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DOCUMENT No 4011 /2016
Jt. S.R.O., DWARAKANAGAR

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ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BN 764912

S. No. 16648 Date 14-07-2016

Sold to: Jitendar Kumar Sharma S/o Shyam Sunder Sharma

For whom: Andhra Pradesh Medtech Zone Limited,

K. SOMESWARA RAO

Licensed Stamp Vendor,
L.No. 03-13-009/2012, R.L No 03-13-017/2015, # 6-94/15
Flat No 4C, Sri Sai Towers, Krishnarayapuram,
Visakhapatnam, Cell No 7416534936

CONVEYANCE DEED

THIS DEED OF CONVEYANCE is made and executed on this 18th day of August, 2016 by and Between: Behalf of the Governor of Andhra Pradesh.

DISTRICT MEDICAL & HEALTH DEPARTMENT, Visakhapatnam represented by DR.JONNALAGADDA SAROJINI, aged 59, W/o S.K.E. Apparao (DMHO) (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 administrators, successors-in interest and assignees).

FIRST PART

SECOND PART

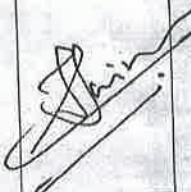
Villa Venkateswara Rao, a.Tech(Civil),MBA
Licenced Civil Engineer, GVMC & VMRDA
D.No. 7-17-1/1(1), G-1, Suman Apts.
57/A, Kirlampudi Layout, Vizag-17
Mob.: 94411 95678, 0891-27 45678



Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Dwarakanagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. /- paid between the hours of 10:30 and 12:30 on the 18th day of AUG, 2016 by Sri J Sarojini

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 DR. JITENDAR KUN [314-1-2016-4080]	DR. JITENDAR KUMAR SHARMA[RJM/S ANDHRA PRADESH MEDTECH ZONE LIMITED VISAKHAPATNAM.	
2	EX		 JONNALAGADDA SAROJINI [314-1-2016-4080]	JONNALAGADDA SAROJINI[R]DISTRICT MEDICAL & HEALTH DEPARTMENT ,VISAKHAPATNAM 9-17-28/24,AMAR NAGAR,C B M COMPOUND, VISAKHAPATNAM (URBAN),VISAKHAPATNAM	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 NITIN BHARADWAJ:1 [314-1-2016-4080]	NITIN BHARADWAJ S/O SH S K SHARMA,FLAT NO.203,OZONE RESIDENCY,SECTOR- 8,MVP COLONY,VISAKHAPATNAM	
2		 SURESH MARPU:18/08/2016 [314-1-2016-4080]	SURESH MARPU S/O SATYANARAYANA MARPU,D.NO.31-38- 256,RAJIV NAGAR,RASALAMMA COLONY,VISAKHAPATNAM	

18th day of August, 2016

Signature of **JOINT SUBREGISTRAR33**
Dwarakanagar

Bk - 1, CS No 4080/2016 & Doct No
60111 2016. Sheet 1 of 8

JOINT SUBREGISTRAR33
Dwarakanagar



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Wessany
Venkateshwar 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



IN FAVOR 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.


FIRST PART


SECOND PART


Vishakhapatnam, B.Tech(Civil), MBA
Experienced Civil Engineer & VMDA
D.No. 7-17-1/1(1), G-1, Sunray Apts.
57/A, Kirlampudi Layout, Vizag-17
Mob. : 94411 95678, 0891-27 45678



Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		0	100
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		0	0
User Charges	NA	0	200		0	200
Total	100	0	200		0	300

Date
18th day of August, 2016

Signature of Registering Officer
Dwarakanagar

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4011/2016. Sheet 2 of 8
JOINT SUBREGISTRAR
Dwarakanagar

ಇವು - ಆದಾಯವು ಈ ಸರಿಯಾಗಿರುತ್ತದೆ.
22/8
ಸರಿಯಾಗಿರುತ್ತದೆ.

