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### **Title Investigation Report**

**A. Name of the Borrower\*** : Nagarjuna Fertilizers and Chemicals Ltd., Hyderabad

**B. Name of the Mortgagor** : Nagarjuna Fertilizers and Chemicals Ltd., Hyderabad

I, B. Harinath Rao, Advocate, has investigated the title of Nagarjuna Fertilizers and Chemicals Ltd., Hyderabad (Mortgagor), to the immovable properties situated at Nandikandi Village and Gram Panchayat, Sadashivpet Mandal, Medak District, Telangana State, on the basis of the title deed/s and other documents (more particularly described in Schedule I), Encumbrance Certificates etc.

**My report on the title is as under:**

**1. Description of the immovable properties:**

All that the land along with industrial unit of sheds, buildings thereon and with PVC pipes manufacturing plant and machinery etc., premises bearing No. 7-17, admeasuring Ac. 3-06 Gts in Sy. No. 646, Ac. 2-21 Gts in Sy. No. 645 and Ac. 0-15 Gts in Sy. No. 643, totally admeasuring Ac. 6-02 Gts, situated at Nandikandi Village and Gram Panchayat, Sadasivpet Mandal, Medak District, Telangana State, situate within the limits of Registration District: Medak at Sanga Reddy and Sub-Registrar Office: Sadasivpet and bounded as under:

**Boundaries for entire land Ac. 6-02 Gts. ( As per Sale Deed No. 3577/09)**

North	:	National Highway No.9 ( Hyderabad to Mumbai)
South	:	Land of M/s. Balaji Greentech Products Ltd., in Survey No. 644
East	:	Land of M/s. Balaji Greentech Products Ltd., in Survey No. 647 and 650
West	:	Land of M. Balakistaiah and others



**Boundaries for Ac. 3-06 Gts**

North : Land in Survey No. 645 of Vendor  
 South : Land in Survey No. 643 of Vendor  
 East : Land of M/s. Balaji Greentech Products Ltd.  
 West : Land of M. Balakistaiah and others

**Boundaries for Ac. 2-21 Gts**

North : National High way No.9 (Hyderabad to Mumbai)  
 South : Land in Survey No. 646 of Vendor  
 East : Land of M/s. Balaji Greentech Products Ltd.  
 West : Land of M. Balakistaiah and others

**Boundaries for Ac. 0-15 Gts**

North : Land of Vendor  
 South : Land in Survey No. 644  
 East : Land of M/s. Balaji Greentech Products Ltd.  
 West : Land in Survey No. 642.

(more particularly described in Schedule II) (Herein after called as "the Immovable Properties").

**2. Devolution of Title:****Documents Perused ( All Xerox Copies) :**

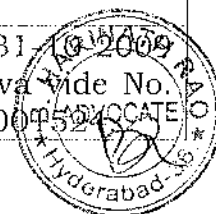
Sl. No.	Date of Document	Description of the Document
1.	31-10-2009	Regd. Sale Deed executed by M/s. Bhagyanagar Wood Plast Ltd., Rep. by its Director Sri. N. Srinath Reddy in favor of M/s. Nagarjuna Fertilizers and Chemicals Limited, Rep. by its Vice President -- Legal and Secretary Sri. M. Ramakanth, vide Doc. No. 3577/2009, registered on 07-11-2009, in the O/o. SRO Sadasivpet.
2.	16-05-1992	Regd. Sale Deed executed by Sri. Nandikandhi Venkat Reddy S/o. Buchi Reddy in favor of M/s. Bhagyanagar Wood Plast Ltd., represented by its Promoter Director Sri. N. Kishan Reddy vide Doc. No. 771/1992, registered in the O/o. SRO Sadasivpet.



3.	16-05-1992	Regd. Sale Deed executed by (1) Sri. Racharla Janardhan Reddy S/o. Ram Reddy (2) Racharla Venkat Raj Reddy S/o. Janardhan Reddy (3) Racharla Amarnath Reddy S/o. Janardhan Reddy in favor of M/s. Bhagyanagar Wood Plast Ltd., represented by its Promoter Director Sri. N. Kishan Reddy vide Doc. No. 770/1992, registered in the O/o. SRO Sadashivpet
4.	03-08-1992	Regd. Sale Deed executed by (1) Sri. Racharla Sreenivas Reddy S/o. Late. Narayan Reddy (2) Racharla Madhusudhan Reddy S/o. Late. Narayan Reddy (3) Racharla Ashok Reddy S/o. Late. Narayan Reddy (4) Racharla Sanga Reddy S/o. Late. Narayan Reddy and (5) Racharla Sreedar Reddy S/o. Sanga Reddy in favor of M/s. Bhagyanagar Wood Plast Ltd., represented by its Promoter Director Sri. N. Kishan Reddy vide Doc. No. 1667/1992, registered in the O/o. SRO Sadashivpet
5.	24-07-1992	Regd. General Power of Attorney executed by 1) Sri. Racharla Sreenivas Reddy S/o. Late. Narayan Reddy (2) Racharla Madhusudhan Reddy S/o. Late. Narayan Reddy (3) Racharla Ashok Reddy S/o. Late. Narayan Reddy in favor of Sri. Racharla Ramchandra Reddy S/o. Late. Sanga Reddy, vide Doc. No. 27/92 BLIV, registered in the O/o. SRO Sadashivpet.
6.		Pattedar Pass Book and Title Deed No. 267617, issued by revenue authorities in favor of M/s. M/s. Bhagyanagar Wood Plast Ltd., represented by its Promoter Director Sri. N. Kishan Reddy.
7.	25-11-2009	Certificate issued by General Manager, District Industries Centre, Sangareddy, Medak District in favor of M/s. Nagarjuna Fertilizers and Chemicals Ltd.
8.	02-07-2013	Mutation Proceedings No. B/3010/2013 issued by Tahsildar, Sadashivpet Mandal, Medak District in favor of M/s. Nagarjuna Fertilizers and Chemicals Ltd., Hyderabad.
9.	19-11-2009	No objection letter addressed by M/s. Bhagyanagar Wood Plast Ltd to the AE/Opn, CPDCLAP Ltd., Sangareddy.
10.	20-12-2009	Mutation proceedings issued by Nandikandi Gram Panchayat, Sadashivpet Mandal, Medak District in favor of Nagarjuna Fertilizers and Chemicals Ltd.
11.	12-07-2010	Ownership Certificate issued by Gram Panchayat Nadikandi Village, in favor of Nagarjuna Fertilizers and Chemicals Ltd.
12.		Khasra Pahani for the year 1954-55



