167/12 160/18 T-38/18

भारतीय गैर न्यायिक

पचास रुपये

FIFTY RUPEES

रु.50

Rs.50

INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

X 143747

S.L.No.212 Date 22/1/18 Rs.50/-

Sold to YELLAJI RAO.D. S/O DOOKA RAJU

For Whom Self : GANGAVARAM PEDAGANTYADA VSP.

P. Kalyani

P. KALYANI
Licenced Stamp Vendor
L.No.03-09-002/2017
D.No.1-48, Rayapura Agraharam,
Sabbavaram (Md), Visakhapatnam (Dist)
Cell : 9010544237

SALE DEED

This deed of sale is executed on this 22nd day of January 2018 by Sri. **TANGUDU SANKARA RAO** Aadhaar No.6817 8805 2562, PAN No.AAGPT1433Q aged 49 years, S/o Sri. NEELAKANTHAM, residing at Door No.10-9-8, High School Road, Gajuwaka, Visakhapatnam-26, 2. Sri. **TAMMANA KIRAN KUMAR** Aadhaar No.3189 4542 8493, PAN No.AEVPT6937Q aged 28 years, S/o Sri. SANKARA RAO, residing at Door No.58-1-235/161, Anjaneya Residecny, Santhinagar, NAD Kotha Road, Visakhapatnam-9, 3.Sri. **MUNGANDA VENKATA SATYA SIVA KUMAR** Aadhaar No.2288 4271 7985; PAN No.ACHPM2098P aged 34 years, S/o Sri.VENKATA SATYA PRASAD, residing at Door No.2-30, Mukkamala, East Godavari District, 4. **MUDDU SATYAVATHI** Aadhaar No.8952 3582 5799 aged 67 years, W/o Late.SIMHACHALAM, residing at Door No.65-3-701, Ex-servicemen Colony, Malkapuram, Visakhapatnam-11, 5. Sri. **KAREM UDAY KUMAR** Aadhaar No.9703 0431 0529; PAN No.AMQPK0377Q aged 44 years, S/o Late CHINA BHAGIRATHI, residing at Door No.7-1-636/14, Plot No.14., Model Colony, S.R.Nagar, Hyderabad, 6.Smt. **ROMPIVALASA LAKSHMI** Aadhaar No.8848 5863 6593, aged 36 years, W/o Sri.RAMAKRISHNA, residing at Door No.49-33-23/1, Ramakarishna nagar, Madhuranagar, Akkayyapalem, Visakhapatnam, 7.Sri. **KUNDRAPU VENKATA SOMESWARA RAO,** aged 52 years, Aadhaar No.2795 0425 4514;

For " **SRI ISHWARYA CONSTRUCTIONS**"

K.V.Someswara Rao

(K.V.SOMESWARA RAO)
Managing Partner

P.38/18

160/2018

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Lankelapalem along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 6100/- paid between the hours of 04 and 05 on the 22nd day of JAN, 2018 by Sri K V Someswara Rao

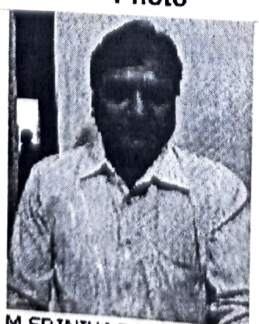
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SNo-cd	Thumb Impression	Photo	Aadhar Photo	Address	Signature/Thumb Impression
1-CL		 YELLAJI RAO DOWLAPALLI [316-1-2018-147]		YELLAJI RAO DOWLAPALLI S/O. S/O NOOKARAJU DOWLAPALLI AADHAR- ********0372 GANGAVARAM ,GANGAVARAM, PEDAGANTYADA,VISAKHAPATNAM	
2-EX		 KUNDRAPU VENKATA SOMES [316-1-2018-147]	NO IMAGE FOUND	KUNDRAPU VENKATA SOMESWARA RAO[R]SRI ISHWARYA CONSTRUCTIONS, VISAKHAPATNAM (AGENT) . R/ K. VENKATA SOMESWARA RAO (MANAGING PARTNER) REPRESENT LIG-118, VUDA COLONY, SATYANARAYANAPURAM,, H/O. THUMMAPALA, ANAKAPALLI, VSP DIST.	