2016ನೇ ವರ್ಷ (ಆಗಸ್ಟ್ 2016)
4011/2016 ನೇ ವರ್ಷದ
ಪ್ರತಿವೇಶನ ಕಾರ್ಯದ
ವಿವರಣೆ 2016/2017
2016/2017 ನೇ ವರ್ಷದ



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1
Venkateswara Rao, S.Tech(Civil), MBA
Licensed Civil Engineer, GVMC & VASDA
D.No. 7-17-1/1(1), G-1, Suman 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 molding, cabinet molding, injection molding centres
- iv. 3 D 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 204 acres, situated in SNO-480/2, 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 memo no 295254/H2/2016 of Andhra Pradesh State Government Dated 17th August 2016.

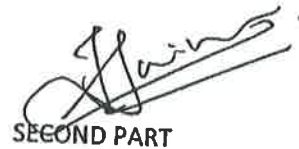
The Second Party has done the fencing of the land and have paid compensation amounting to Rs.25 Crores to the encroachers who had planted cashew nut and other fruit bearing trees in the government land.

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.204.46, cts in Sy.No480/2 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 :



FIRST PART



SECOND PART


 W. V. Vankatesh Rao, B.Tech(Civil), MBA
 Licensed Civil Engineer & VMDA
 D.No. 7-17/2/11, 6-1, Suman Apts.
 57/A, Kirlampudi Layout, Vizag-17
 Mob. : 94411 95678, 0891-27 45678



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JOINT SUBREGISTRAR
Dwarakanagar



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[Handwritten Signature]
Sri Venkateswara 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



(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, godowns marketing facilities, warehouses, facilities of communications, generation & distribution of power, water drainage, housing, hospitals, institutions of health and education and other services of any description in order to promote and assist the rapid and orderly establishment growth and development of industries and commerce in the 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 the 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 them with 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.

FIRST PART

SECOND PART

W. Venkatesh
 W. Venkatesh, 100, B.Tech(Civil) M.E.
 Licensed Civil Engineer, GVAL & VAPRA
 D.No. 7-17-1/11, 8-1 Suman Apts,
 57/1, Kirlampudi Layout, Vizag-17
 Mob. : 94411 95678, 0891-27 45678



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JOINT SUBREGISTRAR33
Dwarakanagar



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



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.

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:

FIRST PART

SECOND PART

WITNESS :

1. Chin

2. M. Suresh

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



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JOINT SUBREGISTRAR

Dwarakanagar



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V. N. Koteswara Rao, B.Tech(Civil), ARA
Licensed Civil Engineer, GVMC & VMROA
D.No. 7-17-1/1(1), G-1, Suman Apts,
57/A, Kirlampudi Layout, Vizag-17
Mob. : 94411 95678, 0891-27 45678



FIRST SCHEDULE
(DESCRIPTION OF THE SAID PROPERTY)

District : Visakhapatnam
Village : Nadupuru

Mandal : Pedagantyada
Local Authority : GVMC

All the part and parcel of land being Survey no : 480/2 admeasuring Ac 204.46 cents, situated in Nadupuru Village, Pedagantyada Mandal, Visakhapatnam District in Andhra Pradesh and bounded by :

North : Land belongs to Visakhapatnam Steel Plant
South : Road
East : Land in S.No : 170
West : Land in S.No : 1(Hill Forest)

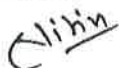
RULE – III STATEMENT

VILLAGE	SURVEY NO.	EXTENT
NADUPURU VILLAGE	480/2	Ac 204.46 cents


FIRST PART


SECOND PART

Witnesses :

- 
- M. Sumanth


Villa Venkateswara 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



सिद्धिर्भवति कर्मजा
AMTZI
Visakhapatnam

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JOINT SUBREGISTRAR
Dwarakanagar



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Vino Venkateswara Rao, B.Tech (Civil) M.B.A
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Licenced Civil Engineer, EVMC & VMRBA
D.No. 7-17-1/1(1), G-1, Suman Apts.
57/A, Kirtampudi Layout, Vizag-17
Mob. : 94411 95678, 0891-27 45578