13.		Pahani for the year 1959-60, 1964-65, 1969-70, 1974-75, 1979-80, 1984-85, 1989-90, 1994-95, 1999-2000, 2004-2005 and 2006-2007.
14.	05-12-2015	Pahani for the year 2013 issued by Mee-seva vide No. OO VV 13145817, for the year 2015 vide No. OO VV 13145735 and for the year 2014 vide No. OO VV 13145767.
15.		Khasra Pahani for the year 1954-55.
16.		Pahani for the year 1960-61, 1961-62, 1962-63, 1964-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69, 1969-70, 1970-71, 1971-72, 1973-74, 1974-75, 1975-76, 1976-77, 1977-78, 1978-79, 1979-80, 1980-81, 1981-82, 1982-83, 1983-84, 1984-85, 1985-86, 1986-87, 1987-88, 1988-89, 1989-90, 1990-91, 1991-92, 1992-93, 1996-97, 1998-99, 1999-2000, 2000-2001, 2001-2002, 1999-2000 and 2006-2007.
17.	05-12-2015	Pahani for the year 2013 issued by Mee-seva vide No. OO VV 13145821, OO VV 13145835, for the year 2014 vide No. OO VV 13145799, OO VV 13145803 and for the year 2015 vide No. OO VV 13145749, OO VV 13145753.
18.		ROR for the year 1979-80, 1989-90,
19.	23-07-2013	I-B ROR issued by Mee-seva vide No. OO CC 51671717
20.	26-07-2011	Amendment and Transfer of License to work a factory issued by Inspector of Factories, Sanga Reddy-I at Ramachandrapuram.
21.	05-02-2010	Part II Acknowledgment issued by General Manager, District Industries Centre, Sanga Reddy, Medak District.
22.	16-12-2015	Statement of Encumbrance on Property Nos. (3) vide App. Nos. 924686, 924794 and 924837, downloaded by me from the website of the registration department.
23.	09-10-2015	Statement of Encumbrance on Property vide App. No. 788369, issued by SRO Sadashivpet, for the year 01-01-1985 to 08-10-2015.
24.	24-08-2009	Certificate of Encumbrance on Property vide App. No. 33992, issued by RO Sangareddy for the year 01-01-1978 to 31-12-1982.
25.	15-12-2015	Statement of Encumbrance on Property vide No. OO VV 13667199, issued by mee-seva for the period 01-01-1986 to 14-12-2015.
26.	15-12-2015	Certified copy of the Regd, Sale Deed Dated: 31-10-2009 vide Doc. No. 3577/2009, issued by Mee-seva vide No. OOVV 13669853 along with receipt No. TB 00045245.



**Flow of title:****A. Survey No. 643 of Nandikandi Village. Ac. 0-15 Gts.**

From the documents submitted by the mortgagor more particularly from the Khasra Pahani for the year 1954-55 of Nandikandi Village, Erst while Sangareddy Taluq presently Sadashivpet Mandal of Medak District of present Telangana State it is observed that, the total extent of land recorded in Sy. No. 643 of Nandikandi village is Ac. 0-15 Gts and the name of Buchireddy, Sangareddy etc are recorded as pattedars and in the possessors column the names of Sangareddy etc are recoded as joint possessors and it is a patta land.

Further from the pahanies for the year 1959-60, 1964-65, 1969-70 and 1974-75, it is observed that the total extent of land recorded in Sy. No. 643 is Ac. 0-15 Gts and the names of Sangareddy, Manikreddy and Narayanareddy is recorded as pattedars.

Further from the pahanies for the year 1979-80, 1984-85 and 1989-90, it is observed that the total extent of land recorded is Ac. 0-15 Gts and the names of Sangareddy and Narayanareddy is recorded as pattedars.

Further from the pahani for the year 1994-95, it is observed that the said Sy. No. 643 is sub-divided and total extent of land recorded in Sy. No. 643/A is Ac. 0-07, 643/^A is Ac. 0-03, 643/E is Ac. 0-03 and 643^E is Ac. 0-02 Gts and the names of Sangareddy, Srinivas Reddy, Madhusudhan Reddy and Ashok Reddy all sons of Narayana Reddy are recorded as pattedars and possessors of the said lands. But the nature of such recordings is not mentioned in the said pahani.