THE SEAL OF THE SUB REGISTRAR LANKELAPALEM 2-EX JOINT SUBREGISTRAR29 Lankelapalem

Bk - 1, CS No 147/2018 & Doct No 160 / 2018. Sheet 1 of 11

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 M SRINIVAS::22/01/201 [316-1-2018-147]	M SRINIVAS S/O LATE PATTABHIRAMAIAH, Q NO 327/C, SECTOR-6, UKKUNAGARAM, VSP DIST	

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PAN No.AJAPK6863A S/o. Sri.NOOKA RAJU, residing at LIG:118, VUDA Colony, Satyanarayanapuram, H/o Tummapala, Anakapalli, Visakhapatnam District, all are represented by their Development Agreement cum General Power of Attorney Holder, **"SRI ISHWARYA CONSTRUCTIONS"** MIG –IIA, VUDA Colony, Anakapalli, **PAN NO.AJAPK6863A** represented by its Managing Partner, Sri. **KUNDRAPU VENKATA SOMESWARA RAO,** AADHAAR NO.2795 0425 4514 aged 52 years S/o. Sri.NOOKA RAJU, residing at LIG:118, VUDA Colony, Satyanarayanapuram, H/o Tummapala, Anakapalli, Visakhapatnam District, through a Development Agreement cum G.P.A. vide **Document No.3045 of 2015** (S.R.O.Lankelapalem) hereinafter called the "VENDOR" which expression wherever the context admits shall mean and includes its successors, in interests, attorney, representators, executors and assignees of "ONE PART".

IN FAVOUR OF

Sri. **YELLAJI RAO DOWLAPALLI** Aadhaar No.7971 7569 0372, PAN No.AXYPD6162D Aged 30 Years, S/o Sri. NOOKA RAJU, residing at Door No.15-2-96, Gangavaram, Pedagantyada Mandal, 50th Ward, Visakhapatnam District-531044, hereinafter called the "PURCHASER" which expression shall wherever it occurs in this deed unless repugnant to the context shall mean and include his heirs, assignees, successors, executors, administrators on the OTHER PART.

II) Whereas the site owner No. 1, Sri.Tangudu Sankara Rao is the absolute owner of site measuring 109.91 Sq.Yds or 92.32 Sq.Mts bearing Plot Nos.13&14 in the layout covered by S.No.81/2A of Sanivada village, within the GVMC Limits, which is herself acquisition property, having acquired the same, through a registered sale deed Dt. 13-06-2013 of Book-I, vide document No.**1897 of 2013** registered at the Office of Sub Registrar, Lankelapalem from Smt.Yelamanchili Suseela represented by her G.P.A.Holder, Sri.Yelamanchili Kiran.

For " SRI ISHWARYA CONSTRUCTIONS"

K.V.Someswara Rao

(K.V.SOMESWARA RAO)
Managing Partner

2





G TATAYYA NAIDU::22
[316-1-2018-147]

G TATAYYA NAIDU

S/O RAMUNAIDU,
KUNDRAM VILLAGE,
ANAKAPALLI MD,
VISAKHAPATNAM
DISTRICT

G. T. N.

22nd day of January,2018
1939 సౌ Magha 22nd day

Signature of JOINT SUBREGISTRAR29
Lankelapalem

Endorsement:

Desc — In the Form of

	Online	Stamp Papers	Challan u/s 41of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
SD	0	50	30500	0	0	0	30550
TD	0	NA	9150	0		0	9150
RF	0	NA	6100	0		0	6100
UC	0	NA	200	0		0	200
TOT	0	50	45950	0		0	**46000**

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

Rs. 39650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 6100/- towards Registration Fees on the chargeable value of Rs. 610000/- was paid by the party through Challan/BC/Pay Order No ,8 dated ,22-JAN-18.

