerce in State of Andhra Pradesh or in any part of India.

2. To promote, establish, develop, improve, administer, own and run common facilities, incubation centers, trade centers, convention centers, Hotels, leisure facilities, office space by its own / Joint venture with the assistance/Schemes of Government of India or through public private partnership basis for growth and development of Industries and commerce in the State of Andhra Pradesh or in any part of India.
3. To implement schemes of Incentives (financial and otherwise), subsidies and the like formulated by the Government of Andhra Pradesh, Government of India or other authorities and Institutions and to administer such schemes of incentives as may be devised by the company from time to time in the interest of the establishment and development of industries and commerce in the State of Andhra Pradesh and to undertake such other activities, industrial, commercial or financial which will create conditions conducive to the growth of industries in the State of Andhra Pradesh or any part of India.
4. To Develop Medical departments, Health departments and Medtech parks with Infrastructure facilities to implement and control the projects as per the guidelines of Andhra Pradesh Government.
5. To aid,assist, promote and finance industries set up in the Industrial sites developed by the Company, whether owned or run by Government, Statutory body,Co-operatives, company, firm or individual or others and to provide themwith capital, credit, means and resources for the prosecution of their work and business and to enable them to develop and Improve their management, production and marketing techniques and other objects mentioned in the objects clause of Memorandum of Association.

In case of any violation of nature or type of activity, the land shall be automatically subsumed by the Government. If the land has not been put to use for the activity for which it has been given within 3 years from the date of registration, the land shall be automatically subsumed by the Government. The SPV shall not be entitled to sell this land to any other party.

District Medical & Health Officer
Visakhapatnam

Page 5 of 8

Villa Venkateswara Rao, B.Tech (Civil) MBA
Licenced Civil Engineer, AMIE, C.V.R.D.A.
D.No. 7-17/110, Suman, 1st
57/4, Kiranpudi Layout, Vizag-17
Mob. 94411 95678, 0891-27 45678



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6419/2017
Sheet 5 of 10
JOINT SUBREGISTRAR
Dwarakanagar



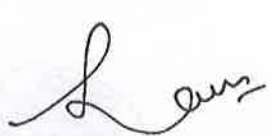
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3. That the FIRST PART hereby grant, convey, transfer and assign unto the **Second Part** all that piece and parcel of the said Land together with all rights, title on interest, easements in any wise appurtenant thereto to hold the said land UNTO and to use of the **Second Part** absolutely free of cost forever for utilizing the same for the above mention purpose and for no other purpose. The FIRST PART shall hand over the possession of the said **Scheduled Property** to the **Second Part**.
4. That the FIRST PART hereby assures that the said **Scheduled Property** is free from all encumbrances charges, mortgages, court proceedings, sureties, bonds, etc., In the event of any encumbrances or charges being found over the said land, the FIRST PART shall indemnify and save the **Second Part** of all costs and expenses/losses incurred by the **Second Part**.
5. That the **Second Part** shall be entitled to use and enjoy the said **Scheduled Property** for the purpose for which it was allotted duly complying with the conditions, restrictions, limitations imposed by the Competent Authorities from time to time.
6. That the **FIRST PART** agrees to sign all applications, papers, further documents to more perfectly assuring the said Land to the **Second Part** and for getting the name of the **Second Part** mutated in the Municipal or Revenue records as the owner of the said **Scheduled Property**.
7. The **Second Part** shall upon execution of this Conveyance Deed transact the **Scheduled Property** for its intended use.
8. That all the costs and expenses or incidentals to the execution of this Conveyance Deed including stamp duty and registration charges if any shall be borne by the **Second Part**.


District Medical & Health Officer
Visakhapatnam.