However from the Old ROR for the year 1979-80 it is observed that the originally the names of Narayana Reddy and Sanga Reddy are recorded as pattedars each to an extent of Ac. 0-08 Gts and Ac. 0-07 Gts and further it is observed that the name of Narayana Reddy is rounded of and the name of Srinivas Reddy, Madhusudhan Reddy and Ashok Reddy all sons of Narayana



Reddy are recorded as pattedars, it appears that the said Srinivas Reddy etc., have inherited the said land from their father Narayana Reddy.

Further from the pahani for the year 1999-2000, 2004-2005 and 2006-2007, it is observed that the name of M/s. Bhagyanagar Wood Plasts Limited is recorded as pattedar and possessor of the land admeasuring Ac. 0-15 Gts in Sy. No. 643, but the natures of such recordings are not mentioned in the said pahanies. However from the ROR for the year 1989-90 ( Form-I) it is observed that the names of Sanga Reddy, Srinivas Reddy, Madhusudhan Reddy and Ashok Reddy are rounded of and the name of M/s. Bhagyanagar Wood Plasts Limited is recorded as pattedar and possessor of the land admeasuring Ac. 0-15 Gts in Sy. No. 643 by virtue of its purchase through a Regd. Deed No. 1667/93, Dated: 03-08-1992.

Further from the Pahanies Dated: 05-12-2015 issued by Mee-SEva for the year 2013, 2014, 2015, it is observed that the name of Nagarjuna Fertilizers and Chemicals Ltd is recorded as pattedar and possessor of the land to an extent of Ac. 0-15 Gts in Sy. No. 643 of Nandikandi Village of Sadashivpet Mandal, Medak District. Further from the I-B ROR issued by Mee-seva Dated: 23-07-2013 it is observed that the name of name of Nagarjuna Fertilizers and Chemicals Ltd is recorded as pattedar and possessor of the land to an extent of Ac. 0-15 Gts in Sy. No. 643 of Nandikandi Village, by way of purchase.

Further from the Regd. General Power of Attorney Dated: 24-07-1992, executed by Racharla Srinivas Reddy, Racharla Madhusudhan Reddy and Racharla Ashok Reddy all sons of Narayana Reddy in favor of Sri. Racharla Ramchandra Reddy, S/o. Sanga Reddy, vide Doc. No. 27/92, BK IV, registered in the O/o. SRO Sadashivpet, it is observed that the said executants are the joint owners and possessors of the land admeasuring Ac. 0-08 Gts in Sy. No. 643 situated at Nandikandi Village, having inherited the same from their father Sri. Late. Racharla Narayana Reddy, as such they executed the said GPA to deal with their above said property.



Further it is observed that Sri. Racharla Ramchandra Reddy S/o. Sanga Reddy, by virtue of the powers conferred upon by him through the above said Regd. GPA Dated: 24-07-1992, has sold the said land admeasuring Ac. 0-08 Gts, along with Racharla Sanga Reddy, S/o. Late. Narayana Reddy and Racharla Sreedhar Reddy, S/o. Sanga Reddy who are the owners of other extent of land admeasuring Ac. 0-07 Gts, in Sy. No. 643 situated at Nandikandi Village, has sold their respective extents of land totally admeasuring Ac. 0-15 Gts in Sy. No. 643 situated at Nandikandi Village in favor of M/s. Bhagyanagar Wood Plast Ltd., through Regd. Sale Deed Dated: 03-08-1992, vide Doc. No. 1667/92, registered in the O/o. SRO Sadashivpet.

Further it appears that the said M/s. Bhagyanagar Wood Plast Ltd., having acquired the said land in the manner referred supra got its name mutated in revenue records, which is evident from the ROR for the year 1989-90 I-Form issued by Deputy Tahsildar, Sadashivpet Mandal, Medak District, in respect of land admeasuring Ac.0-15 Gts in Sy. No. 643 situated at Nandikandi Village and was issued the pattedar pass books and title deeds by revenue authorities vide No. 267617.

**B. Survey No. 645 of Nandikandi Village. Ac. 2-21Gts**

From the documents submitted by the mortgagor more particularly from the Khasra Pahani for the year 1954-55 of Nandikandi Village, Erst while Sangareddy Taluq presently Sadashivpet Mandal of Medak District of present Telangana State it is observed that, the total extent of land recorded in Sy. No. 645 of Nandikandi village is Ac. 2-21 Gts and the name of Buchireddy, Sangareddy etc are recorded as pattedars and in the possessors column the names of Janardhan Reddy, S/o. Ram Reddy is recoded as possessors and it is a patta land.

Further from the pahanies for the year 1960-61, 1962, 1962-63, 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69, 1970, 1970-71, 1971-72, 1973-74, 1974-75, 1975-76, 1976-77, 1977-78, 1978-79, 1979-80, 1980-81



1981-82, 1982-83, 1983-84, 1984-85, 1985-86, 1986-87, 1987-88, 1988-89, 1989-90, 1990-91 and 1991-92, it is observed that the total extent of land recorded in Sy. No. 645 is Ac. 2-21 Gts and the name of Janardhan Reddy, S/o. Ram Reddy is recorded as shareholder pattedar/patedar and possessor and it is a patta land. But the nature of the recordings are not mentioned however in the ROR for the year 1979-80 it is observed that the name of Janardhan Reddy S/o. Ram Reddy is recorded as pattedar and possessor of the land to an extent of Ac. 2-21 Gts in Sy. No. 645 of Nandikandi Village.