Date
22nd day of January,2018

Signature of Registering Officer
Lankelapalem

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ఈ పుస్తకము 2018 సం.(శాశ 1939) లో 160
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తము
గుర్తింపు నెం.316-1-160 -2018 ఇవ్వబడినది.
2018 సం. జనవరి నెల 23 తేది
1939 శ. మాఘ నెల 03 తేది

రిజిస్ట్రేషన్ అధికారి
(యు. రవిశంకరశేషు)

This document has been scanned with the
Identification Number 316-1-160-18

Signature of Registration Officer

THE SEAL OF THE SUB-REGISTRAR LANKELAPALEM

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site owner No. 2, Sri.Tammana Kiran Kumar is the absolute owner of site measuring 109.91 Sq.Yds or 92.32 Sq.Mts bearing Plot Nos.13&14 in the layout covered by S.No. 81/2A of Sanivada village, within the GVMC Limits, which is herself acquisition property, having acquired the same, through a registered sale deed Dt. 13-06-2013 of Book-I, vide document No.**1900 of 2013** registered at the Office of Sub Registrar, Lankelapalem from Smt.Yelamanchili Suseela represented by her G.P.A.Holder, Sri.Yelamanchili Kiran.

site owner No. 3, Sri. Munganda Venkata Satya Siva Kumar is the absolute owner of site measuring 109.91 Sq.Yds or 92.32 Sq.Mts bearing Plot Nos.13&14 in the layout covered by S.No. 81/2A of Sanivada village, within the GVMC Limits, which is herself acquisition property, having acquired the same, through a registered sale deed Dt. 13-06-2013 of Book-I, vide document No.**1899 of 2013** registered at the Office of Sub Registrar, Lankelapalem from Smt.Yelamanchili Suseela represented by her G.P.A.Holder; Sri.Yelamanchili Kiran.

site owner No. 4, Smt.Muddu Satyavathi is the absolute owner of site measuring 109.91 Sq.Yds or 92.32 Sq.Mts bearing Plot Nos.13&14 in the layout covered by S.No. 81/2A of Sanivada village, within the GVMC Limits, which is herself acquisition property, having acquired the same, through a registered sale deed Dt.13-6-2013 of Book-I, vide document No. **1898 of 2013** registered at the Office of Sub Registrar, Lankelapalem from Smt.Yelamanchili Suseela represented by her G.P.A.Holder, Sri.Yelamanchili Kiran.

For " **SRI ISHWARYA CONSTRUCTIONS**"

K.V. Someswara Rao

(K.V.SOMESWARA RAO)
Managing Partner

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SUB-REGISTRAR OF THE LANKELAPALEM

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Site owner No. 5, Sri.Karem Uday Kumar is the absolute owner of site measuring 89.91 Sq.Yds or 75.52 Sq.Mts bearing Plot Nos.13&14 in the layout covered by S.No. 81/2A of Sanivada village, within the GVMC Limits, which is herself acquisition property, having acquired the same, through a registered sale deed Dt.07-8-2014 of Book-I, vide document No. **2235 of 2014** registered at the Office of Sub Registrar, Lankelapalem from Smt.Malla Umamaheswari represented by her G.P.A.Holder, Sri.Pulavarthi Sunil Chandra Sekhar.

Site owner No. 6, Sri.Rompivalasa Lakshmi is the absolute owner of site measuring 89.91 Sq.Yds or 75.52 Sq.Mts bearing Plot Nos.13&14 in the layout covered by S.No. 81/2A of Sanivada village, within the GVMC Limits, which is herself acquisition property, having acquired the same, through a registered sale deed Dt.13-06-2013 of Book-I, vide document No. **1896 of 2013** registered at the Office of Sub Registrar, Lankelapalem from Smt.Yelamanchili Suseela represented by her G.P.A.Holder, Sri.Yelamanchili Kiran.