Page 6 of 8



Villa Venkateswara Rao, G. Tech (P) D & A
Licenced Civil Engineer, G. M. S. V. V. V.
D.No. 7-17/110, G-1, Suman Apts
57/A, Kiranipudi Layout, Vizag-17
Mob.: 94411 95678, 0891-27 45678



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JOINT-SUBREGISTRAR17
Dwarakanagar



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FIRST SCHEDULE

(DESCRIPTION OF THE SAID PROPERTY)

District: Visakhapatnam

Mandal: Pedagantyada

Village: Nadupuru

Local Authority: GVMC

All the part and parcel of land being Ac. 4.72cents, situated in S.No. 471/1A, Ac. 4.66cents, situated in S.No. 471/2A, Ac. 5.30cents, situated in S.No. 472/1, Ac. 3.80cents, situated in S.No. 472/2A, Ac. 5.25cents, situated in S.No. 475/1, Ac. 3.38cents, situated in S.No. 475/2A, Ac. 5.21cents, situated in S.No. 476/1, Ac. 3.21cents, situated in S.No. 476/2A, Ac. 1.22cents, situated in S.No. 477/1, Ac. 3.52cents, situated in S.No. 477/2, Ac. 2.71cents, situated in S.No. 477/3A total extent of Ac. 42.98 cents, situated in Nadupuru Village, Pedagantyada Mandal, Visakhapatnam District in Andhra Pradesh and bounded by:

- North : Land belongs to Steel Plant
South : S.No.481 of Nadupuru Village, belongs to AMTZ
East : Land belongs to Steel Plant
West : S.No.480/2 of Nadupuru Village, belongs to AMTZ


District Medical & Health Officer
Visakhapatnam.




Villa Venkateswara Rao, B.Tech(Civil), MBA
Licenced Civil Engineer, GVMC & VARD
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57/A, Kirlampudi Layout, Vizag-17
Mob. : 94411 95678, 0891-27 48678



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JOINT SUBREGISTRAR17
Dwarakanagar



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RULE – III STATEMENT

VILLAGE	SURVEY No.	EXTENT
NADUPURU VILLAGE	471/1A	Ac 4.72 cents
NADUPURU VILLAGE	471/2A	Ac 4.66 cents
NADUPURU VILLAGE	472/1	Ac 5.30 cents
NADUPURU VILLAGE	472/2A	Ac 3.80 cents
NADUPURU VILLAGE	475/1	Ac 5.25 cents
NADUPURU VILLAGE	475/2A	Ac 3.38 cents
NADUPURU VILLAGE	476/1	Ac 5.21 cents
NADUPURU VILLAGE	476/2A	Ac 3.21 cents
NADUPURU VILLAGE	477/1	Ac 1.22 cents
NADUPURU VILLAGE	477/2	Ac 3.52 cents
NADUPURU VILLAGE	477/3A	Ac 2.71 cents
TOTAL		Ac 42.98 cents

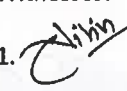
IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED THIS DEED OF CONVEYANCE AT THE PLACE AND ON THE DATE HEREIN ABOVE FIRST WRITTEN IN THE PERSENCE OF THE FOLLOWING WITNESSES:


District Medical & Health Officer
Visakhapatnam

FIRST PART



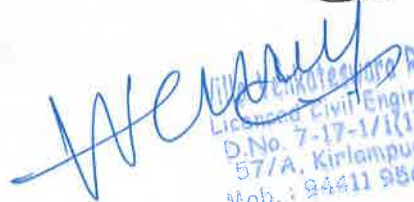
Witnesses:

1. 

2. 