Further from the pahani for the year 1992-93, 1996-97, 1998-99, 1999-2000, 2000-2001, 2001-2002 and 2006-2007, it is observed that the name of M/s. Bhagyanagar Wood Plasts Limited is recorded as pattedar and possessor of the land admeasuring Ac. 2-21 Gts in Sy. No. 645, but the nature of such recordings are not mentioned in the said pahanies. However from the ROR for the year 1989-90 it is observed that the name of Janardhan Reddy S/o. Ram Reddy is rounded off and the name of M/s. Bhagyanagar Wood Plasts Limited is recorded in respect of the said land.

Further it appears that the said M/s. Bhagyanagar Wood Plast Ltd., having acquired the said land in the manner referred supra got its name mutated in revenue records, was issued the pattedar pass books and title deeds by revenue authorities vide No. 267617, in respect of land admeasuring Ac. 2-21 Gts in Sy. No. 645.

Further from the Pahanies Dated: 05-12-2015 issued by Mee-SEva for the year 2013, 2014, 2015, it is observed that the name of Nagarjuna Fertilizers and Chemicals Ltd is recorded as pattedar and possessor of the land to an extent of Ac. 2-21 Gts in Sy. No. 645 of Nandikandi Village of Sadashivpet Mandal, Medak District. Further from the I-B ROR issued by Mee-seva Dated: 23-07-2013 it is observed that the name of name of Nagarjuna Fertilizers and Chemicals Ltd is recorded as pattedar and possessor of the land to an extent of Ac. 2-21 Gts in Sy. No. 645 of Nandikandi Village, by way of purchase.





Further it is observed that the said Racharla Janardhan Reddy as the possessor and pattedar of the above said land admeasuring Ac. 2-21 Gts in Sy. No. 645 situated at Nandikandi Village, along his sons namely Racharla Venkat Raj Reddy, Racharla Amarnath Reddy has sold said land in favor of M/s. Bhagyanagar Wood Plast Ltd., through Regd. Sale Deed Dated: 16-05-1992, vide Doc. No. 770/92, registered in the O/o. SRO Sadashivpet.

Further it appears that the said M/s. Bhagyanagar Wood Plast Ltd., having acquired the said land in the manner referred supra got its name mutated in revenue records, which is evident from the pahanies referred above and was issued the pattedar pass books and title deeds by revenue authorities vide No. 267617.

**C. Survey No. 646 of Nandikandi Village. Ac. 3-06Gts**

From the documents submitted by the mortgagor more particularly from the Khasra Pahani for the year 1954-55 of Nandikandi Village, Erst while Sangareddy Taluq presently Sadashivpet Mandal of Medak District of present Telangana State it is observed that, the total extent of land recorded in Sy. No. 646 of Nandikandi village is Ac. 3-06 Gts and the name of Buchireddy, Sangareddy etc are recorded as pattedars and in the possessors column the names of Venkat Reddy S/o. Buchi Reddy is recoded as possessors and it is a patta land.

Further from the pahanies for the year 1960-61, 1962, 1962-63, 1963-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69, 1970, 1970-71, 1971-72, 1973-74, 1974-75, 1975-76, 1976-77, 1977-78, 1978-79, 1979-80, 1980-81, 1981-82, 1982-83, 1983-84, 1984-85, 1985-86, 1986-87, 1987-88, 1988-89, 1989-90, 1990-91 and 1991-92, it is observed that the total extent of land recorded in Sy. No. 646 is Ac. 3-06 Gts and the name of Venkat Reddy, S/o. Buchi Reddy is recorded as shareholder pattedar/patedar and possessor and it is a patta land. But the nature of the recordings are not mentioned however in the ROR for the year 1979-80 it is observed that the name of Venkat Reddy



is recorded as pattedar and possessor of the land to an extent of Ac. 3-06 Gts in Sy. No. 646 of Nandikandi Village.

Further from the pahani for the year 1992-93, 1996-97, 1998-99, 1999-2000, 2000-2001, 2001-2002 and 2006-2007, it is observed that the name of M/s. Bhagyanagar Wood Plasts Limited is recorded as pattedar and possessor of the land admeasuring Ac. 3-06 Gts in Sy. No. 646, but the natures of such recordings are not mentioned in the said pahanies. However from the ROR for the year 1989-90 it is observed that the name of Venkat Reddy is rounded off and the name of M/s. Bhagyanagar Wood Plasts Limited is recorded in respect of the said land.

Further it appears that the said M/s. Bhagyanagar Wood Plast Ltd., having acquired the said land in the manner referred supra got its name mutated in revenue records, was issued the pattedar pass books and title deeds by revenue authorities vide No. 267617, in respect of land admeasuring Ac. 3-06 Gts in Sy. No. 646.

Further from the Pahanies Dated: 05-12-2015 issued by Mee-SEva for the year 2013, 2014, 2015, it is observed that the name of Nagarjuna Fertilizers and Chemicals Ltd is recorded as pattedar and possessor of the land to an extent of Ac. 3-06 Gts in Sy. No. 646 of Nandikandi Village of Sadashivpet Mandal, Medak District. Further from the I-B ROR issued by Mee-seva Dated: 23-07-2013 it is observed that the name of name of Nagarjuna Fertilizers and Chemicals Ltd is recorded as pattedar and possessor of the land to an extent of Ac.3-06 Gts in Sy. No. 646 of Nandikandi Village, by way of purchase.