Site owner No. 7, Sri.Kundrapu Venkata Someswara Rao is the absolute owner of site measuring 89.91 Sq.Yds or 75.52 Sq.Mts bearing Plot Nos.13&14 in the layout covered by S.No. 81/2A of Sanivada village, within the GVMC Limits, which is herself acquisition property, having acquired the same, through a registered sale deed Dt.28-04-2014 of Book-I, vide document No. **1146 of 2014** registered at the Office of Sub Registrar, Lankelapalem from Sri.Malla Musili Naidu.

Site owner No. 7, Sri.Kundrapu Venkata Someswara Rao is the absolute owner of site measuring 89.91 Sq.Yds or 75.52 Sq.Mts bearing Plot Nos.13&14 in the layout covered by S.No. 81/2A of Sanivada village, within the GVMC Limits, which is herself acquisition property, having acquired the same, through a registered sale deed Dt.13-08-2015 of Book-I, vide document No. **2500 of 2015** registered at the Office of Sub Registrar, Lankelapalem from Sri.Pulaparthi Suneel Chandra Sekhar.

For " **SRI ISHWARYA CONSTRUCTIONS**"

K.V. Someswara Rao

(K.V.SOMESWARA RAO)
Managing Partner

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Whereas the above sites are adjacent to each other making a single compact block of the total site of ***800 Sq.Yds*** *or 668.28 Sq.Mts for the construction of the proposed apartment thereon.*

Subsequently al the site owners were intending to have their property developed and decided for more beneficial enjoyment and offered for development of the property and entered into a Development Agreement to with irrevocable Power of Attorney with the Builder herein, ***"ISHWARYA CONSTRUCTIONS"*** *and registered* ***vide Document No.3045 of 2015*** *at the Office of Sub-Registrar of Assurances, Lankelapalem, and authorizing it to execute sale Deed or Sale Deeds for its share of property fell to its share by virtue of the said Development Agreement.*

Subsequently the vendor got it approved from GVMC vide B.A.No. 14924/2015/ACP-V/G1 *for construction of stilt + Ground + 4 upper Floors.*

By virtue of the said Development Agreement with G.P.A., the developer got Flat Nos.101,102,103,104 (In Ground Floor), 202,203 (In First Floor), 303 (In second Floor), 403,404(In Third Floor) & 501,502,503 (In Fourth Floor) as its share.

Ever since the vendor has been in undisputed and uninterrupted possession and enjoyment over the property as its lawful owner.

Whereas the vendor has expressed its desire to sell away the schedule mentioned property i.e. ***41.5Sq.Yds*** *undivided and unspecified area together with proposed* ***Flat No:202****,(First Floor) of "****VIJAYAM TOWERS****" measuring* ***1200 Sq.Feet*** *to invest the sale proceeds in a better manner and where as the Purchaser herein has offered to purchase the same, more fully described in the schedule, hereto annexed for a sum of* ***Rs.6,10,000/- (Rupees Six Lakh Ten Thousand only)****, which offer, the Vendors herein have accepted as the same is fair and reasonable and reflecting the true and correct Market Values prevailing in the locality and agreed to sell the same to the Purchaser.*

For " SRI ISHWARYA CONSTRUCTIONS"

K.V. Someswara Rao

(K.V.SOMESWARA RAO)
Managing Partner

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JOINT SUBREGISTRAR29
Lankelapalem

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That in consideration of payment of the above said amount of **Rs.6,10,000/- (Rupees Six Lakh Ten Thousand only)**, paid in the following manner.

Rs. 6,10,000/-: Paid by way of **Cheque No.079627**, Dt.22-01-2018 issued by United Bank of India, Anakapalli.

NOW THIS DEED OF SALE WITNESSES.

1. That in consideration of Payment **Rs.6,10,000/- (Rupees Six Lakh Ten Thousand only)**, paid by the Purchaser to the Vendor in the aforesaid manner the receipt of which the Vendor is hereby acknowledged. The Vendor hereby sells, conveys, transfers and assigns unto the Purchaser all its rights, title and interest, claim and demand whatsoever accrued to it in the schedule mentioned property and deliver vacant possession thereof to the Purchaser to hold the same absolutely forever free from all encumbrances, together with all water sources, privileges, easements, appurtenances or any other things belonging to or appurtenant thereto.