Drafted by:

Page 8 of 8


S. Venkatesh Rao, B.Tech(Civil), MBA
Licensed Civil Engineer, GVMC & VMRDA
D.No. 7-17-1/1(1), G-1, Suman Apts.
57/A, Kirlampudi Layout, Vizag-17
Mob.: 94411 95678, 0891-27 45678



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6287201) Sheet 8 of 10 JOINT SUBREGISTRAR17
Dwarakanagar



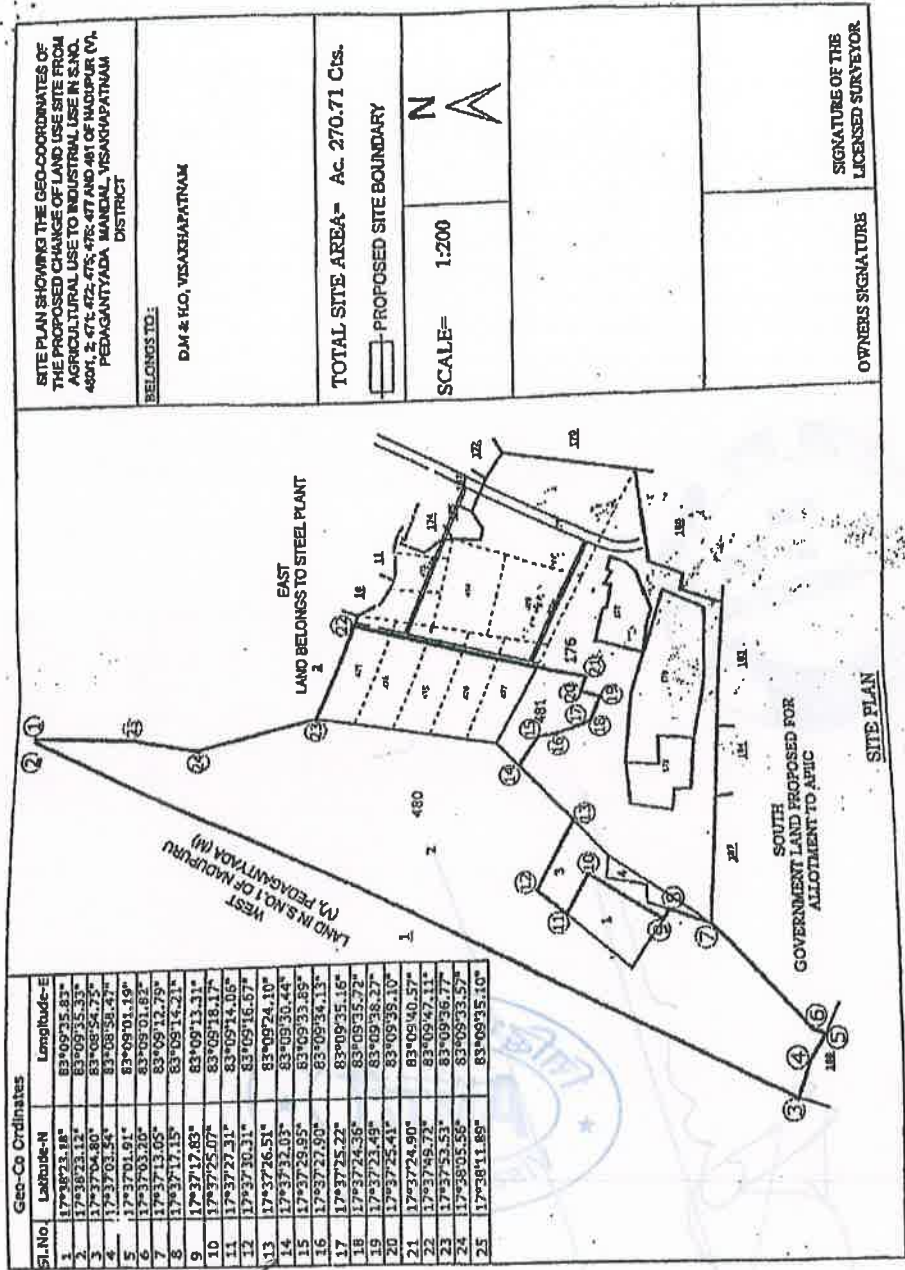
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सिद्धिभवति कर्मजा

AMTZ

Visakhapatnam

District Medical & Health Officer

Visakhapatnam.