Further it is observed that the said Nandikandi Venkat Reddy, S/o. Buchi Reddy as the possessor and pattedar of the above said land admeasuring Ac. 3-06 Gts in Sy. No. 645 situated at Nandikandi Village, along his sons namely Racharla Venkat Raj Reddy, Racharla Amarnath Reddy has sold said land in favor of M/s. Bhagyanagar Wood Plast Ltd., through Regd. Sale Deed



Dated: 16-05-1992, vide Doc. No. 771/92, registered in the O/o. SRO Sadashivpet.

Further it appears that the said M/s. Bhagyanagar Wood Plast Ltd., having acquired the said land in the manner referred supra got its name mutated in revenue records, which is evident from the pahanies referred above and was issued the pattedar pass books and title deeds by revenue authorities vide No. 267617.

**D.** Further it is observed that the said M/s. Bhagyanagar Wood Plast Ltd., having acquired the land admeasuring Ac. 0-15 Gts in Sy. No. 643, Ac. 2-21 Gts in Sy. No.645 and Ac. 3-06 Gts in Sy. No.646 totally admeasuring Ac. 6-02 Gts, situated at Nandikandi Village, Sadashivpet Mandal, Medak District of Telangana State, in the manner referred supra, has established PVC manufacturing unit over the said land, by obtaining license to work a factory from the Inspector of Factories, Sangareddy-I at Ramachandrapuram, vide License Number 30451 and Registration Number 42564 and later sold the said unit i.e land and machinery etc., viz., land admeasuring Ac. 0-15 Gts in Sy. No. 643, Ac. 2-21 Gts in Sy. No.645 and Ac. 3-06 Gts in Sy. No.646 totally admeasuring Ac. 6-02 Gts, situated at Nandikandi Village, Sadashivpet Mandal, Medak District of Telangana State, in favor of the borrower viz., M/s. Nagarjuna Fertilizers and Chemicals Ltd., through Regd. Sale Deed Dated: 31-10-2009, vide Doc. No. 3597/2009, registered in the O/o. SRO Sadashivpet.

Further it is observed that, the borrower/mortgagor having acquired title and possession of the above described property in the manner referred supra got its name mutated in revenue records by virtue of the mutation proceedings No. B/3010/2013,, Dated: 02-07-2013, issued by the Tahsildar, Sadashivpet Mandal, Medak District and the same is evident from the recordings in the pahanies for the year 2013, 2014 and 2015, Dated: 05-12-2015 and 1-B ROR Dated: 23-07-2013, issued by Mee-Seva.



Further it is observed that, the borrower/mortgagor subsequent to its purchase also got the license to work a factory transferred and amended in its name vide Endorsment No. B/1982/09, Dated: 26-07-2011, issued by Inspector of Factories, Sangareddy-I at Ramachandrapuram and also obtained Part -II Acknowledgment issued by the General Manager, District Industries Centre, Sanga Reddy Medak District. Dated: 05-02-2010.

Further it is observed that the borrower/mortgagor subsequent to its purchase has also got the premises of the said industrial unit mutated in gram panchayat records in respect of premises bearing No. 7-17, situated at Nandikandi Village, by virtue of change of name/mutation proceedings vide Lr. No. 01/NK village Dated: 20-12-2013, issued by Panchayat Secretary, Nandikandi Gram Panchayat, Nandikandi Village, Sadashivpet Mandal, Medak District and also obtained ownership certificate Dated: 12-07-2010, from the said panchayat Office.

From the Certificate of Encumbrance on Property Dated: 24-08-2009, vide App. No. 33992, issued by R.O. Sangareddy, for the period 01-01-1978 to 31-12-1982, it is observed that Janaradhan Reddy has mortgaged his land admeasuring Ac. 2-21 Gts in Sy. No. 645 situated at Nandikandi Village in favor of LSCS Nandikandi vide Doc. No. 1195/1979 Dated: 10-08-1979.

The Statement of Encumbrance on Property Dated: 16-12-2015 vide App. No. 924686, downloaded by me from the website of the registration department for the period 01-01-1983 to 15-12-2015, discloses the transaction of Doc. No. 3577/2009, 1667/1992, 771/92, 770/1992 through which the mortgagor and its vendor has acquired title and possession of the above described property. Further it is also observed the transaction of Doc. No. 774/1992, through which the vendor's vendor of the mortgagor got his land, released from LSCS Nandikandi, by virtue of Doc. No. 774/1992, Dated: 16-05-1992, in respect of the land admeasuring Ac. 2-21 Gts in Sy. No. 645, situated at Nandikandi Village.



The Statement of Encumbrance on Property Dated: 16-12-2015 vide App. No. 924794 and 924837 downloaded by me from the website of the registration department for the period 01-01-1983 to 15-12-2015, discloses the transaction of Doc. No. 3577/2009, 1667/1992, 771/92, 770/1992 through which the mortgagor and its vendor has acquired title and possession of the above described property.

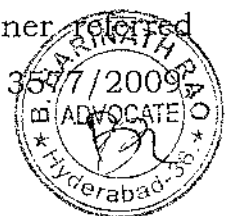
The Statement of Encumbrance on Property Dated: 09-10-2015, vide App. No. 788369 issued by SRO Sadashivpet, for the period 01-01-1985 to 08-10-2015, discloses the transaction of Doc. No. 3577/2009, 1667/1992, 771/92, 770/1992 through which the mortgagor and its vendor has acquired title and possession of the above described property. Further it is also observed the transaction of Doc. No. 774/1992, through which the vendor's vendor of the mortgagor got his land released from LSCS Nandikandi, by virtue of Doc. No. 774/1992, Dated: 16-05-1992, in respect of the land admeasuring Ac. 2-21 Gts in Sy. No. 645, situated at Nandikandi Village.