2. The Vendor hereby assures the Purchaser that the said property is free from all kinds of mortgage, charges, agreements to sell, court litigations and any other statutory charges.

3. The Vendor further covenants with the Purchaser that knowingly or otherwise it has not caused or allowed any distress to be levied on the said property.

4. The Vendor further assures the Purchaser that it has got a clear, effectual subsisting and marketable title to the said property and absolute authority to sell the same in the manner aforesaid.

5. The Vendor further covenants with the Purchaser that if there remains any undisclosed and un-discharged liability in respect of the said property they shall clear the same and put the Purchaser free there from.

For " SRI ISHWARYA CONSTRUCTIONS"

K.V. Someswara Rao

(K.V.SOMESWARA RAO)
Managing Partner

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6. The Vendor further agrees to indemnify the Purchaser and keep him free from disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raised at anytime by any one in regard to this sale, the Vendor hereby undertakes that it shall at its own cost settle the same and execute or cause to be executed such further acts, deeds and things as to more fully effectively convey title to the property hereby sold and conveyed to the Purchaser.

7. The Vendor also assures the Purchaser that if there remains any liability of tax or taxes for the said property to the Panchayat/ Municipal Corporation, or other Government or Statutory Authorities up to the date of this conveyance, the Vendor shall clear the same and in case the same are collected from the Purchaser, the Vendor shall pay the same to the Purchaser.

8. The Vendor further assures and covenants with the Purchaser that the Purchaser and his heirs, successors are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through them or in trust for them.

9. The Purchaser is hereby entitled to get the said property transferred in him name in the records of Greater Visakha Municipal Corporation and enjoy the same with absolute rights for ever from generation to generation.

10. The purchaser shall as a matter of necessity enjoy the undivided share in common and consistent with the rights of other owners who may acquire right, title in future and shall not claim the partition of the same. The Purchaser shall permit freely to run soil or water through the pipes which may be erected later and shall not obstruct in any manner. The Purchaser shall use the common amenities like Bore well, Staircase Lift, Drainage, Overhead Tank etc., for maintaining such common amenities, may be created in future.

For " SRI ISHWARYA CONSTRUCTIONS"

K.V. Someswara Rao

(K.V.SOMESWARA RAO)

Managing Partner

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THE SCHEDULE

All that piece and parcel of the site is measuring **41.5 Sq.Yds** or 34.698 Sq.Mts being undivided and unspecified area out of **800 Sq.Yds** or 668.904 Sq.Mts, bearing Plot Nos. **13 & 14 in the** layout, together with **Flat No.202** in **First Floor** measuring **1200Sq.Feet** (Including common areas & balconies) being constructed up to Foundation level & 80Sq.ft in car Parking in stilt floor of "**VIJAYAM TOWERS**" covered by **Survey No:81/2A** situated in **SANIVADA** village, within the Limits of Greater Visakhapatnam Municipal Corporation, Gajuwaka Mandal, Anakapalli Registration District and sub-district of Lankelapalem bounded and measured by:

East : Plot No.12

South : Plot No.19&20 "Jayam Towers"

West : Plot No.15

North : 30 Feet Wide Road

MEASUREMENTS :

East wing:75 feet or 22.86 mts;South wing :96 feet or 29.26 mts.

West wing : 75 feet or 22.86 mts;North wing : 96 feet or 29.26 mts.

SCHEDULE-B

Name of the Apartment	: **VIJAYAM TOWERS**
Floor No.	: First Floor
Flat No.	: 202
Flat area	:1200 Sq.Ft (including common area & balconies)
Undivided Share of site	: 41.5 Sq.Yds

Flat Bounded by :

East: Open Space

South: Open Space

West: Common Corridor, staircase

North: Common wall with Flat No.201 & OTS

Possession of the Schedule mentioned property has been delivered to the Purchaser this day. This is not Assigned and agency land and not hypothecated to any agencies or Government.