**GOVERNMENT OF ANDHRA PRADESH
NOTIFICATION**

Revenue Department - Exemption of Stamp Duty and Registration Fee in favour of Andhra Pradesh Med Tech Zone Ltd for establishment of Medical Technology manufacturing park at Visakhapatnam to an extent of 204.46 acres of land in Sy. No. 480/2 in Nadupuru(V), Padaganthyada (M) Visakhapatnam District under section 9 (1) of the Indian Stamp Act 1899 and registration fee under Section 78 of the registration act 1908 - Notification- Issued.

REVENUE (REGN.I) DEPARTMENT

G.O. Ms.No.463

Dated: 17-08-2016

Read the following:-

1. G.O. Ms. No. 272, Rev (Asn.II) Deptt., Dt: 01.07.2016.
2. HM&FW (H) Deptt., U.O. Note No. 295254/H/2016, Dt: 08.08.2016.

ORDER:

The following notifications will be published in an Extraordinary Issue of the Andhra Pradesh Gazette, dated: 19-08-2016.

NOTIFICATION-I

In exercise of the powers conferred by clause (a) of sub-section (1) of section 9 of the Indian Stamp Act, 1899 (Act II of 1899), the Governor of Andhra Pradesh hereby remits the Stamp Duty in full chargeable under the said Act in execution of Deed of conveyance by HM&FW Department in favour of Andhra Pradesh Med Tech Zone Ltd in favour of Medical Technology manufacturing park at Visakhapatnam to an extent of 204.46 acres of land in Sy. No. 480/2 in Nadupuru(V), Padaganthyada (M) Visakhapatnam District.

NOTIFICATION-II

In exercise of the powers conferred by section 78 of the Registration Act, 1908 (Act XVI of 1908), the Governor of Andhra Pradesh hereby makes the following amendment to the Item 1 of Category-I of "Table of Fees" under Registration Fees issued in G.O. Ms. No. 463, Revenue (Registration-I) Department, dated 17th August, 2013, and published at pages 1-3 of part-I of extraordinary issue of Andhra Pradesh Gazette dated: 17th August, 2013 as subsequently amended from time to time.

AMENDMENT

In the said "Table of Fees" after category 5 (j), the following shall be added, as 5(k) namely:-

(k) No registration fee shall be leviable on the execution of conveyance by HM&FW Department in favour of Andhra Pradesh Med Tech Zone Ltd a special purpose registered by exempting payment of stamp duty for establishment of Medical Technology manufacturing park at Visakhapatnam to an extent of 204.46 acres of land in Sy. No. 480/2 in Nadupuru(V), Padaganthyada (M) Visakhapatnam District under section 9 (1) of the Indian Stamp Act 1899 and registration fee under Section 78 of the registration act 1908.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJEYA KALLAM

SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase (Printing Wing), A.P. Hyderabad (He is requested to publish the notification and furnish 25 copies to the Commissioner & Inspector General of Registration and Stamps, Andhra Pradesh, Hyderabad and (25) copies to the Government.

The Director & Inspector General of Registration and Stamps, Andhra Pradesh, Hyderabad.

The District Collector, Visakhapatnam.

Copy to

The P.S. to Pr. Secy to CM,

The OSD to Deputy CM, Revenue,

The PS to Sp. CS to Govt., Revenue,

The HM&FW Department, /The Rev (Asn.II) Department,

The Law (II) Department.