The Statement of Encumbrance on Property Dated: 15-12-2015, issued by Mee-Seva vide No. OO VV 13667199, of SRO Sadashivpet, for the period 01-01-1986 to 14-12-2015, discloses the transaction of Doc. No. 3577/2009, 1667/1992, 771/92, 770/1992 through which the mortgagor and its vendor has acquired title and possession of the above described property. Further it is also observed the transaction of Doc. No. 774/1992, through which the vendor's vendor of the mortgagor got his land, released from LSCS Nandikandi, by virtue of Doc. No. 774/1992, Dated: 16-05-1992, in respect of the land admeasuring Ac. 2-21 Gts in Sy. No. 645, situated at Nandikandi Village.

**3. Minor's Interest / HUF Property:** Not Applicable

**4. Mutation of the name of the owner in revenue records:**

The borrower/mortgagor having acquired title and possession of the above said land totally admeasuring Ac. 6-02 Gts, in the manner referred supra through Regd. Sale Deed Dated: 31-10-2009, vide Doc. No. 3577/2009,



got its name mutated in revenue records by virtue of mutation proceedings bearing No. B/3010/2013, Dated: 02-07-2013, issued by Tahsildar, Sadashivpet Mandal, Medak District and its name is being recorded in revenue records which is evident from the pahanies and I-B ROR issued by Mee-Seva referred supra.

Further the borrower/mortgagor has also got its name mutated in gram panchayat records by virtue of change of name/mutation proceedings vide Lr. No. 01/NK Village, Dated: 20-12-2009, issued by Panchayat Secretary Nandikandi Gram Panchayat, Nandikandi, in respect of premises No. 7-17, situated at Nandikandi Village.

#### **5. Possession:**

From the above said mutation proceedings bearing No. B/3010/2013, Dated: 02-07-2013, issued by Tahsildar, Sadashivpet Mandal, Medak District, recordings of the name of the mortgagor/borrower in revenue records viz., pahanies and I-B ROR issued by Mee-Seva referred supra, change of name/mutation proceedings vide Lr. No. 01/NK Village, Dated: 20-12-2009, issued by Panchayat Secretary Nandikandi Gram Panchayat, Nandikandi, in respect of premises No. 7-17, situated at Nandikandi Village and ownership certificate issued by Panchayat Secretary Nandikandi Gram Panchayat, it is evident that the borrower/mortgagor is in possession of the said premises/property. But the borrower/mortgagor has not submitted the property tax demand notice and payment receipts as such it is advised that the borrower/mortgagor has to submit the same to the bank.

#### **6. Payment of municipal/local taxes/cess etc.:**

**The borrower/mortgagor has not submitted the property tax demand notice and payment receipts as such it is advised that the borrower/mortgagor has to submit the same to the bank.**

#### **7. Applicability of the Urban Land (Ceiling & Regulation) Act, 1976 (ULCRA):**

Not Applicable



## 8. Applicability of Local laws:

The mortgagor has stated that it has obtained necessary permissions from the competent authority for establishing the factory however it is advised that the borrower shall submit all the permission viz., district industries permission, fire department permission etc., to the Bank.

## 9. Searches:

(i) I obtained Certified Copy of the Sale Deed Dated: 31-10-2009, vide Doc. No. 3577/2009 from the SRO Sadashivpet where the title document of the mortgagor/borrower is registered through Mee-Seva vide No. OO VV 13669853, and I found that the copy of the sale deed submitted by the mortgagor is tallying with that of the certified copy. Hence I opine that the said document is true and correct. Further I also made on lines searches and downloaded the encumbrance certificate which is referred above.

The receipt No. TB 0001524 Dated: 15-12-2015 issued by Mee-Seva is filed herewith in proof of the same.

ii) Enquires made in the Officer of Mandal/Revenue Officer: Not made, since the borrower is running the industrial unit and prior to its purchase its vendor is also running industrial unit.

iii) Searches in the Office of Registrar of Companies : The borrower is advised that is shall submit search report issued by a practicing company secretary.

iv) **Lispendency:** The mortgagor has stated that no cases are pending in any court of law in respect of the above described property. **But it is advised that, the bank shall obtain a declaration from the mortgagor that no cases of any nature are pending in any court of law/ tribunal/authority. And further the bank shall cause a public notice to be published in any local news paper calling for objections if any from any person/s before creating mortgage.**



**10. Site Inspection:**

Not inspected

**11. Conclusion and Recommendations:**

Thus, subject to the above said observations, on the basis of documents submitted by the mortgagor, I am of the opinion that the mortgagor is in possession and enjoyment of the above described property, since the date of its purchase as such it can be said that the mortgagor is having clear and marketable title to create equitable mortgage in favor of the bank, subject to production of the documents referred below. **Further from the Xerox copy of the pattedar pass book and title deed No. 267617, issued by Revenue authorities in favor of M/s. Bhagyanagar Wood Plast Ltd., i.e. vendor of the mortgagor/borrower, it is observed that on 01-03-2002, the original of the said pattedar pass book and title deeds were deposited with State Bank of Hyderabad, Commercial Branch, Surya Towers,. From the said writings it appears that that the vendor of the mortgagor/borrower might have obtained financial assistance and in the said process might have deposited the said documents with the above said bank, as such it is advised that the borrower/mortgagor shall get a letter from the said bank, that it has no claim/s of whatsoever nature etc., over the subject property i.e. in respect of property in Sy. No. 643, 645 and 646, admeasuring Ac. 0-15, 2-21 and Ac. 3-06 Gts totally admeasuring Ac. 6-02 Gts situated at Nandikandi Village, Sadashivpet Mandal, Medak District.**