For " SRI ISHWARYA CONSTRUCTIONS"

K.V. Someswara Rao

(K.V.SOMESWARA RAO)

Managing Partner

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RULE-III STATEMENT

Village	Survey.No.	Extent(Sq.Yds)	M.V.Rs.
Sanivada	81/2A	41.5@Rs.5000/- per Sq.Yd	Rs.6,10,000/-
Along with Flat No.202 in First Floor measuring 1200 Sq.Ft (Including common areas & Balconies) being constructed up to foundation level& 80Sq.Ft in stilt floor			

Submitted Challan Receipt No. 5/8 for Rs.45,950/- on SBI, Lankelapalem

ANNEXURE-1A

Name of the Village : **Sanivada**

Name of the Street/Locality :

Door No/Asst No. : does not arise

Total Area : 41.5 Sq.Yd, undivided and unspecified

Name of the Apartment : **VIJAYAM TOWERS**

Details of structure

1) Nature of structure : R.C.C. built on columns

2) Flat No : **Flat No:202 (First Floor)** being Constructed up to foundation level

3) Age of the structure : -----

4) **Total** Plinth area : 1200 Sq.Feet including common areas.

Total Floors of the building : Stilt+G+4 floors

Rent/per annum : NA

Municipal/Panchayat tax : NA

Market Value of the structure with site : Rs.6,10,000/-

1.Tangudu Sankara Rao 2. Tammana Kiran Kumar 3.Munganda Venkata Satya Siva Kumar 4. Muddu Satyavathi 5. Karem Uday Kumar 6. Rompivalasa Lakshmi 7.Kundrapu Venkata Someswara Rao represented by their Development Agreement to sell with Power of Attorney holder

For " SRI ISHWARYA CONSTRUCTIONS"

K.V. Someswara

(K.V.SOMESWARA RAO)
Managing Partner

Witnesses:-

1.

2 G.T.

B.VARA PRASAD
Document Writer
Lankalapalem
Ph:9849990699
Aadhar: 230756771080

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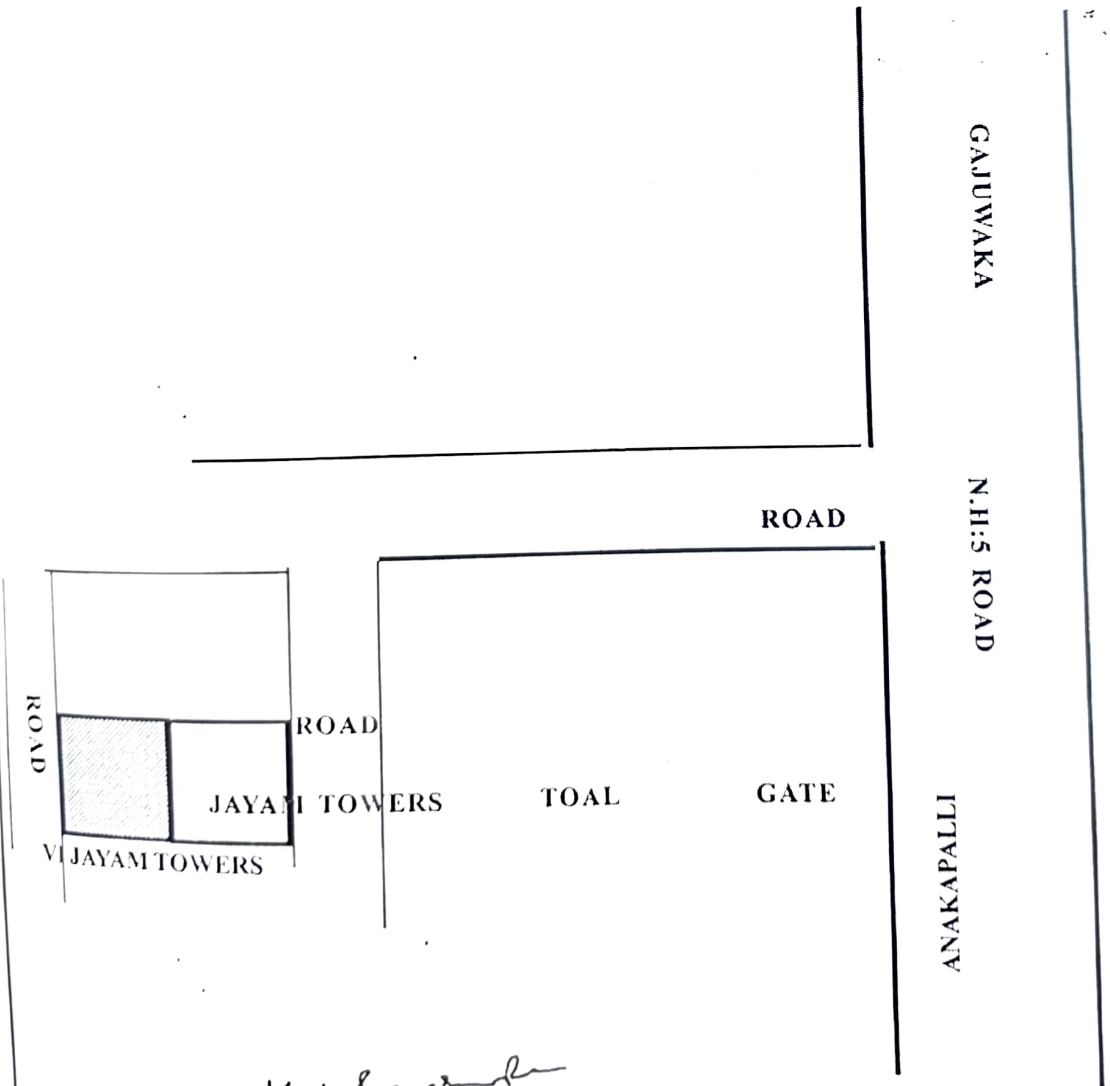
ROUTE MAP