// FORWARDED // BY ORDER //

SECTION OFFICER

[Handwritten Signature]

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



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9011/2016. Sheet 7 of 8

JOINT SUBREGISTRAR

Dwarakanagar



Venkateswara Rao
Venkateswara Rao, B.Tech(Civil), M.B.A.
Licenced Civil Engineer, GVMC & VMCD
D.No. 7-17-1/1(I), G-1, Suman Apartments
57/A, Kirlampudi Layout, Vizag-1
Mob.: 94411 95678, 0891-27 45678

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GOVERNMENT OF ANDHRA PRADESH
DEPARTMENT OF HEALTH, MEDICAL AND FAMILY WELFARE

Visakhapatnam District - Transfer of

Government land to an extent of Ac.204.46 cts in Sy.No.480/2 in Nadupuru (V), Pedagantyada (M), in favour of Medical and Health Department for establishment of Medical Technology Manufacturing Park - Execution of conveyance in favour of AP Med Tech Zone Ltd - Orders - Reg.

- Ref:- 1. G.O.Ms.No.29, HM&FW (H2) dept., dt:30.03.2016.
2. From District Collector, Visakhapatnam, Lr.No.013/2015/E2, dt: 01-08-2016
3. Govt., Memo.No.270698/H2/2016, dt:04.06.2016
4. G.O.Ms.No.272, Rev (Ass-II) Dept., dt:01.07.2016
5. Govt., Memo.No.295254/H2/2016, dt:08.07.2016
6. G.O.Rt.No.343, HM&FW (G1) dept., dt:25.07.2016

The attention of the District Collector, Visakhapatnam is invited to the reference 4th cited wherein the Government (Revenue department) orders were issued for transfer of Government land to an extent of Ac. 204.46 cts in Sy.No.480/2 in Nadupuru(V), Pedagantyada(M), Visakhapatnam District in favour of Medical and Health Department for establishment of Medical Technology Manufacturing Park on free of cost, and subject to payment of ex-gratia to the encroachers and outcome of W.P.No. 2580 of 2008 and also subject to certain conditions in addition to the conditions under BSO - 24 and GO Ms. No.571, Revenue(Assn.I) Dept., dt. 14-09-2012.

2. The District Collector, Visakhapatnam is requested to hand over the land to District Medical & Health Officer, Visakhapatnam on behalf of Principal Secretary, Health Medical and Family Welfare department.
3. The Govt., land now vested in HM&FW Dept., is now proposed for registration in favour of a fully owned Govt., company Andhra Pradesh Med Tech Zone Ltd., (AMTZ), a Special Purpose Vehicle registered for establishing the Medical Technology manufacturing Park at Visakhapatnam.
4. Government after careful examination hereby convey the land in favour of AP Med Tech Zone Ltd for establishment of Medical Technology Manufacturing Park at Visakhapatnam to an extent of 204.46 acres of land in Sy.No.480/2 in Nadupuru (V), Pedagantyada (M) Visakhapatnam District.
5. The District Collector, Visakhapatnam / District Registrar, Stamps and Registration, Visakhapatnam are requested to take necessary action accordingly.

POONAM MALAKONDAIAH
PRINCIPAL SECRETARY TO GOVERNMENT

To
The District Collector, Visakhapatnam.
The Director & Inspector General of Registration and Stamps, A.P., Hyderabad.
The District Registrar, Stamps and Registration, Visakhapatnam.
Copy to:
The District Medical & Health Officer, Visakhapatnam.
The Commissioner of Health and Family Welfare, A.P., Hyderabad.
The Revenue (Assn.) Dept., A.P. Secretariat.
All the concerned.
SI/Sc.

// FORWARDED : BY ORDER //


SECTION OFFICER



Villa Venkateswara Rao, B.Tech(Civil) MBA
Licenced Civil Engineer, GVMC & VMDA
D.No. 7-17-1/1(i), G-1, Sreenani Apts.
57/A, Kirlampudi Layout, Vizag-17
Mob. : 94411 95678, 0891-27 45678



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JOINT SUBREGISTRAR

Dwarakanagar



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V. Venkateshwar Rao, B.Tech(Civil), M.A.
Licensed Civil Engineer, GVMC & V.
D.No. 7-17-1/1(1), G-1, Suma
S/A, Kirlampudi Layout, Viza
Mob. : 94411 95678, 0891-27