**12. Certificate:**

Subject to the above said observations I certify that M/s. Nagarjuna Fertilizers and Chemicals Limited, Hyderabad is in possession and enjoyment of the above described property and is having marketable title to create equitable mortgage subject to production of the following documents

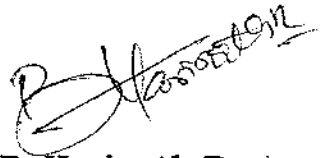
1. Building permission proceedings and approved plan.





2. E.C. from 01-01-1980 to till date i.e till the date of creation of mortgage.
3. Declaration/Affidavit that there are no litigations in respect of subject property.
4. Cause public notice inviting objections if any from the person/s interested before creating mortgage.
5. Letter from State Bank of Hyderabad, Commercial Branch, Surya Towers that it has no cliam/s of what so ever nature over the subject property i.e. in respect of property in Sy. No. 643, 645 and 646, admeasuring Ac. 0-15, 2-21 and Ac. 3-06 Gts totally admeasuring Ac. 6-02 Gts situated at Nandikandi Village, Sadashivpet Mandal, Medak District.
6. Latest Property Demand Notice and Payment Receipt

Date: 18-12-2015  
Place : Hyderabad

  
(B. Harinath Rao)  
**B. HARINATH RAO**  
ADVOCATE  
Flat No. 402, #16-11-310/10,  
Emerald, 4th Floor, Saleem Nagar,  
Sadashivpet, Hyderabad-500 036. (A.P.)

**Documents to be submitted by the mortgagor to the bank for creation of equitable mortgage.**

**SCHEDULE - I  
( LIST OF TITLE DEEDS)**

Sl. No.	Description of the Document	Document to be collected
1.	Regd. Sale Deed Dated: 31-10-2009, executed by M/s. Bhagyanagar Wood Plast Ltd., Rep. by its Director Sri. N. Srinath Reddy in favor of M/s. Nagarjuna Fertilizers and Chemicals Limited, Rep. by its Vice President - Legal and Secretary Sri. M. Ramakanth, vide Doc. No. 3577/2009, registered on 07-11-2009, in the O/o. SRO Sadasivpet.	Original
2.	Regd. Sale Deed Dated: 16-05-1992, executed by Sri. Nandikandhi Venkat Reddy S/o. Buchi Reddy in favor of M/s. Bhagyanagar Wood Plast Ltd., represented by its Promoter Director Sri. N. Kishan Reddy vide Doc. No. 771/1992, registered in the O/o. SRO Sadashivpet.	-Do-
3.	Regd. Sale Deed Dated: 16-05-1992, executed by (1) Sri. Racharlla Janardhan Reddy S/o. Ram Reddy (2) Racharlla Venkat Raj Reddy S/o. Janardhan Reddy (3) Racharlla Amarnath Reddy S/o. Janardhan Reddy in favor of M/s. Bhagyanagar Wood Plast Ltd., represented by its Promoter Director Sri. N. Kishan Reddy vide Doc. No. 770/1992, registered in the O/o. SRO Sadashivpet.	-Do-
4.	Regd. Sale Deed Dated: 03-08-1992, executed by (1) Sri. Racharlla Sreenivas Reddy S/o. Late. Narayan Reddy (2) Racharlla Madhusudhan Reddy S/o. Late. Narayan Reddy (3) Racharlla Ashok Reddy S/o. Late. Narayan Reddy (4) Racharlla Sanga Reddy S/o. Late. Narayan Reddy and (5) Racharlla Sreedar Reddy S/o. Sanga Reddy in favor of M/s. Bhagyanagar Wood Plast Ltd., represented by its Promoter Director Sri. N. Kishan Reddy vide Doc. No. 1667/1992, registered in the O/o. SRO Sadashivpet.	-Do-
5.	Regd. General Power of Attorney Dated: 24-07-1992, executed by 1) Sri. Racharlla Sreenivas Reddy S/o. Late. Narayan Reddy (2) Racharlla Madhusudhan Reddy S/o. Late. Narayan Reddy (3) Racharlla Ashok Reddy S/o. Late. Narayan Reddy in favor of Sri. Racharlla Ramchandra Reddy S/o. Late. Sanga Reddy, vide Doc. No. 27/92 BLIV, registered in the O/o. SRO Sadashivpet.	Certified Copy