(NOT TO SCALE)

DISTRICT : VISAKHAPATNAM

MANDAL : GAJUWAKA

VILLAGE :SANIVADA



K.V. Somesh

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Lankelapalem

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The Seal of Joint SubRegistrar Office Lankelapalem

GOVERNMENT OF ANDHRA PRADESH
COMMERCIAL TAXES DEPARTMENT

Form VAT 105

VALUE ADDED TAX REGISTRATION CERTIFICATE
[See Rule 10 (a)]

I hereby certify that **SRI ISHWARYA CONSTRUCTIONS**

Whose place of business is situated at: MIG 163, AMAL COLLEGE ROAD, VUDA COLONY, ANAKAPALLE, VISAKHAPATNAM, ANDHRA PRADESH, 531001
is registered with VAT Registration Number with effect from 1 October 2016 pursuant to and in accordance with the APVAT Act, 2005.

Name of the Owner/MD/Managing Partner: KUNDRAPU VENKATA SOMESWARA RAO

The additional place of business/branch/godown is situated at: NILL
Given under my hand at Monday 24 October 2016
Your local Tax office is: ANAKAPALLI Circle in VISAKHAPATNAM Division.

TIN 3 7 6 4 0 7 4 3 9 3 9

VAT REGISTERING AUTHORITY
24/10/2016
ANAKAPALLI Circle
VISAKHAPATNAM DIVN.

To,
SRI ISHWARYA CONSTRUCTIONS
MIG 163, AMAL COLLEGE ROAD, VUDA COLONY, ANAKAPALLE, VISAKHAPATNAM, ANDHRA PRADESH, 531001

NOTE :
1. The above Tax Payer Identification Number (TIN) must appear on all Your Tax Invoices / invoices, Correspondense with the C.T.Department, Your Tax returns.
2. You must conspicously display this certificate in your business premises.
3. Separate Copy of Certificate for each additional place of *business/branch/godown is enclosed.

K.V. Someswara Rao

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JOINT SUBREGISTRAR29
Lankelapalem

THE SEAL OF THE SUB REGISTRAR LANKELAPALEM

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