[Signature]

सिद्धिभवति कर्मजा

AMTZ

Visakhapatnam

Scanned by CamScanner

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Venkateswara Rao, B.Tech(Civil), MBA

Licensed Civil Engineer, GVMC & VMROA

D.No. 7-17-1/1(I), G-1, Suman Apts.

57/A, Kirlampudi Layout, Vizag-17

Mob.: 94411 95678, 0891-27 45678

Bk - 1, CS No 6419/2017 & Doct No
6227 Sheet 9 of 10 JOINT-SUBREGISTRAR17
Dwarakanagar



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ఆంధ్రప్రదేశ్ ప్రభుత్వం రెవెన్యూ శాఖ భూమి రికార్డుల వివరములు



Version 2.0

Administrative

Webland Version 2.0

మండలము: పెద గంటాడ (31)

జిల్లా: విశాఖపట్నం-

Visakhapatnam (3)

1-B నమూనా (ROR)

గ్రామము : నడిపూరు (పాట్ల)(331002) *

ఖాతా సం. 5555

***To generate Village ROR-1B Report Click on Generate ROR Button without selecting any Khata no.

check for Khata no. wise page break Generate ROR Print ROR Export To Excel(All)

+ --- Unsigned; # --- Occupants mismatch with paltadar;\$ ---Occupant details

not entered in adangal on the column రిమార్కులు

1-B నమూనా (ROR)

print date :20/12/2017

జిల్లా: విశాఖపట్నం-

మండలము: పెద గంటాడ (31)

గ్రామము పేరు : నడిపూరు (పాట్ల)(331002) *

విస్తీర్ణం యూనిట్లు : Acres/cents

Visakhapatnam

(3)

వరుస సంఖ్య (1)	పట్టాదారు పేరు (2)	రంధ్ర/భగ్గ పేరు(3)	ఖాతా నెంబరు(4)	సర్వే నెం. (5)	భూమి వివరణ(6)	విస్తీర్ణం (7)	శిస్తు(రూ.) (8)	పట్టాదారుకు ఏ విధంగా సంక్రమించింది/ సాగు చేశారు(9/10)	యజమాని/ కొలుదారు తాకట్టు పట్టుకున్న వ్యక్తి పేరు/ ఖాతా నెం. (11/12)	రిజిస్టర్ కాని ముద్రాది భారాల వివరములు(13)	మౌలిక నిలువ(14)	రిమార్కులు
1	మెడికల్ టెక్నాలజీ మానిఫెస్టేషన్ పార్క్	మెడికల్ టెక్నాలజీ మానిఫెస్టేషన్ పార్క్	5555	477-1'	పోరంబోకు	1.2200	0.00	పట్టాదారు				
2				477-3A'	పోరంబోకు	2.7100	0.00	పట్టాదారు				
3				476-2A'	పోరంబోకు	3.2100	0.00	పట్టాదారు				
4				475-2A'	పోరంబోకు	3.3800	0.00	పట్టాదారు				
5				477-2'	పోరంబోకు	3.5200	0.00	పట్టాదారు				
6				472-2A'	పోరంబోకు	3.8000	0.00	పట్టాదారు				
7				471-2A'	పోరంబోకు	4.6600	0.00	పట్టాదారు				
8				471-1A'	పోరంబోకు	4.7200	0.00	పట్టాదారు				

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9				476- 1'	పోరంబోకు	5.2100	0.00	పట్టాదారు				
10				475- 1'	పోరంబోకు	5.2500	0.00	పట్టాదారు				
11				472- 1'	పోరంబోకు	5.3000	0.00	పట్టాదారు				
12	/			480- 1'	పోరంబోకు	10.0000	0.00	పట్టాదారు				
13				481'	పోరంబోకు	13.2700	0.00	ప్రభుత్వ భూమి				
14				480- 2'	పోరంబోకు	204.4600	0.00	పట్టాదారు				
				మొత్తం నిష్పత్తి		270.7100	0.00					

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