6.	Pattedar Pass Book and Title Deed No. 267617, issued by revenue authorities in favor of M/s. Bhagyanagar Wood Plast Ltd., represented by its Promoter Director Sri. N. Kishan Reddy.	Copy
7.	Certificate Dated: 25-11-2009, issued by General Manager, District Industries Centre, Sangareddy, Medak District in favor of M/s. Nagarjuna Fertilizers and Chemicals Ltd.	Original
8.	Mutation Proceedings No. B/3010/2013 Dated: 02-07-2013 issued by Tahsildar, Sadashivpet Mandal, Medak District in favor of M/s. Nagarjuna Fertilizers and Chemicals Ltd., Hyderabad.	-Do-
9.	No objection letter Dated: 09-11-2009, addressed by M/s. Bhagyanagar Wood Plast Ltd to the AE/Opn, CPDCLAP Ltd., Sangareddy.	-Do-
10.	Mutation proceedings Dated: 20-12-2009, issued by Nandikandi Gram Panchayat, Sadashivpet Mandal, Medak District in favor of Nagarjuna Fertilizers and Chemicals Ltd.	-Do-
11.	Ownership Certificate Dated: 12-07-2010, issued by Gram Panchayat Nadikandi Village, in favor of Nagarjuna Fertilizers and Chemicals Ltd.	-Do-
12.	Khasra Pahani for the year 1954-55	Certified Copy
13.	Pahani for the year 1959-60, 1964-65, 1969-70, 1974-75, 1979-80, 1984-85, 1989-90, 1994-95, 1999-2000, 2004-2005 and 2006-2007.	-Do-
14.	Pahani for the year 2013 issued by Mee-seva vide No. OO VV 13145817, for the year 2015 vide No. OO VV 13145735 and for the year 2014 vide No. OO VV 13145767.	-Do-
15.	Khasra Pahani for the year 1954-55.	-Do-
16.	Pahani for the year 1960-61, 1961-62, 1962-63, 1964-64, 1964-65, 1965-66, 1966-67, 1967-68, 1968-69, 1969-70, 1970-71, 1971-72, 1973-74, 1974-75, 1975-76, 1976-77, 1977-78, 1978-79, 1979-80, 1980-81, 1981-82, 1982-83, 1983-84, 1984-85, 1985-86, 1986-87, 1987-88, 1988-89, 1989-90, 1990-91, 1991-92, 1992-93, 1996-97, 1998-99, 1999-2000, 2000-2001, 2001-2002, 1999-2000 and 2006-2007.	-Do-
17.	Pahani for the year 2013 issued by Mee-seva vide Nos. OO VV 13145821, OO VV 13145835, for the year 2014, OO VV 13145799, OO VV 13145803 and for the year 2015, OO VV 13145749, OO VV 13145753.	Original



18.	ROR for the year 1979-80, 1989-90,	Certified Copy
19.	I-B ROR issued by Mee-seva vide No. OO CC 51671717	Original
20.	Amendment and Transfer of License to work a factory Dated: 26-07-2011, issued by Inspector of Factories, Sanga Reddy-I at Ramachandrapuram.	Copy
21.	Part II Acknowledgment Dated: 05-02-2010, issued by General Manager, District Industries Centre, Sanga Reddy, Medak District.	Copy
22.	Statement of Encumbrance on Property Nos. (3), Dated: 16-12-2015, vide App. Nos. 924686, 924794 and 924837, downloaded by me from the website of the registration department.	Original
23.	Statement of Encumbrance on Property Dated: 09-10-2015, vide App. No. 788369, issued by SRO Sadashivpet, for the year 01-01-1985 to 08-10-2015.	-Do-
24.	Certificate of Encumbrance on Property Dated: 24-08-2009, vide App. No. 33992, issued by RO Sangareddy for the year 01-01-1978 to 31-12-1982.	-Do-
25.	Statement of Encumbrance on Property Dated: 15-12-2015, vide No. OO VV 13667199, issued by mee-seva for the period 01-01-1986 to 14-12-2015.	-Do-
26.	Certified copy of the Regd, Sale Deed Dated: 31-10-2009 vide Doc. No. 3577/2009, issued by Mee-seva vide No. OOVV 13669853, along with receipt No. TB 0001524.	-Do-

### Schedule-II

(Details of the properties)

All that the land along with industrial unit of sheds, buildings thereon and with PVC pipes manufacturing plant and machinery etc., premises bearing No. 7-17, admeasuring Ac. 3-06 Gts in Sy. No. 646, Ac. 2-21 Gts in Sy. No. 645 and Ac. 0-15 Gts in Sy. No. 643, totally admeasuring Ac. 6-02 Gts, situated at Nandikandi Village and Gram Panchayat, Sadasivpet Mandal, Medak District, Telangana State, situate within the limits of Registration District: Medak at Sanga Reddy and Sub-Registrar Office: Sadasivpet and bounded as indicated



**Boundaries for entire land Ac. 6-02 Gts. ( As per Sale Deed No. 3577/09)**

North : National Highway No.9 ( Hyderabad to Mumbai)  
 South : Land of M/s. Balaji Greentech Products Ltd., in Survey No. 644  
 East : Land of M/s. Balaji Greentech Products Ltd., in Survey No. 647 and 650  
 West : Land of M. Balakistaiah and others

**Boundaries for Ac. 3-06 Gts**

North : Land in Survey No. 645 of Vendor  
 South : Land in Survey No. 643 of Vendor  
 East : Land of M/s. Balaji Greentech Products Ltd.  
 West : Land of M. Balakistaiah and others

**Boundaries for Ac. 2-21 Gts**

North : National High way No.9 (Hyderabad to Mumbai)  
 South : Land in Survey No. 646 of Vendor  
 East : Land of M/s. Balaji Greentech Products Ltd.  
 West : Land of M. Balakistaiah and others

**Boundaries for Ac. 0-15 Gts**

North : Land of Vendor  
 South : Land in Survey No. 644  
 East : Land of M/s. Balaji Greentech Products Ltd.  
 West : Land in Survey No. 642.

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